

November 2022

**Peppergrass HOA
Newsletter**



Website & HOA documents:

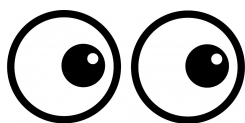
<http://peppergrasshomeownersassociation.weebly.com/>

Facebook: <https://www.facebook.com/peppergrassHOA>

Property Managers: Costley & Company Rental Management, 812-336-6246
or email to: Info@CostleyCompany.com

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 Bucher	bucheric@yahoo.com	Finances
Director	Theresa Wellman	wellmandillon@att.net	Amenities
Director	Susan Platter	platters@iu.edu	Landscaping
Director	Mary Ellen McCann	memccann@iu.edu	Activities
Director	Carolyn Anderson	caanders@indiana.edu	Board Member



Coyotes were spotted in the area! Pets are to be kept on a leash and supervised at all times so please make sure pets are not left unattended and stay alert of surroundings.

CHANGING of the SEASONS...

Pool furniture cleaning - a big **THANKS** to those who helped clean:

Kathy Hankins, Barb Lindsey, Carol Eads, Pattie Jennings, Salley Tauber, Mary Ellen McCann, Gail Dunning, Asghar Gharakhani, Theresa Wellman

Leaf Removal & Gutter Cleaning will begin in November.

Winter Preparations - be sure to unhook garden hose from exterior water spigots, secure doors and windows from any air leaks and check plumbing to prevent frozen pipes.

Social Events for November.....

Ladies Coffee - Nov. 2, 10:00a to 11:30a & Book Exchange will be open during Ladies Coffee.

Veterans' Celebration - Nov. 6, 2:00p to 4:00p (THANK YOU FOR YOUR SERVICE!!)

Book Exchange - Nov. 12, 10:00a - 12:00p

Community Fun & Updates: September Garage Sale - We had a good turnout for the garage sale. Good traffic and lots of great feedback. We might change to ONE community sale in 2023, so stay tuned! We had a great time at our Friday Night Social, thanks to Nathan Dillon for the music entertainment!

HOA Dues/Late Fees. Monthly HOA fee is due on the 1st of the month. Late fee of \$35.00 will be assessed for any payments made after the 20th of the month. Our Property Manager provides a portal where we can set up an automated payment. There are several convenient ways to pay.

HOA Fees

As with mostly everything, expenses are going up! The Board of Directors is working hard collecting bids and negotiating for services in 2023. We are all disappointed to see that our monthly maintenance fee must be increased by 5% in order to sustain services.

The monthly fee will be increased to \$308 beginning January 2023. Be assured that the board is constantly working to keep costs under control. However, with inflation running between 8 and 10%, and our ACTUAL maintenance, landscaping and other fees going up between 15-25%, a 5% increase will not come close to meeting our increased costs. Fiscal responsibility and maintenance continue to be our priority. We are working very hard to be as creative as we can be to try and cover these inflated costs, which are not likely to go down even if inflation does. Our primary goal is always to avoid special assessments in the future. Maintaining our community leads to stable property values and attractive appearance.

Landscaping reminders

The HOA policy states that owners are responsible for any landscaping within a ten foot perimeter of their unit. In the past, the HOA provided these services which increased expenses considerably. It is now necessary that we enforce the owner's responsibility for their 10' perimeter, including flower beds, trees, and mulching.

As stated in the HOA Policies Guide:

Building Maintenance, Repair, Landscaping Responsibilities

13. Landscaping: Owners are responsible for landscaping within the 10-foot area around the perimeter of their condominium, to include all mulching and shrub/plant care. Damages to a unit caused by trees or plants within the 10- foot perimeter of a unit are the responsibility of the owner of that unit. The association will, however, be responsible for shrubbery trimming and removal of dead plants within this area.