

# Inverness Homeowners Association

▶ P.O. Box 30579 • Pensacola, FL 32503 • [www.invernesshoa.com](http://www.invernesshoa.com) ◀

## 2023 Inverness Homeowner's Annual Meeting

Our Annual Meeting will be held on Tuesday, January 10th at 7:00 pm – always the second Tuesday in January. As in past years, we will meet in the cafeteria of Suter Elementary School.

The dues are \$125.00 annually, due on January 1st and considered delinquent on February 1. Have them in the basket at the Annual Meeting for a chance to win the annual lottery of free dues. Or send to the PO Box address on the letterhead.

If you have not done so already, please provide an e-mail address where you would like to receive future correspondence with the Inverness HOA. Send to: [Kenesvik@gmail.com](mailto:Kenesvik@gmail.com) or [dkh.7@icloud.com](mailto:dkh.7@icloud.com) We are now sending newsletters by e-mail. *If you get this Notice in the mail, we do not have your e-mail.*

### Overview of 2022: Uneventful and that's OK!

I was speaking with one of our elected officials recently and asked what he thought of last year. He mentioned that sometimes it is nice to have nothing controversial going on. What is wrong with boring?

We did not have a storm this year – Hallelujah!

We did not talk extensively about the fence, lights, landscape, or speeders. We saved some money for several issues that will crop up in the future – but not at this time.

So, what were the issues from 2022?

I would have to say the No.1 call we received was for noise. Pressure washers, chain saws, leaf blowers, edgers, mowers, barking dogs, etc. Operating at times that could be questionable: It's not in the covenants but Sunday morning has been a traditional time for neighborhood quiet. Buy electric outdoor equipment!

Contractors can begin work at 6:00 am per city ordinance **Sec. 8-1-13. - Regulation of noise** and must stop at 7:00 pm, Monday through Saturday. Noise from a household is regulated between 11:00 pm and 7:00 am. Roofers after a hurricane are granted special considerations. Noise is enforced by the city police - it is not mentioned in the covenants.

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We are still following the discussion from last year's meeting with Matt Coughlin, airport manager, regarding the extension of the south runway. While currently not in any program, if it occurred it could impact noise over Inverness. We are also working with the city to maintain the airport properties on this side of Summit Blvd in conservation. The property acts as part of a wooded corridor between Bayou Texar and the large natural areas near the Gaborone swamp.

**Architectural Committee:** We have seen many homes upgraded this past year – bathrooms, kitchens, exterior colors, and new driveways. Things to remember: exterior colors / renovations need approval of the Architectural Committee. Driveways cannot route water to your neighbor's property (Many contractors get this one wrong!). All homes in Inverness must have a functional 2-car garage.

**2023 Expenditures:** No major expenditures are proposed at this time. We get about \$26,000 income yearly and spend about \$18,000. So, we are building a reserve for the unexpected but certain to occur expenses. See the attached spreadsheet for last year's income and expenses.

**Turnover:** We had 6 sales in the subdivision in 2022 – and 12 sales in 2021, 10 sales in 2020, and 11 sales in 2019. Per square foot values average \$245 in 2022 versus \$194 in 2021 and \$158 in 2020. Source: Escambia County Property Appraiser

**New Board Members:** We have an opening for two new Board members for 2023. We have one volunteer and need one more.

**Summer Celebration:** We have a request for a summer celebration on the weekend of the 4<sup>th</sup> of July. Is anyone interested in coordinating such a function?

**Banks Construction** victimized many people, including residents of Inverness. There are many lessons here, but the one that stands out is that trusting people are always at risk from those without the same values.

**Current Inverness HOA Board Members** – go to [Invernesshoa.com](http://Invernesshoa.com) for contact info.

Dave Hemphill  
Kent Nesvik

Tim Fox  
Rock Penfold

Mike Krieger  
Monica Moore

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No Newsletter would be complete without a list of **Dos and Don'ts**. These may be redundant to longtime members, but some of you are still silently belligerent about following the rules:

- Do not park cars on the street at night
- Do not put lawn debris in the gutter
- Only 3 garage sales permitted per year – per City ordinance
- The speed limit is 25 mph. Try driving 25 just to get the feel. We know some of the speeders are from Cordova Farms but there have been 12 mailboxes destroyed in the 30+ years since I moved in. Sooo many people are texting and driving.
- Maximum fence height is 6' and the City offers 6" freeboard when measured from the ground for a total of 6'6". (City ordinance)
- Do not route stormwater onto your neighbor. This seems like common sense, but we have several locations where one member uses his neighbor's yard or driveway to route stormwater to the street. Rear yards can be difficult.
- Mow your yard. Most members have well maintained yards. A few just don't see the need. This is the second most common complaint from last year.
- Do not park business vehicles in Inverness.
- Do not park on the sidewalk. This is another one that would seem to be a no-brainer, but apparently not. City Code Enforcement will fine frequent flyers if you notify them.
- Put your garbage cans out of view from the street. This seems obvious, but a small group of people just refuse. An attractive neighborhood. is one of the reasons we have rising property values.
- Finally, do walk your dog in the 70-acre wood just north of Inverness. Your dog will have a great time, and you will enjoy the walk.