

Inverness Homeowners' Association

▶ P.O. Box 30579 • Pensacola, FL 32503 • www.invernesshoa.com ◀

Summer Newsletter

September 2022

Old Business

The HOA has no pressing issues this summer. The fence is complete, the irrigation system is working (knock on wood) and the weather is hot and wet. Welcome to Pensacola in the summer.

Concern: Pensacola Regional is planning to extend Runway 17 by 1,000 feet

If you attended last year's HOA meeting, you may recall that airport manager Matt Coughlin was frank in his discussion of airport operations and his view into the future. He listed three upcoming tasks that would change the way the airport operates:

1. The design of an additional concourse
2. The construction on the next two hangars for ST Aeromotive on the north side of the airport property
3. The extension of the north-south runway

It is the extension of the runway that affects Inverness. Matt offered that most likely the runway will extend 1,000 feet toward Summit Blvd. That has the potential to allow larger/heavier planes to use the airport. It would also allow planes to land closer to Summit Blvd., essentially flying lower over Inverness as they land.

We have a group of informed aviators closely monitoring this potential.

Enforcement of the Covenants

- a. Garbage cans are very visible from the street at several homes. Please make a change where you store your garbage can.
- b. Parking on the street: We strongly request that you do not park your car on the street at night. This is for both safety and for the appearance of the subdivision.
- c. When you replace your driveway, make sure the stormwater does not drain onto your neighbor. This has happened several times, surprisingly. It should drain to the road.
- d. If your yard does not look good with all the rain we have been getting, you are not trying. At this time of year, you do not need to bag the clippings, put them back on the lawn for nutrients. And buy electric. Small gas engines are horrible polluters – fumes and noise.
- e. Do not park on the sidewalk. We have lots of folks who walk throughout the day. The City will fine you for this action – they have spent literally millions upgrading the sidewalks in the city to improve ADA accessibility.

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Inverness Housing Prices

5 houses sold so far in Inverness in 2022. According to the way the property appraiser measures houses, including porches, patios, and garages, the square foot prices were \$166, \$233, \$253, \$248, and \$226. A year ago, the range was \$192 – \$205 for the 12 houses sold. In 2019, 11 houses sold in a range of \$123 – \$168 sf.

So, in the past 4 years housing prices changed from about \$150 sf in 2019 to \$200 in 2021, to \$240 so far in 2022.

Noise

We have received several complaints about noise. Barking dogs, construction, lawn work. Noise is regulated by the City of Pensacola. You can read the actual application at 8-1-13 in the City's Ordinances. It says construction work can be undertaken between 6:00 am and 7:00 pm, Monday through Saturday.

Front Entrance

The HOA will be spending more money on the maintenance of the entrance on Bayou Blvd because of increased cost of services plus a desire to keep the appearance to a higher standard.

Electronic Correspondence

This is the first Newsletter to be sent out only by e-mail – no hard copy. We have about half of the Inverness members addresses. If your neighbor does not get this correspondence, please have them forward their e-mail address to one of the Board members.

Contact your HOA Board Member: Kent Nesvik has recently updated the website and it has more, and more current information: Invernesshoa.com

Be careful and get the correct website, there are many Inverness Homeowners. I regularly get complaints from other Inverness subdivision members in Alabama, Georgia, Tennessee, and North Carolina. And they are very similar to our complaints: boats, lawns, trash cans, noise.

Dave Hemphill
Kent Nesvik
Monica Moore
Mike Krieger
Rock Penfold
Tim Fox
Dennis Seaman

dkh.7@icoud.com
kenesvik@gmail.com
mmmgoodusn@gmail.com
mikekrieger51@gmail.com
rpenfold@cox.net
timfox@jubileeintl.org
sseaman3@att.net