

December 2022
Peppergrass HOA
Newsletter



Annual Meeting - January 17, 2023 @ 6pm. This meeting will be held in-person at the Peppergrass HOA Clubhouse located at 654 E Heather Drive.

Monthly Dues - Effective January 1, 2023, monthly HOA dues will be **\$308.00**.

If you are set up for automated payments, be sure to go into your portal and update the amount prior to January 1st so that the correct amount is processed. Each resident has an online portal through Costley & Co. It's an easy way to stay informed about your unit and a convenient method for communications.

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 Bucheri	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

Home Maintenance Reminders....

Temperatures are dropping! Be sure to disconnect garden hoses from water spigots to prevent frozen/busted pipes.

Have you changed your smoke alarm batteries lately?

\$\$\$\$\$ Gas, Electricity & Water/Sewer Rates have all increased over the past few years. Servicing your mechanicals, unplugging unused appliances and repairing any water leaks are ways to save!

Dates to Remember.....

12/7 - Ladies Coffee will be inside the Clubhouse at 10am. You are welcome to bring food to share. Please join us for the last Coffee of the year.

12/7 - Book Exchange will be open during Ladies Coffee.

12/10 - Book Exchange will be open from 10am - 12 noon.

There will not be a Friday Night Social in December.

Important information for the first quarter of **2023**:

January - there will be **no** activities (Ladies coffee, Book Exchange, Social). So if you are an avid reader, you may want to stock up on books in December! Hunker down & stay warm!

February - we will have the Ladies Coffee and Book Exchange but there will not be a Social.

March - Mark your calendar for our March Madness Social - it will be held on **Wednesday**, March 15 from 5:30 - 7:30 pm. Brackets and pizza will be in abundance.

Special Note from the Board of Directors....

Landscaping, Unit Maintenance and the HOA fees.

Our HOA is an agreement between all 185 residents that we will share in the expenses that affect all of us in our community as referenced in the HOA By-Laws. This includes a wide variety of expenditures including mowing, trimming, roofs, foundations, trees, driveways, drainage, etc.

There are many expenditures throughout the year that the HOA addresses of which people are not often aware. All of us share in these expenses, which confirms that we really are in this together. As an HOA, we continue to work on maintaining our common areas while being mindful of expenses that will affect the monthly HOA dues amount.

Remember, the 10' area around your unit is part of your responsibility as noted in the HOA Covenants & Restrictions. In the past, the HOA may have paid for some expenditures (our HOA dues) which it should not have, and for which we can no longer afford to pay. Trees and plantings within the 10' perimeter remain the owners' responsibility and will be expected to be maintained by the owners.

The board continues to try to make sure that all properties are maintained while practicing fiscal responsibility. Thank you for your ongoing commitment to Peppergrass. We will continue to update you monthly so please look forward to the newsletters and any special notifications.