

November 2023 Newsletter Peppergrass HOA

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



**Remember to Fall Back
Time on Sunday, November 5th!**

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 |

Ladies Coffee – Nov. 1st

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.

Social – Veterans' Celebration – Sunday, Nov. 5th

The Veterans of Peppergrass

Jim Alling, US Army – Mary Anheuser, US Army – Tom Baker, US Army – Bill Bloemer, Army Reserves – Robert Boyle US Air Force – William Ehrich, US Coast Guard – Brent Geary, US Air Force – Charles Hawk, US Army – Dale Hepfer, US Navy – Austin Jolivette, US Marines – Dan Klemann, US Marines – Paul Marion, US Army – Loren Dean Myers, US Navy – Greg Philippsen, US Air Force – Duane Reed, US Army – Arlen Devon Sims, US Air Force – Murl Summerville, US Army

****Veterans, please remember to bring a picture of you in uniform****

All, please join us in honoring our veterans, from 2 pm to 4 pm, at the Clubhouse.

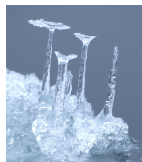
Book Exchange – Nov. 11th - the Book Exchange will be open from 10am to 12noon.

It's time for **2024** Planning....

We're gathering bids for all work in 2024 so that we can create the budget. As we've discussed this year, cost of labor and materials continue to rise and it's becoming hard to keep expenses down. Our community is aging so we've had a lot of expenses, such as roofs and driveways, but we've done a great job maintaining our community and continue to be a responsible HOA.

We're looking for volunteers to serve on the Board of Directors. The board meets once a month for about an hour. We do have communications throughout the month via email. Our Property Managers do a fantastic job with financials and provide monthly reports of activity to keep us well-informed throughout the month. Would you like to serve? We'll be preparing a slate for the Board of Directors which will be presented in January at the Annual meeting. Please contact Costley & Company or any board member listed above for questions or more information!

HOA Documents: All documents can be found on the website. Please be sure to review these periodically so that you are aware of the HOA & Owner Responsibilities. We've mentioned a few things this year, such as the landscape perimeters and ongoing property audits. These types of topics are found in the HOA documents, which serve as our guide in keeping our community well-maintained, HOA budgets in check and consistency with all residents.



Freezing Temps!! If you haven't already disconnected the garden hose from the outdoor water spigot, please do so immediately. Take time to do preventive maintenance as Winter weather is upon us. We're still working to find Vendors for snow removal. This is an example of the challenges we face as labor becomes more difficult and expenses are rising.

Property Audit Update...

Thank you to all the owners who addressed issues revealed by the recent property audit. Your ongoing efforts help to make sure that Peppergrass remains well maintained and attractive. All property owners are responsible for maintaining decks, fences, decorative trees, and landscaping within 10' of their unit. In addition, any owner-installed landscaping outside that area is also an owner's responsibility. If you received an audit letter noting an area of concern it was to be addressed by November 1, 2023. If you have not yet addressed the issue please communicate with Costley and Co. The Peppergrass Board has authorized the completion of any work necessary and will bill the owner for the expense.

