

**Peppergrass HOA
September 2023
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

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 |

Next Board Meeting is: September 12, 2023 @ 5:00pm at The Clubhouse
Guests are welcome for the first 30 minutes of the meeting.

THANKS TO OUR VOLUNTEERS!

Volunteers for opening and/or closing the pool: Mike & Sally Tauber, Carolyn Anderson, Gale Dunning, Annette Briggs, Kathy Hankins, Susan Summers, Marcia Boyle, Asghar Gharakhani, Carol Bucheri, Lori Todd, Greg and Rebecca Philippsen, Kathy Klemann, Gail Seegert, Betty Wesemeyer.

Planted flowers: Susan Platter, Tanya Kuzmina

Donated the statue for the pool area: Duane and Sandy Reed

The Pool will be closing for the season on Labor Day, September 4, 2023. We'll be cleaning up the patio chairs for winter storage soon so please let us know if you're available to help. We will be replacing lounge chairs in 2024.

WOULD YOU CONSIDER JOINING THE 2024 BOARD OF DIRECTORS?

It won't be long until 2024 is here! We're already working on the 2024 budget and committee tasks. We would like to have more participation from the Community. If you're interested, please reach out to any existing Board member or Costley & Co with your contact information and preference on serving the HOA.

Community Activities!

Ladies Coffee – Sept. 6th

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 – Sept. 9th

The Book Exchange will be open from 10 – noon.



Social – Encore “Music on the Court” with Nathan Dillon Sept. 15th, 5:30pm to 7:30pm

Join us for an evening of some great music. Put on your toe-tapping shoes and bring your chair and your drink. There will be a “tip bowl” at the shelter for us to acknowledge Nathan for how much entertainment and enjoyment he has provided us this year. It was fun last time with lots of great feedback! See you there!

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 rentals. Units that are rentals, which is a non-owner occupied unit, are required by City Ordinance to be registered with the City's Housing Department. If you own a rental or know of a rental, please email the address to Info@CostleyCompany.com. Thank you!

Exterior Property Audits.... As part of our ongoing effort to maintain our community, property audits are conducted on a regular basis. Owners are responsible for maintaining all decks, fences, screened/enclosed porches, patio areas and landscaping within 10 feet of the condo unit in addition to any owner-installed landscaping outside the perimeter. Our previous audits resulted in a number of upgrades, repairs, and improvements to the appearance of Peppergrass. Another Audit is underway this Fall. Do not be alarmed if you see someone walking around your unit. If you have any questions regarding owners' responsibility of maintenance, please contact Costley & Company.

Interior Property Audits.... While the HOA takes care of the exterior audits, it is highly recommended that owners take time once a quarter to fully inspect the interior of your unit. Owners are responsible for 'drywall, in', which means everything inside starting with the drywall. Please be sure to examine the walls and ceilings of your unit as well as noting any damage or failure of the gutters/downspouts. This action can protect your unit from damage as well as save money for you and the HOA.

We recently had a unit that required significant maintenance as a result of water infiltration. This created an expense for both the HOA and Owner. As our units age, soil can move, gutters or drains become clogged or damaged, small roof leaks can develop as a result of severe weather, etc. It is very important to be aware of the interior condition of your unit and to notify the property manager if you see a small problem before it develops into a large one.

Landscaping.....

As you know by now, the HOA is no longer able to provide the complimentary service of trimming the owner's 10 foot radius landscaping area. The HOA in the past has taken care of the owners' areas as a courtesy when the budget allowed. However, the HOA simply cannot extend this additional service due to budget constraints with the \$100k increase in landscaping costs. The Board sent requests to 4 different landscape companies last year and some bids came in at nearly \$500,000!! The Board voted on the vendor that they thought was most reasonable but would be best suited for the community. The cost of inflation has hit tremendously hard, and the HOA can no longer pay for services that are owner responsibilities. The Fall is a great time to do clean up weeding, trimming shrubs and clearing around the buildings as we prepare for winter.

Note: The HOA is providing stick pick up service on the last Friday of the month. Please be sure to put all loose limbs at the end of your driveway by Thursday evening on 9/28 so they are ready for the Friday 9/29 service!

THANK YOU to Residents who have helped collect sticks and small branches for pick up each month. Your assistance is appreciated and helps make a positive impact on the appearance of our community.