
The Inverness "I"

Vol. 17. No. 1.

January 2026

A Message from the Council President

On Tuesday, December 16th, Inverness Village held its biannual meeting. The main topics covered were the 2026 Inverness budget, a review of the upcoming new alarm system, and a presentation by committee chairs or their representatives.

Richard Hammock, Inverness council member and treasurer, provided a detailed analysis of the upcoming budget, comparing it to the previous year. The Inverness Village per residence per quarter assessment for 2026 will be \$2,661.00. This is a \$172.00 increase or 6.9% from 2025. Particular interest was generated over the increase in the Hershey's Mill Master Association assessment, which was approximately 12.6% for all villages. The new alarm system, which is to be implemented in 2026, accounts for 9% of that total amount, resulting in an approximate 3.6% increase in existing expenditures. Fire hydrant, health insurance, and workers' compensation insurance rates are the main sources of increased expenditures for 2026.

With regard to the Master Association, a number of questions were raised.

- (1) What do these Master Association fees cover?

The list is extensive, but a summary would include: *Security*, including salaries, transportation, and equipment; *Buildings*, including the Community Center, Sullivan House, and the Village Green/Rec Center structures/pool, as well as the utilities and maintenance; *Grounds*, including all Common Area, landscaping, road maintenance, snow removal, wall and fence repair/maintenance, fire hydrant rates and

lights and signage: *Trash, Sewer, Verizon FIOS and the new Alarm System.*

- (2) What is the process by the Master Association for approving increases in existing fees, as well as additional amenities or improvements to those existing?

All budgetary matters for the Master Association, both for existing expenditures as well as for new ones to be considered, are presented to the Master Association Board, which is composed of one representative from each village, generally the president of that village's council. A majority of those representatives from the 25 villages must approve any increases or additions to the budget. Concerning new amenities, a process must be followed, generally involving a cost analysis, a request for proposals, which may require design and engineering specifications, with a possible recommendation for a contractor as well as a cost estimate for long-term maintenance of the new amenity.

- (3) Do individual residents have any say in the Master Association's workings, including expenses and amenities?

Indirectly. Similar to our government structure on a state and federal level, this is an elected representative process. Each village council member is elected, and then those members decide what position best fits their skill set. As the president or the council member attending the Master Association meetings, it is his or her responsibility to report back to their council, and in some cases, communicate directly to their village residents, the proposals, suggestions or recommendations proposed at the Master Association meetings. *(continued on next page)*

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It was heard, loud and clear, that the quarterly assessments for our village are causing an economic burden on some residents. It is the hope of the council that these increases are able to be lessened, if not halted, as we look for areas that can be trimmed or eliminated as we progress through 2026.

The new alarm contract with Vector Security is expected to be signed by the time you read this article. This new system will include monitoring our homes using cellular technology rather than the outdated landlines we currently use. It will also include annual testing and inspections which are required for monitored systems by East Goshen Township. And it will include maintenance of the system by Vector. The ten-year contract will cost each Inverness resident \$23.00 per month and is included in the monthly assessment the HOA pays to the Master Association. There is an initial installation fee of \$585.00 for a basic four smoke detector system with 2 panic buttons. This will be paid by

the Inverness HOA. Any additional devices or smoke detectors will cost the individual resident \$75 per device. Installation will be determined by the vendor and residents will be notified.

The chair or a representative of each of the ten committees in Inverness gave a presentation to those assembled. Although all committees are looking for new members, some need certain skill sets to accomplish their objectives. So if interested, be sure to reach out to a member who is listed in the Rules and Regulations (black binder) pages 7 and 8. Our committees do a fabulous job, and we are very lucky in Inverness to have such talented residents who share their time and talents.

The meeting was adjourned at 4:30 PM

Best!

Ed Isselmann

Food Drive

Inverness shines again! Thank you to the many residents who contributed so generously to the Food Drive for West Chester Cupboard. Bags and bags (174 pounds!) of nutritious foods were delivered and many struggling families will be so grateful. Personally, I was humbled by the generosity and quality of donations. It was quite something - cans of soups, meats, and tuna, along with cereals, peanut butter, jelly, diapers, soaps, and other items too numerous to mention. We did not take top place, but Mike Ciunci called to thank us for being a huge part of the drive. A special thank you to our Village Council for supporting this project and, pending approval, we look forward to participating again next year. Thank you one and all! I suspect that many unknown recipients will silently be thanking you also.

Mary Schreiner



Are We Number One?

Most people around Inverness will tell you that this is the BEST village in which to live in Hershey's Mill. Maybe so! If not, we are in the top few. Why? How did we get here? Well, I believe the main reason is our people. Then second is the physical layout of our roadway and homes on a continuous street, which is much different than many other villages. Then you would have to say great leadership. A very strong Council and excellent committees. Everyone is working toward one goal: making our Village better.

Dorothy and I have not had it easy since moving here two years ago in November, with our oldest son Dennis, born with Down Syndrome, and in Pocopson with dementia; me with two new knee replacements; and all three of us in the hospital for various reasons, and us spending 4 to 5 hours each day with Dennis. Yes, it has been tough.

Now the bright spots: I talked about our people. The Sunshine crew, great neighbors taking us for supplies, hospital visits, going to the drugstore, bringing dinner. How about a retired brain surgeon visiting daily? He and his wife picked veggies from our garden four times. Neighbors phoning and walking in to visit and check on us. All the social activities, dinners, sports, gardening, and other things to do throughout the year. Just very pleasant people lending a helping hand.

What a smile you get when arriving home from the hospital finding cookies, a flower, and a bright cheerful card on your doorstep. (what did I say about our people?)

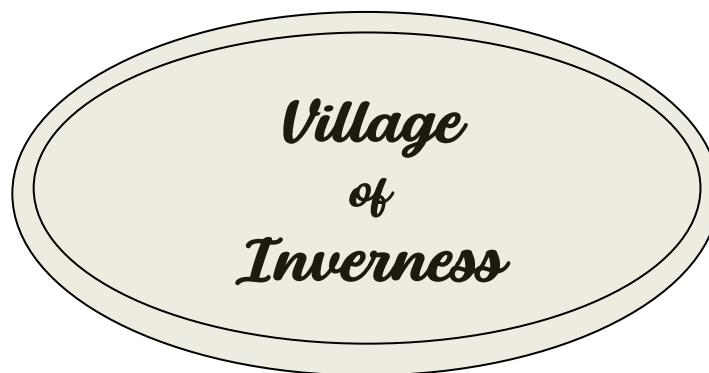
My model for living has always been:

- 1) Be kind to others!
- 2) Have a big belly laugh each day. (It is a lot better than crying)

Remember that we are all in this together. Our physical and mental abilities seem to decline a little as time goes on. Continue to help your neighbor. As we get older, all of us will need more attention.

So, in closing we all have to answer this question: Is Inverness the best Village in Hershey's Mill?
My vote: YES!

Bill Dinehart



Looking to Share Hobbies and Interests by Mary Lou Perry

In December I reached out to our Village asking if anyone has a special hobby or interest that they wish to share with others in Inverness. I was happy to see that our residents have a wide variety of interesting and fascinating passions. Below are the responses that I received, along with each person's contact information.

Tom O'Donnell

1. Low-key social cooking
2. Going to help community people or groups with needs, particularly food related
3. Local farm produce picking and delivering to a food pantry/cupboard

Penny Zimmerman

I would love to find people interested in active outdoor activities such as biking, hiking trails, or kayaking.

Karla Cook

I would be willing to give one free art lesson and one free cooking lesson.

Tamara Proud

1. I would love to connect to community members who are interested in a Whole Foods Plant Based Lifestyle. I have lived this lifestyle for a few years.
2. Are there any residents who have an active meditation practice? There are so many styles of meditation and supportive practices. My practice includes using singing bowls and other vibrational tools.

Roger and Mary Schreiner

Texas Holdem' Tournament Night for Small \$takes (for both those who have played Texas Holdem', as well as newbies who want to learn the game). We need at least 6 to 8 residents who express an interest to do this.

Bill Dinehart

If you play Euchre or want to learn how to play it, contact Bill Dinehart.

Sandy Yeager

If you are interested in writing your childhood memoirs, I can lead a group with prompts and structures. We would meet once a week in a small group at my house. The Little House books by Laura Ingalls Wilder will be our guiding light. She didn't write her stories until later in life.

Committee Reports

Decorating Committee Report

Our holiday decorations are up, and the Decorating Committee is thankful for all the positive feed-back. We have been able to update with great results! Thank you to our HOA!



Barbara Harvey, Chair
Richard Hammock, Council Liaison

Maintenance Committee

From a maintenance perspective, it has been a quiet season without anything exciting (which is a good thing!). Somewhat noteworthy were repairs to two mailbox shelves. A problem with Hardibacker is that it is hard to fasten to. The two shelves had been attached with constructions, which are suitable for attaching to wood. It is preferred to use Tapcons, but even those were only moderately successful. Preferably it is better to have a piece of wood behind it. If you see that your mailbox shelf is pulling away from the side of the garage, let me know.

Other issues addressed have been the trimming of a neighbor's dying tree that overhung the fence, and repairs to a rain gutter.

I would like to thank Louise DeNight who handles the administrative aspects of the Maintenance Committee, and the two Light Elves (who asked to remain nameless).

Carl Griffin, Chair
Ed Isselmann, Council Liaison

Landscape Committee

The Landscape Committee has fanned out over Inverness Village with three projects now completed. Our Tree Project reviewed Exhibit F's that needed trees taken down and stump grinding done. The Dead Bush/Planting project pulled together Exhibit F's along with our own "walk around" to identify bushes and smaller trees that needed to be removed and/or substantially pruned. Plantings will take place this coming spring. Lastly, we were able to tackle a larger water issue that will substantially regrade the front of two adjoining properties to provide proper drainage and water runoff. Plantings to be done in the spring.

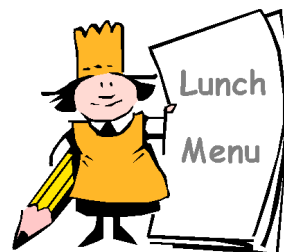
We finished our last meeting of 2025 with a robust agenda for 2026. We will continue with Round 2 of the Dead Bush/Planting project looking to utilize native plants. We will also continue with the Tree Care Project, looking to maintain the health of our trees here in Inverness, removing dead trees and pruning where needed. To complement that project, we will start our New Tree Project, looking for locations left bare by tree removal and selecting appropriate trees for replacement where needed.

Finally, we are initiating a Back Yard Spruce Up project. This project is to be done over a 2-3 year period looking at sections of backyards here in Inverness that need a little TLC or have difficult landscape needs. As always, the common thread in our work is prioritizing low maintenance watershed concerns, safety and the use of native plants.

Barbara House, Chair
Terry Marran, Council Liaison

Social Committee

This was a busy year for the Social Committee. We have been working hard to provide our village with a variety of social gatherings that we hope appeal to all residents. This past year we facilitated four men's and ladies' luncheons, our annual Ladies luncheon at the club, two wine and cheese gatherings, an ice cream social, a soup and chili supper, and a Cinco de Mayo party. We hope you were able to attend some, if not all, of our events. We are a small but hard-working and fun group! Our next meeting is January 5th at 2:00 PM in the Sullivan House dining room. Please consider joining us! We are always looking for new ideas, so if you have an idea for an event, please contact Bev Cella or Mary Schreiner. Thank you for your support throughout the year, and we look forward to seeing you at our next luncheon, or the upcoming Soup and Chili Supper in February!



Mary Schreiner, Bev Cella, Co-Chairs
Richard Hammock, Council Liaison

Architecture Committee

A reminder to residents who intend to do any exterior changes to their homes that they need to submit proposals and forms from bylaws to CSK.

Mary Cairns, Chair
Penny Zimmerman, Council Liaison

Long Term Planning Committee

The Long Term Planning Committee (LTPC) had its first meeting in September 2024. We meet bi-monthly each year, with no summer meetings. Initially, we created a list of items of repair work within the Village that needed to be done in the near future. We used information from Bustamante (2021) which projected a 20-year budget, allowing a 3% per year inflation rate. This was presented to our Council.

During our second meeting, the LTPC determined that patch repair and/or sealcoating was a top priority. Thankfully one LTPC member has extensive road infrastructure expertise and contacted four highway contractors. After walking each contractor through the Village, two quotes were requested from each contractor. The first for 24 patches and all cracks filled to 1/8 inch. Number two quote on seal coating with a coal tar double application; but this price had to carry over through 2026 due to our limited budget. Low bidder on both quotes was Unitex. First bid was done this summer. The seal coating bid of \$28,020 does not have to be done at all. This will be decided by our Council.

Our third and fourth meetings involved storm sewer questions. The last review was done 11 years ago. There is no record of any work that was done on the items listed as "poor" in the report. Many drop inlets were listed as "poor." In reviewing these in the field, we think it was an asphalt issue around the top of the inlet. At some time in the past these were corrected.

With the roofing and sidewalk projects to be completed in the next two years, our committee decided to place the storm sewer issue on hold, as everything seems to be functioning well.

Our fifth meeting centered around creating a residence review sheet to place priorities on where the residents want the Council to place time, effort and money. This discussion continued into our September 2025 meeting.

Of course we have learned much about Inverness from Bruce Cook, LTPC liaison with the Council. This overall view greatly increases our knowledge.

William Dinehart, Chair
Bruce Cook, Council Liaison



Winter's Here and Soup's On!

Submitted by Carol Ellis

When the wind blows and snow is forecast, nothing warms the heart and body like a good soup. Our neighbors regularly make chicken or turkey noodle soup, while others venture into making seafood chowder or mushroom soup. The following recipes are two that are recommended by our neighbors.

Butternut Squash Soup

Ingredients

2 tablespoons butter
3/4 cup chopped onion
1 Granny Smith apple peeled and cut into slices
1 butternut squash (about 2 pounds), peeled, halved, seeded and cut into 1-inch chunks
1 can (14 ounces) vegetable broth
1/3 cup orange juice
2 teaspoons cinnamon
1 teaspoon ground ginger
1 cup half-and-half
1/4 cup chopped pecans toasted

Directions:

1. Melt butter in large saucepan on medium heat. Add onion; cook and stir 3 minutes or until slightly softened. Add squash and apple; cook and stir 1 minute.
2. Stir in broth, orange juice, cinnamon and ginger. Bring to boil. Reduce heat to low; cover and simmer 25 minutes or until squash is tender, stirring occasionally. Cool slightly.
3. With center part of cover removed to let steam escape, puree soup in batches in blender on high speed until smooth. Return pureed mixture to saucepan. Stir in half-and-half. Cook on low heat until heated through.
4. Garnish with toasted pecans.

Bertucci's Sausage Soup (amended)

Ingredients

1/2 onion diced
6 sweet Italian sausages
14 c. beef stock
2 c. pasta (small size, e.g., rotini, fusilli, penne)
1 can diced tomatoes
1 pkg. frozen chopped spinach
Mozzarella cheese to garnish

Directions:

1. Remove skins and cut sausages into 1/2 inch pieces.
2. Put in large soup pan and add onion. Saute without oil or butter on low heat until golden.
3. Add stock and simmer. Add pasta and tomatoes and simmer for about 15 minutes until pasta is tender. Add chopped spinach and simmer another 10 minutes. Salt and pepper to taste.
4. Garnish with mozzarella cheese before serving.



Men's and Women's Luncheon

October's social event was a men's and women's luncheon held at The Jockey Tavern on Rt. 30 in Malvern.

It's been totally remodeled since it was McKenzie's and the accommodations were wonderful. We had a private dining area, excellent food served by a friendly and efficient wait staff who gave us individual checks.

It was a lovely way to get to know some new friends and reconnect with ones we had not seen in a while!

Pat Aubry



Bev Cella, Joan Gibson, Bob Cella, Dave & Margaret Michell, Tom Gibson



Bob Cella, Bill Dinehart, Bev Cella



Bill & Dorothy Dinehart, Shirley Baker, Terry Marran, Tina & Joe Scaperotto



Ed Isselmann, Roger & Mary Schreiner, Sandy & Bruce Yeager, Eileen Isselmann



Pat & Jim Aubry, Joe & Tre Carrone



Chris Genther, BJ Rodgers, Marianne Pavlosky, Karla & Bruce Cook, Ginny Kettenring

Photography by Pat Aubry

Ladies' Luncheon

The ladies of Inverness Village gathered Saturday, November 8th, for their annual luncheon at the Hershey's Mill Clubhouse. Thirty-eight ladies attended, and all had a wonderful time renewing old friendships and making new friends. We especially enjoyed welcoming our "Inverness Newbies." We hope you grow to love our village!

The luncheon began with the famous clubhouse mushroom soup, followed by a delicious selection of quiche, bacon, lettuce, and tomato sandwich, or Chicken Waldorf salad on a croissant, followed by dessert.

The conversation was lively and concluded with several attendees sharing their special jokes, which were actually pretty darned funny! If you were unable to attend, we missed you. Please consider joining us next year for our annual luncheon. Many, many thanks to both Pat Aubry and Tre Carrone for providing us with such a wonderful event.

Mary Schreiner



Seated L to R: Tre Carrone, Judy Klanderman, Pat Aubry, Jini Pettijohn, Theresa DeCosta, Shirley Baker, Dorothy Dinehart
Standing: Shirley Joyce, Marge Brolly



Seated L to R: Ginny Kettenring, Lorna Kauffman, Kathy Pietra, Carol Ellis, Marlene Vergillo, Louise Davidson
Standing: Terry Marran, Mary Schreiner, Ginny Parry



Seated L to R: Colleen Breene, Barbara Harvey, Ann Latoff, Alma Delaney, Janet Emanuel, Marney Roia, Joan Gibson
Standing: Joyce Cadwallader, Jean Norsworthy, Margaret Michell



Seated L to R: Barb Fox, JoAnn Kincade, Sandy Flatland, Cheryl Shelderfer, Dodie Galbusera, Pam Wirstad, Sandy Yeager
Standing: Barb House, Mary Lou Perry

Photography by Mary Lou Perry

Holiday Gala

The Holiday Gala is the culminating social event for Inverness Village. The planning for the Gala begins in February! Catering is booked, the menu is planned and yes, even the music is secured. What... music secured? Yes, this year we decided that we would take advantage of our beautiful HUGE screen, and display winter scenes accompanied by holiday music. The presentation was tested. It worked. The next day, it was tested again. Again, it worked. Bam! The night of the event a fuse blew and no music! No worries. The conversation, food, and camaraderie more than compensated!

A total of 52 residents attended the Gala, and all seemed to enjoy the evening, beautifully presented by our very own Barb Harvey. The decor was delightful and the food delicious. Ample roast beef and apricot chicken highlighted the menu. Dinner was completed with ice cream sundaes and cookies. Dodie and the Dodettes (Bruce Cook and John Sugg), directed by Ed Isselmann, led us in a selection of holiday songs culminating in the ever popular "The Twelve Days of Christmas." While the animation of the Twelve Days left a little to be desired, it was memorable and fun.

Thank you to all that participated! Thanks to Mary Flanagan and Jim Aubry for facilitating the 50/50. There were 5 lucky winners. Most of all, thank you to our wonderful friends and neighbors for attending. We hope you enjoyed the evening. Happy New Year one and all!

Mary Schreiner



Marge Brolly, Shirley
Joyce



Michael Hutchinson, Ed
Isselmann, Marie Hutchinson



Barb & Chris Harvey



BJ Rodgers, Marney Roia



Sandy Yeager, Dodie
Galbusera



Colleen & Tom Breene

(More photos on next page)



Holiday Gala (continued)

(Photos continued from previous page)



Bill & Dorothy Dinehart



Rich & Karen Hammock



Karla & Bruce Cook, Gary Wirstad



Mary Flanagan, Bob Shelderfer



Jean Norsworthy, Joyce Cadwallader



Joe & Tre Carrone



John Sugg, Dodie Galbusera, Bruce Cook

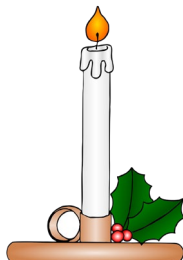


Dave Dorsey, Ginny Kettenring, Joanne O'Connor



Terry Marran, Ginny Parry

Photography by Sandy Yeager and Mary Schreiner



Upcoming Events

Luncheon (men and women)
January (details to follow)

Chili and Soup Supper
Tuesday, February 17
Community Center

Wine and Cheese party
March (details to follow)
Community Center

Local Area Events of Interest

West Chester Area Community Chorus
Saturday, January 17, 2:00 PM
East High School

West Chester University Annual Jazz Festival
March 18-21, 2026
Madeleine Wing Adler Theater
817 S High St, West Chester, PA 19383

The Jazz Festival includes a variety of day and evening performances with students and faculty. All are free and open to the public (*except the High School Jazz Festival on Saturday, March 21*).

Past issues of *The Inverness "I"* can be accessed from the Hershey's Mill website:

www.hersheysmill.org

Go to the "Villages" tab and click on "Inverness" Scroll down and you will see a link to previous issues of the newsletter.

The online newsletter is in full color.

The Inverness "I" Staff

Editorial Staff
Carol Ellis
Pat & Jim Aubry
Mary Lou Perry

Design and Layout
Louise Davidson

Inverness Directory Updates

Please welcome our new residents:

Jim and Marie Hutchinson

An updated directory is being distributed with this issue of *The Inverness "I"*. If you have any changes to your listing, contact Mary Lou Perry.

In Memoriam

Barbara Colby

October 16, 2025

Our sincere condolences to George and his family.

Barbara Colby Remembrance

Barbara Colby, together with her husband George, founded *The Inverness "I"* in 2010 to enhance communication and community spirit in our Village. Barbara played a pivotal role with her organizational and management skills, ensuring the newsletter reflected the interests and needs of our residents. Barbara was the first Inverness Greeter, warmly welcoming new neighbors and helping them feel at home. She helped to shape the welcoming and informed community that Inverness enjoys today. *The Inverness "I"* Staff gratefully acknowledges Barbara's many contributions and extends heartfelt sympathy to George.

Inverness Village Council Members

President	Ed Isselmann
Vice President	Penny Zimmerman
Secretary	Terry Marran
Treasurer	Richard Hammock
Councilperson at Large	Bruce Cook
Managing Agent	Janet Burgess
	Brittany Rogers