

PEPPERGRASS NEWSLETTER

FEBRUARY 2017

PEPPERGRASSHOMEOWNERSASSOCIATION.WEBBLY.COM

A Message from the Board

Please keep this message and help the Board of Directors address concerns that have come to our attention.

The board would like for you to know our Property Manager, Costley Management Company, is the **only** contact for any maintenance, repair, or landscaping issues, complaints, unanswered questions. Please leave a message stating your issue, complaint, or questions. Phone messages and email are monitored frequently throughout the business day and will be addressed in a timely manner.

The contact information for Costley is:

By phone: 812-336-6246

By email: info@costleycompany.com

Most importantly **DO NOT** wait for days or weeks or months to express your opinion or to tell the property manager of problems. If you wait a long period of time before reporting an issue then it's possible nothing can be done. For example: if your gutter is falling off...say something. If you are not happy with the mowing crews...say something. If you need an evaluation of your driveway...say something!! And remember, you can always voice your thoughts to the board directly at a monthly board meeting or write a letter, sign your name and give your address, and drop it in the box at the clubhouse.

Thank you

New Peppergrass Residents

Catherine Entzian has purchased 3711 Grasstree Court and Cathleen Peterson has taken possession of 3848 Laurel Court. We welcome you to the Peppergrass community and look forward to meeting you soon. Stop in at the coffee or come to a social and say 'hello'.



February Activities

Ladies Coffee, Weds., Feb. 1 – 10 to 11:30 am
Book Exchange, Weds., Feb. 1 – 10 to 11:30 am
Sat., Feb. 11 – 10 am to 2 pm
Tues., Feb. 14 – 6 to 7:30 pm
Drop in Knitting, Crocheting, Puzzles
Sat., Feb. 11 – 10 am to 2 pm
Activities Committee Meeting, Mon. Feb. 13 – 5:30 to 7 pm

Social Gathering Sunday, Feb. 19 from 2 to 4 pm

Please bring a snack to share and your own beverage.
Come see the clubhouse renovations
Meet new neighbors



Report from Annual Meeting, January 17, 2017

President Pam Sprong conducted her final annual meeting with a recognized quorum to conduct the business of the evening. A correction was made to the 2016 minutes. A motion was made to accept the amended minutes and the motion carried. Attendees reviewed the 2017 budget and the charges paid for telephone service were questioned. President Sprong replied the state required a phone be available at the pool and Peppergrass was required to have a business account, but it had been decided to stop phone service during those months when the pool was not open which should decrease charges.

Nominations to the board included Kevin Caird, Gail Seeger, and Roger Spoonmore. All were elected. There were no nominations from the floor.

Year End Committee Reports

Activities-Chairman Asghar Gharakhani

Thanked committee members
Explained committee goal
Outlined ongoing monthly events
First community social will be in February
Welcomed 8 new homeowners in 2016

Building/Architecture – Chairman Kevin Caird

Gutters, driveways, garage doors and porches were the most often reported problems

Projects included: overlay of 9 driveways, driveway sealing, garage door framing and wraps, painting.

Significant repair costs were incurred to repair a damaged foundation. Will begin evaluating driveways and begin a plan to address the worst.

Landscaping/Grounds – Carol Bucheri

Tree work included removal of 28 trees on north part of Peppergrass; ornamental trees are now being replaced as the budget permits; continue to address ash borer. A number of areas were re-seeded in 2016.

Met and discussed 2016 issues with Landscape vendor. Invasive plants were removed and treated throughout the property; new plantings at clubhouse; continue to monitor two areas where significant holes have developed; moles/tent caterpillars continue to be a problem but were spot treated as requested; leaf removal was delayed because leaves did not fall until December. Homeowners were asked to report any complaints to the property manager as soon as an issue occurs and not wait.

Finance Report: Operating Account

Total Income: \$594,176.23

Total Expenses:\$546,063.42

Closing Balance:...\$ 50,109.81

Amenities – Chairman Mickey Needham

Biggest project was the renovation of the clubhouse
Pool usage fluctuated with the weather
Tennis court continues to serve those who want to use this amenity

Communications – Ricki Chastain

Produced a monthly newsletters
Updated website each month

Property Manager – Emily Cook

Collected and deposited all fees and other funds; advised board of delinquencies and invoiced them; paid all bills; provided monthly statements; prepared budget recommendations and reserve projections; prepared/mailed correspondence directed by the board; handled inquiries from realtors; provided account status to title companies; filed all appropriate taxes; completed 170 homeowner maintenance requests; oversaw completion of 2016 contracts; solicited bids for 2017.

Reserve Account

Total Income:.....\$408,008.28

Total Expenses:.....\$275,885.65

Closing Balance:...\$132,122.86

Total combined reserve assets:.....\$380,694.03

Nominating Committee

Paul Petrotta was only volunteer
Please consider helping out with this activity. There is no attending board meetings. Please contact Paul at 812-287-8392 if you are will be help out. Or, contact the property manager office at 812-336-6246.

Lamplighters

Jack Peterman and Asghar Gharakhani will help those homeowners who need exterior lights changed or aid with minor light changes within the condo
Jack Peterman: 812-323-7823
Asghar Gharakhani – 812-855-3156

Audit Committee

Jack Peterman, Mary Strow, and Bob Hill volunteered



Peppergrass Board of Directors – 2017 Officers, Directors, Chairpersons

President: Frank Kittredge
frankitt1@aol.com

Secretary/Treasurer: Ricki Chastain
mchastain@sbcglobal.net

Building/Architecture: Kevin Caird
kpcaird@yahoo.com

Director: Gail Seegert
gmseegert@comcast.net

Property Manager: Julie Costley
jcostley@tuckerbloomington.com

Vice President: Mickey Needham
mkneedham54@gmail.com

Activities/Amenities: Asghar Gharakhani
aghara@indiana.edu

Landscaping/Grounds: Property Manager
Contact: info@costleycompany.com

Director: Roger Spoonmore
oldspoonny49@gmail.com

**PLEASE SAVE THIS CONTACT
INFORMATION**

Peppergrass Scheduled Maintenance for 2017

Gutter replacement will begin this year upgrading each unit to 6 inch gutters. The first neighborhood scheduled for the upgrade is the 34 units bounded by Walnut Street Pike to Heather; Heather to S. Laurel Court; Laurel Court to 3854/3856 S. Laurel Court; around and back to Walnut Street Pike.

Tree maintenance will be the Pepperridge Drive and Baytree Lane neighborhoods.

Painting schedule is:
Excludes shutters, decks
and patio fences

- 600,606,608,610,612 Heather
-
- 700,702,703,705,706,707,708,709 Pepperridge
-
- All 13 units on S. Laurel
-
- All 12 units on Sage
-
- 3933 Baytree

C&H Landscaping Offers Mulching Service to Peppergrass Residents

C&H Landscaping is offering mulching for this spring. Prices remain the same as last year. If residents want mulch around their individual units, you need to order and pay for this service individually. Residents may pre-order so work can be done early in the spring. If you would like to pre-order mulch, please use the following form:



\$75.00 per yard installed.

1 yard covers approx., 100 sq. feet.
2" thick

Exclusive offer to
Peppergrass Residence
only

SPRING MULCHING PRE ORDER FORM

Yes, I would like my residence to be mulched

NAME: _____

ADDRESS: _____

TELEPHONE #: _____

EMAIL ADDRESS: _____

___ NATURAL BROWN HARDWOOD ___ DYED COCO ___ DYED BLACK ___ DYED RED

___ I prefer an invoice to be mailed* ___ I prefer an invoice to be emailed*

*Invoices will be sent after the service is completed

THREE WAYS TO ORDER

MAIL PRE-ORDER FORM TO:

C&H LAWN & LANDSCAPING, INC.
4388 W VERNAL PIKE
BLOOMINGTON IN 47404

EMAIL PRE-ORDER FORM TO:

chlandscaping123@yahoo.com

CALL TO ORDER

812-320-2447

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