



## September 2022 Peppergrass HOA Newsletter

**Pool Open Extended...** Pool-goers, you'll have an extra week to enjoy our lovely amenity! Pool hours for September will be 9:00am to 8:00pm. NOTE: Pool season ends on September 11, 2022.

**Website & HOA documents:** <http://peppergrasshomeownersassociation.weebly.com/>  
Facebook: <https://www.facebook.com/peppergrassHOA>

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

### 2022 Board of Directors and Committee Chairs

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

The September Board meeting will be **September 13, @ 5:00p** @ shelter house by the tennis court. Guests are available at the beginning of the meeting for any concerns or suggestions regarding the Homeowner's Association business.

**Lamplighter... Did you know?** Lamplighters do NOT perform electrical work but they will assist with changing light bulbs for those who can't complete the task. This may, at times, require getting on a ladder to change a bulb. Please contact any Board member if you need assistance or would like to volunteer!

**MAINTENANCE by Owner...** As we head into Fall, take a look around the outside of your unit. Check your windows, screens, decks & fencing to see if any of them are in need of repair/replacement. Preventive maintenance can help reduce damage and avoid expensive repairs.

**MAINTENANCE by HOA...** Also, look for any potential problems with gutters, drainage, roof or siding damage, garage door issues, or foundation problems. If you have any concerns, notify Costley & Co so they can inspect any needs. This maintenance is your HOA dues at work!

The final phase of gutter replacement was completed this summer. All our units now have larger guttering that will help in water and drainage which is a major concern and cause of building problems. Please note if you see any issues. Some gutters have been fitted with leaf guards as we continue to explore their usefulness and effectiveness of preventing clogs. As part of ongoing maintenance, gutters are cleaned twice a year or as needed.

As we are all aware, inflation is running high. The result for our association has been an increase in cost for building materials, shingles, paving, etc. as well as labor costs. The board continues to work to maintain our units while being fiscally responsible. We continue to look for cost savings, and operate within our budget in order to maintain a reserve fund and to prevent the possibility of a special assessment. Fortunately, the large majority of our owners continue to submit their HOA fees on a consistent basis and take pride in the maintenance and appearance of their units. This makes Peppergrass an attractive place to live and also a desirable location for new owners. Thanks to everyone for working together!

## **SOCIAL TIME!**

**Sept. 7:** Ladies Coffee – will be inside the clubhouse at 10:00. You are welcome to bring food to share. Our hostesses for this month's coffee will be Kathy Hankins and Gail Dunning.

**Sept. 7:** Book Exchange – open during Ladies Coffee (10:00 – 11:30).

**Sept. 10:** Book Exchange – open from 10 am to 12 pm.

Thanks to Joyce Poor & Judy Fuller for volunteering to staff the Exchange.

**Sept. 16:** Social – It's Games and Pizza night...what a great combo. The Social will be from 5:30 pm – 7:30 pm.

**Sept. 24: Garage Sale!!** Community Garage Sale is 8:00 am – 2:00 pm. Here's your chance to clear out your garage, attic space, closets, etc. If you have small items that don't sell, you might consider donating them to the Activities Committee for our Bingo night next year. Contact Mary Ellen McCann, 812-322-4470, if you have items you would like to donate.

A big **"thank you"** to our Ladies Coffee hostesses Joyce Myers and Carolyn Anderson (July) and Barb Lindsey and Gail Dunning (August). We appreciate you!

## **Save the date for more Socials:**

Friday, October 21st will have music on the tennis courts! Bring a chair and drinks, and enjoy the fun Fall evening, from 5:30p to 7:30p!

Sunday, November 6th, we'll be **Honoring our Veterans** for a Special Social. Join us from 2:00p to 4:00p to honor our veterans. We also want to ensure that we are aware of all of our veterans as we plan for this special Social. If you are new(er) to our community, please contact Mary Ellen McCann at 812-322-4470 or [memccann@iu.edu](mailto:memccann@iu.edu) with your name and contact info so we have an updated list of Veterans. It's been a couple of years since we have been able to get together for this special event so we encourage everyone to join us in honoring our veterans.