

**INVERNESS VILLAGE HOMEOWNERS ASSOCIATION
OPEN VILLAGE MEETING
Wednesday, DECEMBER 11, 2024
Community Center
2:00pm**

Minutes

In attendance: Village Council: Ed Isselmann (President), Bruce Cook, Richard Hammock, Terry Marran, Penny Zimmerman,
Janet Burgess, CSK
Inverness Homeowners

I. Welcome – Ed Isselmann

Called to order at 2:00pm

Council members and those new residents who were present introduced themselves. We welcomed Barbara Fox, Barbara House, Sharon Mauer, Dave and Margaret Michell, Ginny Parry, and Tamara Proud to the Inverness community.

II. Treasurer’s Report and 2025 Budget – Rich Hammock

The 2025 Budget had already been mailed to all homeowners, and it was displayed on the screen as Rich described significant line items.

Key points on the 2025 Budget are:

- 5.1% increase in HOA Assessments (Dues) to **\$2,489 quarterly per unit**. This is the smallest increase in the last 4 years.
- Trash removal and attendant fuel surcharge increased significantly, as did Insurance.
- General maintenance has gone down considerably, largely because of the siding project.
- Capital Funding remains the largest single item in our budget at 33% of total expenditures, as we continue to build the fund to pay for current and future projects and repairs, including roofs, sidewalks, roadways, etc., and to help offset the need for special assessments to fund such projects.
- 26% of our fees go to the Master Association
- 24% goes for “Grounds”, which includes grass cutting, leaf removal, tree maintenance, snow removal, trash removal, and other landscape related expenses.

III. Roofing Project

Ed explained that our roofs had been evaluated by an independent contractor who would not be engaged to do the roofing project; he gave us a list of units graded New (10), Decent (34), Fair (24), and Poor (29). We contracted with Bachman, based on that company’s work in other villages, and its pricing which is locked in over the duration of the project, probably three or four years. Seventeen of the Poor roofs are being done, with the likelihood that they will be finished this year. Some of the roofs have TWO layers of shingles, and there will be an extra charge for those. Homeowners with skylights were encouraged to replace the skylights at this time.

A question from Chris Genter was raised regarding gutters and downspouts and if they

were included in the roof project. The answer is no because of the cost. They will be addressed on an “as needed” basis

IV. Committee Reports

In general, **requests for attention**, whether for Architecture, Landscaping, or Maintenance, **should start with a request to CSK.**

A. Architectural – Mary Cairns, Chair

Mary asked to have additional members on the committee, invited volunteers.

B. Decorations – Barbara Harvey, Chair

Christmas decorations were placed on the coldest day of the year. Decorations will vary by season as the year progresses.

C. Landscape – Terry Marran, Liaison to Landscape Committee; John Carey, co-chair.

During the winter (their off-season), Harlan will do the third part of the 3-year project to trim trees, this year in the 715-738 cul-de-sac and the “Magnificent Seven,” 782-788. With the recent departure of the Crispins, the Landscape Committee is grouping and prioritizing projects that have been requested, for action in the spring.

D. Long Range Planning – Bill Dinehart, Chair

Bill’s experience in paving will save us considerable expense, since he recognized that repair (rather than replacement) is what is needed. He also mentioned water management, including gutters and drainage pipes. He encouraged others in Inverness to contribute ideas about long-term maintenance.

E. Maintenance – Carl Griffin, Chair

No report.

There was a comment that the Village has never looked better.

F. Social -- Bev Cella

Christmas Gala on December 5th was very enjoyable. December being a very busy month, the event unfortunately conflicted with the Hershey’s Mill Singers concert. Upcoming events will include a luncheon at the reopened Oriental Pearl.

G. Zone Delivery – Eileen Isselmann – no report.

The committee will be delivering the Inverness “I” in January, and other items as needed.

Ed made it a point to thank the residents who make up the committees, making this such a pleasant community to live in.

V. Share Your Talents – Volunteer for Special Projects

Inverness has several committees with dedicated volunteers who, along with Council, keep our Village running smoothly. But at times we also have special projects where we could use additional assistance in specific areas. Many of you have skills, talents and proficiencies from your previous occupations that could be valuable in assisting the committees with these projects.

We understand that everyone has time constraints, and we respect that. However, if you have some available time to volunteer on occasion, and skills to share, we would love to hear from you. Some of the areas in need are:

- Foundation issues -- evaluations of water runoff and need for regrading
- External home issues -- minor maintenance work, architectural issues
- Project management
- Social activities and events
- Photography
- Assistance putting up and removing holiday decorations

If you are willing to help in these or any other areas, please call Ed Isselmann at 484-947-2519 or email him at ejisselmann@gmail.com.

VI. *In Memoriam*

Residents observed a moment of silence in memory of those neighbors in Inverness who died in the past year:

Chuck Atmore, Joan Bulley, Bruce Connus, Peg Curtain, Mary Jane Hahn, Susan McCormack, Lance Parry, Barbara Podgorski, and Helene Reiley.

VII. Questions and Answers

VIII. Adjournment Meeting was adjourned at 3:30 pm

Respectfully submitted,



Terry Marran
Secretary