



## October 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	bucherica@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.....

#### Ladies Coffee – Oct. 4th

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 – Oct. 14th

The Book Exchange will be open from 10 – noon.

#### Social – Game Night and Pitch-In! - Oct. 20th

Come join us, 5:30pm to 7:30pm. Bring a dish to share and what you want to drink. After enjoying everyone's great culinary contributions, choose your game of choice...euchre, "golf", dominoes, or simply chat with some neighbors/friends.

**NEXT BOARD MEETING IS: October 10th at 5:00 at PGHOA Clubhouse.**

## Property Audit Update:

A Peppergrass property audit was recently completed. A number of owners received individual letters outlining areas of concern that require specific remedy. We appreciate all recipients taking prompt action. Please be aware that if noted concerns are not addressed, the board will contract for the necessary work and the homeowner will be assessed in that amount.

We are all members of this shared community and when improvements are made, we all benefit collectively. Visual appearance, green space, and landscaping are some features that set Peppergrass apart from other condo developments and helps maintain our property values.

While completing the audit, the committee observed many overgrown bushes and ornamental trees within the owners 10 foot perimeter. Many were either growing into units or very close to units and are in need of general trimming. These may not have resulted in individual letters unless it appeared as if they may damage the siding or the roof. In consultation with our landscape vendor, it has been determined that many of these shrubs and trees were planted 30+ years ago and have just grown too large for their location to simply be trimmed. Many of them should be removed and the area replanted or, if possible depending on the variety, be severely trimmed back with the hope of new growth. While none of us want to incur additional expenses, it is important that individuals take care of their landscaping to maintain the appearance of the entire community.

In addition to the landscaping, fencing and deck issues, many large twigs and tree branches were noted. Monthly twig pick up continues to be available the last Friday of the month. The board recognizes that many of the branches are too large for residents to handle or in areas that may not be safe for removal by owners. In order to take care of these in the most efficient manner, we are asking that owners text the location of these to our Landscape Chair, Susan Platter. [platters@indiana.edu](mailto:platters@indiana.edu) Please be sure to include **Peppergrass Branch Removal** in the subject line.

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Need a gathering place for the holidays? Don't forget that the Peppergrass Clubhouse is available to rent. It's on a first-come, first-serve basis so contact Costley & Company to make your reservation.

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The Board of Directors is currently searching for new vendor(s) for snow removal services this winter. Unfortunately, the contract we had in place had to terminate due to a lack of labor. Our area is large so many vendors do not want to tackle it. If you personally know of a company interested in providing a bid for snow removal, please have them contact Costley & Company.