

# **August 2023**

## **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](mailto:Info@CostleyCompany.com)

#### **2023 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         |

**Social Activities! Whether you're a long-time resident, new to the community or just not one who has attended our events, please consider joining us!**

#### **Ladies Coffee – Aug. 2<sup>nd</sup>**

Ladies coffee will be inside the Clubhouse from 10 – 11:30 am. You are welcome to bring food to share. The Book Exchange will be open during the coffee.

#### **Book Exchange – Aug. 12<sup>th</sup>**

The Book Exchange will be open from 10 am – noon.

#### **Social – Bingo and “Snacks” pitch-in – Aug. 18<sup>th</sup>**

Join us for a fun night of Bingo, 5:30 pm – 7:30 pm...new cards, new prizes. Bring a favorite snack/appetizer to share and your favorite drink.

**August Board of Directors meeting** is scheduled for Tuesday, August 8th at 5:00 at the Peppergrass Clubhouse. Guests are welcome for the first 30 minutes to address any concerns or offer any suggestions, prior to business meeting.

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**RENTALS** - As we continue efforts to maintain Peppergrass as a vibrant, welcoming community, we are beginning a project to identify units that are used as a rental property. Units that are rentals are required to be registered with the HOA as well as the City of Bloomington Housing & Neighborhood Development department. If you own a rental or know of a rental near you, please email the address to Costley & Company: [Info@CostleyCompany.com](mailto:Info@CostleyCompany.com). This would be very helpful and much appreciated!



**Ornamental Tree Trimming** - many residents have small, ornamental trees planted within their landscaping radius. It is Owner Responsibility to make sure these trees and all landscaping are properly trimmed and away from the buildings/roofs. Branches on roofs can cause damage or premature wear requiring expensive repairs or replacement. Please examine your trees to see attention is needed.

**Roofing Inspections** - as a part of the ongoing process of maintaining our units, and managing the Peppergrass HOA budget, we have contracted with a vendor to complete roof assessments. This will enable the HOA to develop a plan to address the roofs most in need of attention. Roofing costs have increased considerably, causing stress to the budgets, but the HOA remains committed to preventing leaks and failures. The inspections will take place the week of August 7th, weather permitting.

**Have ideas or information for the newsletter or social media?**

**Send an email to Lori: [Lori@CallChoiceRealty](mailto:Lori@CallChoiceRealty)**