

Inverness Homeowners Association

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

2021 Inverness Homeowner's Annual Meeting – Cancelled!

Traditionally, the Inverness Homeowners Meeting is held the second Tuesday of January at Suter Elementary School. This year it has been postponed because of COVID-19. If you have a suggestion, idea, complaint – send it to us and the HOA Board from 2020 will discuss it and if needed, publish on the Website. If you want to join the Board, send us a request.

The dues have increased to \$125.00 annually, due on January 1st and considered delinquent on February 1.

Overview of 2020:

Online Information: Invernesshoa.com is our webpage and can also be found on Facebook. There you will find the covenants, contact information, dues amount and location to send the check, photos, and general information.

Expenditures: See the list of checks for 2020. Dues increased 15% in 2020 and 15% again in 2021. The increase is targeted for fence repair / replacement on Bayou Blvd. I hope you agree, that your HOA Board has been responsible and more than a little bit frugal with your money. We had to replace the pump and controller for the irrigation system – an unexpected expenditure.

Fence Repairs: This is the reason for the dues increase. We are building a fund to replace the wood fence on Bayou with an upgrade. Hurricane Sally added to our need to replace the fence. The HOA Board meet on-site one Saturday in December, and decided the following:

1. Replace the fence from Baldwin Avenue on the west, through the Inverness entrance, and another 120 feet east of the entrance. From there to the end of the pond, there will be no fence. The old fence will be removed and the area between the bike path and the chain link pond fence will be open for viewing the water in the pond.
2. The fence will be constructed of wood, with a plain decorative cap.
3. The HOA will take competitive bids from select contractors.
4. The old fence will be removed to the east end of the pond. The remaining fence will remain, and the adjacent homeowners can decide if they want to keep it, replace it, or remove it.

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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 most cases a friendly letter was all that is 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 small number of instances, the homeowner needed to either shoot the messenger or cry about uneven enforcement.

We have had more complaints this year than in the past 3 years. Part of the reason was the number of boats and RVs parked in driveways after the storm. I will say it again – we currently only act on complaints from your neighbors. So, if you receive a letter, know it is from a 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 9 sales in the subdivision in 2020 as reported by the Property Appraiser – and 11 sales in 2019. Per square foot values ranged between \$156 to \$179 for heated areas of the house.

5G Cell Towers: As you can see on Semoran Drive in Cordova Farms subdivision – just south of Inverness, the towers are being installed. We tried to get the Inverness towers relocated to lessen the visual impact, but between the rules of Verizon, the City, and the affected homeowners, we have stepped away. So, there will be two new towers installed in Inverness in the coming months. One at the NE corner of Oxford Drive and Belle Christiane Circle, and one at the west side of Semoran Court one lot off Semoran Drive.

Thanks: Thanks go to Kent and Nancy Nesvik for heading up the Christmas decorations. Kathy Taylor, Monica Moore, and Rock Penfold assisted in the installation. It gets better every year. Monica Moore and Nancy Stewart have kept the annuals at the entrance in top shape this year. They save money and provide a very personal touch to the front door to Inverness. Also, thanks to Ferris Fox for his efforts to clean up the entrance after Hurricane Sally.

Kent Nesvik has assumed the thankless job of the treasurer. 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.

Volunteers Needed: We have several tasks that would greatly benefit from volunteers: We need more hands to help keep the plantings at the front entrance in tip top shape. And we are looking for folks interested in coordinating a few social functions in Inverness such as a 4th of July celebration or an Easter egg hunt or welcome committee new members. If you have an interest, contact Monica Moore at mmmgoodusn@gmail.com And we could use some help with our Web page.

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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 all trash out on Wednesday evening** to keep the street appearance unencumbered during the week. This includes garbage, recycling, and lawn debris. 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 are from unlocked cars. This is a no-brainer. And do not leave valuables in your car overnight.
4. We have had several complaints regarding **noise**. Consider changing to battery powered tools – especially leaf blowers! The current ordinance (8-1-16) restricts construction noise to 6:00 am until 7:00 pm. No Construction on Sunday. Loud ordinary noise is not allowed between the hours of 11:00 pm to 7:00 am – including barking dogs. And no lawn activity on Sunday morning, please.
5. Park your **car** off the street and preferably in your garage. Never on the lawn. No. 10 of the Covenants.
6. Do not **block the view** of the adjacent car at the Bayou – Inverness Drive intersection when you are turning.
7. **Trim** limbs overhanging the sidewalk so pedestrians can walk without bumping their head.
8. **Slow down.** Drivers speeding on Inverness, Oxford, or Semoran Drives are just looking for trouble. You could have an incident – hit a pet, mailbox - it has happened, or (let us hope not) a child. Just to get to your destination 12 seconds quicker. It is 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. Your driveway (lawn, gutters, patios) should **convey water to the street** and not onto your neighbor's yard. As driveways, swimming pools, gutters and downspouts are repaired / rebuilt, they should slope to the street.

Inverness 2020 HOA Board of Directors

Dave Hemphill
Kent Nesvik
Monica Moore

Tim Fox
Rock Penfold
Bobby Cooley

Mike Krieger