



February 2024 Peppergrass HOA Newsletter

Property Managers: Costley & Company Rental Management, 812-336-6246
or email to: Info@CostleyCompany.com

2024 Board of Directors and Committee Chairs

President	Kevin Caird	kpcaird@yahoo.com	Building & Architect
Vice-President	Asghar Gharakhani	aghara@indiana.edu	Building & Architect
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Director	Susan Platter	platters@iu.edu	Landscaping
Director	Mary Ellen McCann	memccann@iu.edu	Activities
Director	Carolyn Anderson	caanders@indiana.edu	Board Member

Clubhouse Rental Fee is \$75.00. It is reserved on a First Come First Serve basis. Will you be hosting a gathering in 2024? Consider using the Clubhouse, which has a full kitchen, dining & great room; perfect for celebrations, memorials, and other gatherings!

Property Audits: Although the winter weather prevents exterior repairs, we are working on the property audits and will be contacting owners who have not yet completed required repairs. If you were on the list and have completed repairs, please make sure to communicate to Costley & Co or Kevin Caird so that records can be updated.

Utility Maintenance: Many of our residents have received letters or email communications offering insurance policies for repairing underground utility lines. This insurance is not necessary.

The Peppergrass By-Laws, Article VII, Section I, Paragraph H states it is the responsibility of the HOA to maintain utilities from the meter to the unit or from the main to the unit. The HOA will also clear sewer drains from an owner installed exterior clean-out to the main. If there is not an exterior clean-out it becomes the responsibility of the owner as the only access would be from the interior of the unit. You may want to inspect your unit to see if you have an exterior clean-out.

WINTER WEATHER... So far, we've been lucky with the winter weather in terms of needing snow removal. As we prepare for the remainder of the season, it's recommended that you keep some ice melt handy for your own condo entry and walkways. Depending on the forecasts, we will be making decisions on a case by case basis for snow removal and/or ice melt. Sometimes, the crew can't get to us before we need to leave home so having our own ice melt can help keep us safe if we do need to be outside.

Keep an eye on your unit for Maintenance needs.

If you happen to have a maintenance concern about your unit or notice something that does not seem quite right or has changed, don't ignore it. Often small issues can be remedied quickly and at less expense to our association. As you are aware, the annual budget continues to be a concern as we face higher and larger expenses.

It's Not Too Early To Plan

Have you noticed that your deck is in need of a little tune up? Has your fence started to sag and look like it could benefit from some new pickets? Are your windows leaky and hard to operate? Owners are responsible for the maintenance, decks, fences, screen porches, windows, and all landscaping within 10 feet of your unit. If you know your shrubbery is in need of trimming or removal or you need new mulch etc., now is the time to begin planning. Vendors begin to get very busy in the Spring and by contacting them now, you will be able to get on their schedule early.

ACTIVITIES!!

Ladies Coffee – Feb. 7: Ladies Coffee will be inside the Clubhouse from 10 – 11:30. You are welcome to bring food to share. The Book Exchange will be open during the coffee.

Book Exchange – Feb. 10: The Book Exchange will be open from 10 – noon.

Social - There is no Social in February. But....looking to March...our first Social of 2024 will be the March Madness Social on Wednesday, March 13, from 5:30 – 7:30. We will have the brackets for you to fill out for both the men's and women's tournament field. The results will be announced at our April Social. The winner of the men's bracket and the winner of the women's bracket will receive gift cards. Come hoop it up with us!!

HAPPY VALENTINE'S DAY!