

Inverness Homeowners Association

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

2024 Inverness Homeowner's Annual Meeting

Our Annual Meeting will be held on **Tuesday, January 16th at 5:30 pm** – this is a change from previous years. We could only get this time from Suter. 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 or 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. Please forward it.***

Agenda

1. Meet your neighbors; Introductions and Overview by the 2023 Board
2. Open Forum – speak your mind!
3. Treasurer's Report
4. Drawing for Dues
5. New Business
6. Election of 2024 Board of Directors
7. Adjourn HOA meeting
8. New Board meets, elects officers for 2024

Proxy

I will not be attending the Inverness Homeowners Association meeting. Please have either a 2023 board member or the individual listed below vote my proxy.

Signed _____

My proxy will be voted by _____

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Overview of 2023: Lots of Tradesmen in Inverness

Was it just me, or did you notice lots of renovations / upgrades going on in the neighborhood this year? Lots of new kitchens, baths, painting, roofs, AC systems, tree trimming, and siding. And the plumbers and cable guys came by 7 days a week. I think repairs and upgrades are the theme for the year. As interest rates ticked up, fewer homes were sold. (7 sales. Average price per square foot of heated area plus the garage = \$223. Source: Escambia County Property Appraiser list for Inverness)

No storms this year – thank you.

So, what were the issues from 2023?

Complaints from 2023 included barking dogs, sheds, yards, speeders, noise, and vandalism. We had a number of car break-ins, and the Pensacola Police Department arrested two individuals. That seems to have solved the problem for the moment. 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, speeding, and vandalism/theft are enforced by the city police - it is not mentioned in the covenants.

We are still monitoring actions at the Airport and the adjacent 70-acre woods surrounding the fire station on Summit Blvd. The airport is having another growth spurt – and we are seeing and hearing many more planes than we did 20 years ago.

2023 Expenditures: See the attached spreadsheet for last year's income and expenses. Nothing major – just repairs and maintenance. We did have lights stolen from the front entrance. Who does that?

Turnover: We had 7 sales in the subdivision in 2023, 6 in 2022, 12 sales in 2021, 10 sales in 2020, and 11 sales in 2019. Per square foot values average \$223 in 2023, \$245 in 2022, \$194 in 2021, and \$158 in 2020. Source: Escambia County Property Appraiser

New Board Members: We always have an open vote for board members. If you are interested, speak up at the annual meeting.

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Current Inverness HOA Board Members – go to Invernesshoa.com for contact info.

Dave Hemphill
Kent Nesvik
Dan Rowe

Tim Fox
Rock Penfold
Dawn McLin

Mike Krieger
Monica Moore

Covenants: We are preparing to go through the process to revitalize our covenants to ensure their enforceability into the future. You will get a letter from an attorney – Suzanne Blankenship with Emmanuel Sheppard and Condon. You will be asked to sign a consent form if you want to revitalize the restrictive covenants within the community. If you are opposed, then no action is needed. However, if we are able to obtain the signed consent of a majority of parcels in the subdivision, Florida law allows us to request that the State approve our revitalization for the entire Inverness HOA community. If that occurs, the revitalized covenants will be recorded in the public records and each parcel owner will be notified.

Inverness is in the ever-decreasing minority of subdivisions without hired management. We do this to keep costs down and we have volunteers to complete the work. Flags on holidays, architectural review, upkeep of the entrance, paying the bills and keeping the ledger, responding to complaints, working with realtors and title companies, complaining to the City, getting out the Newsletters and holding the Annual Meeting. I am opposed to paid management: they will dramatically increase your dues, they will make money on simple tasks such as architectural review, estoppel letters, and enforcement, and they will not live in the neighborhood to know what is happening on a daily basis.

Please vote. If you think the HOA is not needed, you would be surprised by the complaints we get and act upon. Peer pressure is very powerful.

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Soapbox: 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 third 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 not make noise on Sunday morning. This is not a blue rule request. It is a common courtesy for some neighborhood quiet time. No leaf blowers, lawn mowers, chain saws, etc.