

# March 2023 Newsletter

## Peppergrass HOA



### Property Managers:

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

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

### Board of Directors:

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

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**Clubhouse Rental Fee is \$75.00.** It is reserved on a First Come First Serve basis. Will you be hosting a gathering in 2023? Consider using the Clubhouse, which has a full kitchen, dining & great room; perfect for celebrations, memorials, and other gatherings!

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### Activities!

- March 1 Ladies Coffee will be inside the Clubhouse at 10am.  
You are welcome to bring food to share!
- March 1 Book Exchange will be open during Ladies Coffee.
- March 11 Book Exchange will be open from 10am to 12n.
- March 15 Social will be held on Wednesday this month!  
Join us for March Madness, Brackets and Pizza from 5:30pm to 7:30pm.

Reminder... we will have only ONE community garage sale this year. It will be on Saturday, June 3rd from 8am to 2pm. Rain date will be June 10th.

It's almost Spring! It's time to think about Spring Cleaning, Landscaping, and Owner Responsibilities. As a reminder, Owners are responsible for the 10' perimeter around the condo dwelling. All landscaping within ten feet of the condo shall be maintained by the homeowner. The landscape crew will be doing Spring Cleaning soon.

## Building Maintenance and Improvement....

The Peppergrass HOA and Board continues to monitor and maintain our shared investment. In the past few weeks, roofs have been replaced on units to both update the appearance and maintain the integrity of properties. While the cost of maintenance has continued to rise along with our maintenance fees, property values remain high in our community as a result.

Our community continues to be a vibrant, desirable area as a result of owner pride in their homes. Homes continue to sell quickly and often without ever being placed in the open market. In order to maintain this value, we must continue to be vigilant in having a strong, balanced budget, owner input, and maintenance of our properties. Owners are responsible for maintaining decks, fences, patio areas, landscaping within 10 feet of the building, personally installed landscaping, **and** for notifying the management company when a concern arises. It is important that if you notice something that does not seem right that you promptly make a report. Oftentimes problems can be remedied while they are minor, saving the HOA money in the long run. Costley and Co. will investigate any concern you may have.

As the weather warms and we all get outdoors, please take some time to assess the area around your unit and make plans for updates and improvements. The Board will again be completing property audits to assess current conditions and make recommendations for improvements. Our collective efforts will ensure Peppergrass will continue to be a great place to live.

Remember to Spring Forward  
on March 12th!

