



## Peppergrass HOA May Newsletter

It's almost time for our community garage sale!  
Get ready! **May 14th, 8a-2p** (rain date 5/21)  
Signs will be placed the night before.

### **Fiber Optic**

You've probably noticed the crews working in the area. Fiber Optic lines are being installed. The Board of Directors will be monitoring to make sure that grounds are left in good condition. Please be patient with the installation. And, please be patient as the lawn crews continue to work around the utility markers and construction.

**Trash & Recycling Bins** are to be kept inside at all times except for time of services. Please be sure to promptly return bins after service as empty bins can blow more easily during windy conditions.

### **Annual Property Audit**

We'll be conducting property inspections annually so that our community can remain in good condition. Please take time to check the exterior of your condo and make any repairs by owner or notify Property Manager for any HOA responsibilities. If you plan to make changes/improvements in your property, please submit a request which can be found on our website!

### **Maintenance Schedule**

We'll soon be completing the final phase of gutter replacements. All units will have gutter cleaning. The 5-yr rotation of painting and power washing will be scheduled soon. Roofs that need repair or replacement will also be addressed this summer.

### **Pool...**

Cleaning! May 15th at 2pm is our date for cleaning the pool furniture. Can you spare an hour or two to help.

### **Opening! - May 28th!**

We need volunteers to help open and close the pool daily. Are you a pool user? It's an easy task so contact Theresa Wellman to sign up on the Volunteer schedule!

**Tennis Court - watch for survey!!**

The tennis court is in disrepair. We'll be conducting a survey of the residents to get feedback on a plan of action. Please watch for the survey in your pool packet in May!

**Website** has been updated and continues to have updates regularly.

For HOA documents, past newsletters and contact information, please visit our website:  
<http://peppergrasshomeownersassociation.weebly.com/>

### **2022 Board of Directors and Committee Chairs**

President	Kevin Caird	kpcaird@yahoo.com	Building & Architect
Vice-President	Asghar Gharakhani	aghara@indiana.edu	Building & Architect
Secretary	Lori Todd	Lori@CallChoiceRealty.com	Communications
Treasurer	Carol Bucheri	bucheric@yahoo.com	Finances
Director	Theresa Wellman	wellmandillon@att.net	Amenities
Director	Susan Platter	platters@iu.edu	Landscaping
Director	Carolyn Anderson	caanders@indiana.edu	Activities
Director	Mary Ellen McCann	memccann@iu.edu	Board Member

### **Property Manager:**

Costley & Company Rental Management, 812-336-6246 or email to:  
[Info@CostleyCompany.com](mailto:Info@CostleyCompany.com)

### **May Activities!! We're back in business, cautiously!**

Ladies Coffee: May 4th, 10am to 12noon  
Book Exchange: May 14th, 10am to 12noon  
Friday Night Social: May 20th, 5:30pm to 7:30pm\*

\*please bring your own drink and a treat if you'd like to share



### **LANDSCAPING....**

\*Flags are near the clubhouse front door sticking out of the ground for you to use to mark off areas you would like the yard crew to leave to your own attention.

\*Flower pots around the pool will be filled this month.

\*Chemicals will be added to yards as weather permits. The pre-emergent has already been applied and will soon be applying weed and feed. Please watch as these tasks take place and keep your animals off the lawn for at least 6 hours and, ideally, for 24 hours to avoid any concerns. Always take precaution and clean paws after being outside. No products are fully safe but they need to be used to help maintain the areas.

Next HOA Monthly Board Meeting is May 10th at 6pm at the Shelter.

Guests are welcome to address any concerns at the beginning of the meeting and are welcome to stay for the open Board Meeting.