

Inverness Homeowners' Association

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

2019 Inverness Homeowner's Annual Meeting A.K. Suter Elementary School Cafeteria 7:00 pm January 8, 2019

Traditionally, the Inverness Homeowner's Meeting is held the second Tuesday of January at Suter Elementary School. It typically lasts for one hour.

Please come by, have a cookie, talk to your neighbors, and voice your concerns for the neighborhood. Every year we toss the dues checks we have received by the meeting date into a basket and draw one lucky winner for a year of free dues. Your check must be in the basket to be eligible to win.

The dues have increased to \$97.00 annually, due on January 1st and considered delinquent on February 1. Please bring them to the HOA meeting or mail them to P.O. Box 30579, Pensacola, 32503.

Agenda

1. Meet your neighbors, have a cookie
2. Introductions and Overview by the 2018 Board
3. Open Forum – speak your mind!
4. Old Business: Speeders, covenant revisions/updates
5. Drawing for Dues
6. New Business – New Sign!
7. Election of 2019 Board of Directors
8. Adjourn HOA meeting
9. New Board meets, elects officers for 2019

Proxy

I will not be attending the Inverness Homeowners Association meeting. Please have either a 2018 board member or the individual listed below vote my proxy.

Signed _____

My proxy will be voted by _____

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Overview of 2018:

Online Information: Invernesshoa.com is our webpage. There you will find the covenants, contact information, dues amount and location to send the check, photos, and general information. Last year we posted minutes of HOA Board meetings.

Speeding: This is an old and persistent issue. We are asking for more stop signs from the City as a means of traffic control, and we have had a stepped up police presence for enforcement. Avoid a ticket – they are expensive: slow down.

Fence Repairs: The Inverness Drive fence was removed early in 2018. I think the view is vastly improved. We will do some selective clearing before the spring. We also spent \$800 repairing the Bayou Blvd fence. Compared to replacement, it was an excellent value. We may do more of that in 2019.

Enforcement of the Covenants: Currently, we enforce the covenants by complaints from residents. When the HOA receives a complaint – most are anonymous – we assess the issue and decide if the response is a friendly letter, a more forceful letter, a fine, or a visit from the members. In the majority of cases a friendly letter was all that was required to correct the issue. Most of the time, I get a friendly note thanking me for bringing the issue to their attention and offering to correct any deficiency. End of discussion. In a very small number of instances, the homeowner needed to either shoot the messenger or cry uneven enforcement. I will say it again – we currently only act on complaints from your neighbors. So, if you receive a letter, know it is from your neighbor. And believe that you have done something to violate the covenants.

Architectural Committee: As residents upgrade and add on to their homes – many built in the late 1980s, please submit your plans to the HOA Architectural Committee for clearance. It is only smart to avoid an after-the-fact delay, or worse. This includes fences, sheds, additions, and driveways.

Turnover: We had 16 sales in the subdivision in 2018 as reported by the Property Appraiser.

Expenditures: See the list of checks for 2018. Our project for 2019 will be a new sign at the entrance.

Thanks: Thanks go to Kent and Nancy Nesvik for heading up the Christmas decorations. Dave and Kathy Taylor lent their talents. It gets better every year.

Monica Moore has kept the annuals at the entrance in top shape this year and years past. She saves us money and gives a very personal touch to the front door to Inverness.

Jerry Mintz has been the treasurer for many years. The annual report has every expenditure listed – talk about transparency. We strive to vote on every non-recurring expense and as a result we have kept our dues lower than many of our neighbors.

On the 4th of July, we all shared the effort to put out flags next to your mailbox.

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Inverness Common Courtesies:

1. Take your **garbage can** off the street and store it out-of-sight in a screened area, in the back yard, or in the garage. Covenant No. 17. Your neighbors do not want to see your garbage can!
2. Put **lawn trash** out on Sunday or Monday to keep the street appearance unencumbered during the week. Do not put lawn debris in the gutter – to be washed into Lake Inverness. It must go on the house side of the curb. Use paper bags – as ECUA is now composting.
3. **Lock your car.** 100% of the car break-ins were from unlocked cars. This is a no-brainer. And don't leave valuables in your car overnight.
4. Keep your front **lawn** green and healthy. Consider changing to battery powered tools. Your ears and your neighbors will appreciate it.
5. Park your **car** off the street and preferably in your garage. Never on the lawn. No. 10 of the Covenants.
6. Don't **block the view** of the adjacent car at the Bayou – Inverness Drive intersection when you are turning right.
7. **Trim** limbs overhanging the sidewalk so pedestrians can walk without bumping their head.
8. **Slow down.** Drivers speeding on Inverness Drive, Oxford, or Semoran are just looking for trouble. You could have an incident – hit a pet, mailbox - it has happened, or (let's hope not) a child. Just to get to your destination 12 seconds quicker. It's not worth it. Slow down. And get off that phone.
9. The City spent money adding Handicapped Ramps throughout the neighborhood. **Do not park on the sidewalk**, blocking access.
10. All homes in Inverness are required to have a functioning **garage** – for parking cars off the street. If a garage is planned to be converted to living space, an additional garage must be built prior to the conversion. Contact the Architectural Committee.
11. When you **trim your neighbor's tree branches** that overhang your yard, you must do it in a way that does not damage the tree.
12. Your driveway (lawn, gutters, patios) should **convey water to the street** and not onto your neighbor's yard. As driveways are repaired / rebuilt, they should slope to the street.

Inverness HOA

Dave Hemphill
Jerry Mintz
Ken Nesvik
Monica Moore
Tim Fox
Mike Krieger
Rock Penfold
Bobby Cooley