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# The Inverness "I"

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Vol. 16. No. 2.

April 2025

## From the Village Council

### Comments and/or Questions Heard Around the Village

#### **Why do I need to follow the rules and regulations?**

First of all, please read the updated Rules & Regulations, which were distributed in 2024, and keep them in a handy spot. When you disregard a rule, you might think it doesn't matter, but you are just one homeowner, just one house, just one little rule broken. What would Inverness Village look like if we all chose not to follow the rules? So please be mindful of the rules. They apply to All homeowners. They are not optional. Take pride in your community and be respectful of your neighbors.

#### **What is the status of the Roofing Project?**

Phase 1, consisting of 17 homes, was completed in late Fall 2024. Phase 2, involving 27 homes, is anticipated to begin around July 1, 2025. When Phase 2 is completed, 44 homes, including all those with roofs evaluated as being in poor condition, will have had their roofs replaced. Adding in the 10 homes whose roofs were previously replaced in the last few years, will leave 43 homes to receive new roofs in Phases 3 & 4, tentatively planned for 2026 & 2027. Will the entire roofing project be able to be completed without requiring a special assessment? Hopefully, yes, but to be determined as the project progresses into Phases 3 & 4.

#### **What about the Sidewalk Replacement Project?**

We continue to replace asphalt walkways with concrete at the rate of 6-10 per year depending on the condition of existing walkways and available funds. This is a multi-year project.

#### **What other major projects are on the horizon?**

Once the roofing project is complete, we will investigate replacing the gutters and downspouts. Cracked and broken water and sewer pipes will be replaced as needed. Repairs will be made to extend the life of the roadways.

#### **I've heard that we're over budget on Snow Removal for 2025. Will a Special Assessment be required?**

We are over budget on snow removal year to date, but it is still too early to tell whether or not a special assessment will be required to make up any shortfall. Absent a major March (or December '25) snowstorm, my best guess at this time is no, a special assessment will not be required.

#### **Should I be concerned that our quarterly HOA fees are among the highest in Hershey's Mill?**

The short answer is No. Variations in HOA fees from village to village exist depending on what may be included or excluded, such as water/sewer, dryer vent cleaning, gutter cleaning, how snow removal is budgeted for, landscaping (such as tree removal and pruning) and other items. And as is the case in Inverness, how much money is being directed into the capital reserve account to fund current and future infrastructure costs such as new roofs, sidewalks, repair and replacement of broken pipes, downspouts and gutters. These things wear out over time (30 or 40 years) and need to be replaced.

Other than the impact on an individual's budget, the only reason to be concerned about our HOA fees in comparison to other villages and/or other 55+ developments would be if they negatively affected home values and/or sales and acted as a deterrent to new residents moving into the Village. And that is certainly not the case as evidenced by the current real estate market.

*(continued on next page)*

### From the Village Council *(continued)*

The alternative to paying for these various improvements to our community is to impose special assessments, which none of us like. To reiterate the message from December's Budget Meeting - there are no special assessments planned for 2025 at this time.

#### Why don't we invest some of the money in the Capital Reserve Account in the stock market to generate income from our Reserves?

While stock market returns have been great the past two years, and are positive most years, they do not go up every year. As Village Treasurer, I am not comfortable recommending

Council invest other peoples' money when there is a chance that all or some of that money could be lost. Council does invest a portion of the Reserve funds in safe guaranteed investments such as CD's and high yield accounts with major banks.

As always, if you have any additional questions or need clarification on an issue or procedure, please feel free to reach out to any council member.

**Richard Hammock**  
Treasurer

## Election of Council Members

The Inverness Village meeting for the election of Council members will take place this year on Wednesday, June 4<sup>th</sup>, at 4:00 pm in the Community Center. The Inverness Village Council is composed of five members. This year Richard Hammock, treasurer and Penny Zimmerman, vice president will be up for reelection. Although a proposal put forward two years ago to institute term limits was not approved, several of the current Council members have expressed a desire to pass the baton after serving a limited number of terms. Terry Marran, secretary, has already announced that she will not run for reelection when her term expires in May 2026.

All homeowners will receive a letter from CSK inviting you to consider candidacy for a position on the Council. The turn-around time to indicate a willingness to run will be relatively short, so individuals so inclined should be prepared to respond to the mailing. I would like to encourage you to consider getting more involved in village affairs. Make your voice heard. Whether it is a position on the Council or participation on a committee, it is diversity of thought and the infusion of new ideas and perspectives that makes Inverness such an amazing place to live. Reasonable competition and turnover are good. Please consider getting involved.

Duties on the Council are assigned by the Council immediately following the election. The President so chosen then becomes the Village representative to the Hershey's Mill Master Association.

If you have any questions or would like more information on the role of a Council member, please reach out to any of the current Council members. We are all committed to successful and seamless transitions and are ready and willing to mentor anyone stepping into these roles.

**Penny Zimmerman**  
Vice President and Nominations Chair



## Inverness Rules and Regulations Highlight - Section 6: Exterior Architecture (Outdoor Ornaments, page 27)

The Inverness Rules and Regulations exist to ensure the safety of our residents and visitors as well as to ensure our neighborhood is aesthetically appealing, providing a comfortable living environment and maintaining the value and desirability of our village and homes. In this issue of the Inverness "I", we will focus on one aspect of the aesthetics - outdoor ornaments.

Our previous R&R document stated that decorative objects in good taste may be placed on the front stoop but not in the common areas and that no "...fences, bird feeders, birdbaths or other adornments shall be erected or placed upon the Common Area without the Council's written permission." Common area is defined in our Covenants and Easements as "The balance of the Village Land not occupied by residential buildings..." and includes all lawn, gardens and mulched areas, walkways, parking spaces and drives.

Acknowledging that there are many different opinions regarding what is aesthetically pleasing, when revising the Rules and Regulations, the Council deliberated extensively on what would be appropriate regarding outdoor ornaments. To give homeowners more freedom to personalize the exterior spaces adjacent to their homes while maintaining a level of simplicity, we relaxed these regulations to some degree. Our current regulations allow for two (2) ornamental items in good taste (including bird baths and bird feeders) to be placed in the common area adjacent to your home. Anything placed on your stoop or walkway must not result in a hazardous condition or obstruct emergency entry into your home. Privacy screens for decks or

patios may be approved on an exception basis and require approval by the Architectural Committee and Council.

As we walk the neighborhood, it is evident that instances exist where there are currently multiple ornamental objects in front gardens. As you prepare your gardens this spring, **please ensure you limit the number of ornamental objects to two**. Letters of notification will be sent by May 15<sup>th</sup>, and fines will be considered if the warnings are not heeded.

Section 6 of the R&R document is extensive and covers many topics. These rules ensure not only that we maintain a safe and appealing environment but that we also adhere to local building codes. Please remember that there is an approval process that must be followed for any changes and/or improvements made by homeowners to the exterior of their homes. This includes completing the appropriate forms found in section 10 of the R&R document and forwarding to CSK, our managing company, who will route them to the Architectural Committee and Council for approval. Incomplete requests will be returned to homeowners before being forwarded for approval. Any changes to plans already approved need to be resubmitted for additional approval.

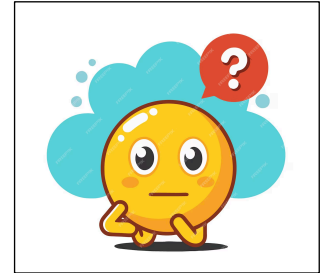
Please review Section 6 on pages 24 -29 before undertaking any external work on your home.

**Penny Zimmerman on behalf of the Inverness Council**



## Oasis Senior Advisors

On February 26, I attended the seminar at the Community Center on "Senior Living Enhancements and Alternatives." The seminar covered two main subject areas which are pertinent to us as we age and encounter more health issues. One topic that was covered was suggestions on changes to make in your house if you wish to stay in your home when new health conditions make daily living more difficult. The other topic addressed was finding the right care and community when living at home is no longer a viable option.



After the seminar, I spoke with **Heidi Jenkins**, our local Senior Living Advisor who is affiliated with **Oasis Senior Advisors**. I had seen ads for this service in our HM Guide and Digest, but I never understood exactly what they do. Oasis Senior Advisors provides a free resource to seniors and their families to help find the best living environment for someone who is unable to stay in their home. Heidi works closely with her clients and their families to understand their needs, to research care and communities, to schedule tours, and to guide them through the entire transition. Heidi has a wealth of knowledge about local senior living communities, whether that be an assisted living, memory care, or independent living community. From my interactions with Heidi, as well as input from friends who have used her services, I believe her to be competent and compassionate and to truly care about finding the best solution in each situation.

**In summary:** Oasis Senior Advisors provides a **FREE RESOURCE** to seniors and their families to help them find the best senior living community for their needs. If you or a family member feel that you could benefit from this service, **you can reach out to Heidi Jenkins at 484-947-6214 or email her at [HJenkins@YourOasisAdvisor.com](mailto:HJenkins@YourOasisAdvisor.com)**.

Mary Lou Perry

### Calling All Photographers!

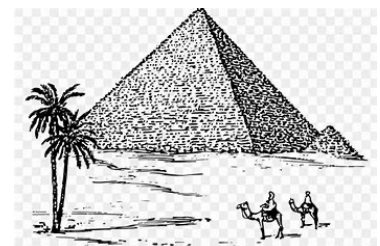
Would you like to put your photography skills to work, or do you want to practice behind the camera? We are always in need of volunteers to assist in taking pictures at our social events. If this appeals to you, please contact **Mary Schreiner** or **Bev Cella**, our Social Committee Chairs.



### Share Your Interesting Experiences!

If you have a hobby, interest, or travel experiences you would like to share with your neighbors, let me know and we'll include it in a future issue.

**Jim Aubry**



## Spring Means Bocce Season is Near!

Bocce is a favorite sport of many of us in Inverness Village. This year Inverness has reserved Bocce Courts 1 & 2 for the 3rd Wednesday of the month from 9:30 AM - 11:30 AM (May through September). This is an opportunity to learn bocce if you have never played, and to provide informal play and practice if you are already a bocce player. It's also a great opportunity to socialize with your friends and neighbors.



The specific dates are Wednesdays: May 21, June 18, July 16, August 20, September 17 (9:30 AM - 11:30 AM). No signup is required; you just show up and play! We also plan to hold a couple of evening bocce parties as we have done in other years. The dates of these are still TBD.

Bocce is one of the most popular sports in Hershey's Mill, and a number of our Inverness folks participated last year in the **Hershey's Mill Bocce League (open to all in HM)**. Last year there were over 100 two-person teams playing. The teams are divided into groups much like major league sports. A team plays all of the other teams in their group, and at the end of the season there are playoffs among the top teams from each group. Teams contact their opponent teams to set up the matches, so there is no set schedule for play. It's a nice opportunity to meet people from other villages.

**NOTE:** See the email from HM News sent March 14 regarding registration for the HM bocce league and to sign up for bocce clinics. If you have not played in the league before, find a partner now! League play will run May 16 through Labor Day, with playoffs in September.

The game of bocce is a great way to get together, meet new people, and have a good time. Come out and experience the game of bocce, and you will be glad you joined the excitement! Looking forward to seeing you on May 21 for our first Wednesday morning bocce play.

Mary Lou Perry



Bocce partners  
Mary Lou Perry and Dodie Galbusera



Sandy Yeager (at left) getting ready to roll the ball on the beautiful Hershey's Mill bocce courts!

## Getting to Know Ginny Parry at 724

Ginny Parry moved to Inverness from Malvern last June. Her husband, Lance, saw the golf course view and knew immediately it was where he wanted to be. Sadly, he passed away suddenly within a month. Since then, Ginny has been courageously adapting to her new life. She and Lance knew people who lived here and decided it was the right place to downsize and reduce their maintenance.

Ginny has always been active and involved. She has had 15 jobs in her life. After graduating with an English degree she taught school for one year. Then she worked for a computer company that printed books. After that she worked for the Easton Express as a night job reporter. Her next job was as a press secretary. When her candidate lost, she switched careers to catering for five years. Then back to journalism working for the Philadelphia Inquirer's Newspaper in Education program for five years. For a while she worked for a florist. Finally, she became the Director of Volunteers for Pennsylvania Home of the Sparrow in Exton for 17 years until she retired.



Somehow during all this she and Lance had two daughters and traveled extensively.

Her first experience abroad was living in Vienna for 2 years during her college years through the Institute for European Studies. While there, she traveled to other countries including Turkey and Greece. Since then, she has been to Great Britain, Scotland, the Netherlands, Germany, Costa Rica, Belize, Mexico, Egypt and Sri Lanka - just one year after the tsunami.

When at home, Ginny plays tennis and golf, and sometimes boats on the Chesapeake. She is an avid reader and is part of a group from her high school that studies current events and other topics via Zoom. Now she is planning a trip to visit her daughter in the San Francisco area with her other daughter from Boston joining them. Ginny has four more trips planned: Tennis camp at Hilton Head, a ten-day cruise on the Chesapeake with a group, a visit to a cabin on Lake Erie, and then in November a journey to Chile and Patagonia.

In between all that Ginny is learning about banking online and the paperwork (and phone numbers) needed to run the house alone. She joined the landscape committee and has played pickleball and tennis. As you can see, she is a busy lady with so much to offer our community. Welcome to Inverness, Ginny!

Sandy Yeager

***Welcome to Inverness Village Ginny!***

## Getting to Know Kathy Everhart at 736



During this cold winter, Inverness got a breath of warm air when Kathy Everhart moved in. The delightful Kathy joined us from West Goshen. She has heard about Hershey Mills over the years and liked the idea of community. A former workmate lives here and told her about all the activities and the people.

Kathy's son, Michael, and his family live close by. Kathy helps out with her grandsons Jack, 6 years old, and Theo, 5 years old. The boys love her big basement. When Michael was leaving for Northeastern University, he took Kathy out to buy a dog to keep her company. She had a cute cock-a-poo for 13 years. Now Kathy's dog, Madison, has been by her side for almost 8 years. Madison is a sweet rescue who likes to play and go for walks.

For 38 years Kathy worked in Insurance, first in accounting and then as a commercial underwriter. After she retired she took a part-time job doing accounting for a landscaping company. Kathy likes to read and travel. She has been all over Italy in 6 trips with her sister and brother-in-law. They have been to the Amalfi coast, Sicily, Tuscany, Assisi, and Rome. Her favorite trip was when they stayed at a vineyard. Her plan is to go back and live there for a month. Also, Kathy did an adventurous land and sea excursion to Alaska. She went to Iceland in the winter to see the waterfalls, and Northern Lights. If she goes back, it will be in a warmer season. In the meantime she is going to visit her sister in Florida.

Sandy Yeager

***Welcome to Inverness Village Kathy!***

## Getting to Know Dave and Margaret Michell at 784



Coming to us from East Fallowfield, where they had lived for 39 years, are Dave and Margaret Michell. Before I tell you how they came to live at 784 Inverness Drive, I'd like to tell you a little more about them. Margaret was a school nurse for 25 years. She is now retired and enjoys watching her 18-month-old granddaughter two days a week. Dave has his own plumbing business. For a time, he and Margaret were stationed in Germany and Dave's duty was in the U.S. Cavalry. His job was to patrol the border between East and West Germany. This job kept him away from home for weeks at a time. Margaret was pregnant with their first child. As luck would have it, she went into labor while he was away. At this point there was no email and no cell phones to reach Dave. Not speaking German and not having family or friends in the area, it was a challenge to even get to the hospital. Finally, she managed to get in touch with Dave's superior officer and told him she was having the baby. He got ahold of Dave with a hearty "Congratulations." At first Dave thought he was being congratulated on getting a promotion but was thrilled to find out he was a dad!

Dave and Margaret now have three children: a girl and two boys. Their daughter lives in Philly and their sons live in West Chester. They have four grandchildren ranging in age from 18 months to eleven years old. Margaret had been looking for a home in Hershey's Mill for several years. She and Dave wanted to be closer to their children and grandchildren. Each time they found a possible house, it was sold before they got to look at it. They had put their home in East Fallowfield on the market and it sold right away. They rented an apartment to live in while they continued to look in Hershey's Mill. Luckily for us, they found a home in Inverness! They were able to live in the apartment while their new home was renovated. Anxious to start meeting new neighbors, they attended Oktoberfest even before moving in.

We welcome Dave and Margaret and look forward to getting to know them!

Pat Aubry

***Welcome to Inverness Village Dave and Margaret!***



## Architecture Committee Report

The Architecture Committee is in need of new members. The committee receives requests for exterior changes to homes, making a determination for Council for approval. This is not a big commitment. Please consider being a part of the Architecture Committee.

Please remember that if you submit a request and it is approved, any changes to your project must be approved by Architecture and Council before proceeding with making the change.

Mary Cairns, Chair

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## Decorating Committee Report

Our spring decorations are on display at the entrance to our Village. We're so glad to see the daffodils, tulips and crocuses hesitantly peeking through. Enjoy this time of the year!

Barbara Harvey, Chair



Entrance to Inverness Village

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## Landscape Committee Report

At the Council meeting, a document prepared by the Landscaping Committee was approved, offering a list of suggested screenings for propane tanks. The list includes both plants and fencing, and also identifies some plants to be avoided; it will be added to the other landscaping information on the web at [www.hersheysmill.org/villages/villages-G-to-L/Inverness](http://www.hersheysmill.org/villages/villages-G-to-L/Inverness). We hope this will make it easier for residents to select appropriate screens when they add a propane tank.

Terry Marran, Council Liaison / John Carey, Landscape Committee Co-Chair

## Maintenance Committee Report

We have had no activity thus far this year.

**Carl Griffin, Chair**

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## Social Committee Report

The Inverness Social Committee is a group of about twelve Invernessians that provide opportunities for the residents of the Village to gather at a variety of social events. We hope that you have enjoyed the activities we provided this past fall and winter. We have hosted a ladies' luncheon, coed lunches, Wine and Cheese, Holiday Gala, and a Soup and Chili Supper. This May we will be hosting our first ever CINCO DE MAYO party on, you guessed it, May 5<sup>th</sup>! It will be at the Sullivan House and we hope to see you there!

We are always looking for new members and new ideas, so please reach out to Bev Cella or Mary Schreiner if you would like to join this hard working and fun group. The committee will be taking a hiatus during the summer months, but we look forward to seeing you at our fall Wine and Cheese party.

**Mary Schreiner, Co-Chair**

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## Long Term Planning Committee Report

The goal of this new committee is to anticipate that our dollars cover all maintenance costs to keep our property values and lifestyle at the highest-level long term, and to identify areas that need attention. We will advise our Council on issues that may have been overlooked.

Our committee members are:

|                             |     |
|-----------------------------|-----|
| Bruce Cook, Council Liaison | 759 |
| Bill Dinehart, Chairman     | 750 |
| Mary Schreiner, Secretary   | 701 |
| Dan Delia                   | 760 |
| Mary Flanagan               | 743 |
| Joe Strode                  | 708 |
| Chris Genther               | 733 |

We will discuss every item of work within our village, and we will upgrade the dollars due to inflation, to keep the council updated on rising costs, and to insure there are no budget surprises.

**Bill Dinehart, Chair**

## Men's and Ladies' Luncheon at Oriental Pearl

Friday, January 17<sup>th</sup>, Inverness enjoyed a men's and ladies' luncheon at the Oriental Pearl Restaurant. We had to make our choices from an extensive menu. The food was delicious, but the servings were large, so large that most of us headed for home with leftover containers! As we waited for our meals, we enjoyed visiting with our neighbors. It was particularly interesting to learn more about others that, perhaps, we hadn't had the chance to visit with before. Please consider joining friends and neighbors at the next luncheon, date to be announced.

Pat Aubry



Ed Isselmann, Ginny Kettenring,  
Marianne Pavlosky



BJ Rodgers, Marney Roia,  
Eileen Isselmann



Bev Cella, Pat Phillips, Bob Cella



Barbara Harvey, Bud & Lorna Kauffman



Kathy & Giuseppe Pietra, Chris Harvey



Marlene Vergillo, Jean Norsworthy,  
Penny Zimmermann, Joyce Cadwallader



Chris Harvey, Bob Cella, Ed Isselmann

Photos by Pat Aubry

## Chili and Soup Supper

On a chilly night in February, 48 of our neighbors gathered in the Community Center for a wide array of chilis and soups. These were prepared by members of the Social Committee who also prepared salads, corn bread and dinner rolls. All of that was finished with a delicious cake.

Besides this wonderful selection of foods, the evening was capped off with a game presented by Roger Schreiner. Each table competed with the other tables in a game of Guesstimation. Roger projected a question on the screen, such as "How many steps to the top of the Eiffel Tower?" Each table had about two minutes to come up with an answer which the team captain wrote on a dry erase board and hurried to the front of the room with. The correct answer was then projected on the screen and the team with the closest answer scored a point. At the end of the game, the team with the highest number of points received a prize. Rarely have I seen a crowd have more fun with a game! All in all, it was a great evening of good food, good company and lots of fun!

### Pat Aubry



Bob & Bev Cella, Judy Klanderma,  
Tre & Joe Carrone, Jim Aubry (standing)



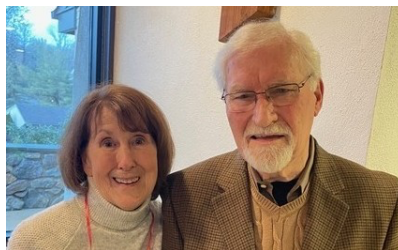
Mary Schreiner, Jim Aubry



Dodie Galbusera, Eileen  
Isselmann, Lorna Kauffman



Barb Fox, JoAnn Carey,  
Chris Genter



Pat Aubry, Jim Seastone



Penny Zimmerman,  
Marianne Pavlosky

*(continued on next page)*

Chili and Soup Supper *(continued from previous page)*



Karla & Bruce Cook



Sandy Flatland,  
Ginny Kettenring, Dave Dorsey



Roger & Mary Schreiner



Mary Flanagan,  
Eileen Isselmann, Pat Aubry



Jim Hill, Louise Davidson,  
Marge Hill



Bruce Yeager, Bob Shelderfer



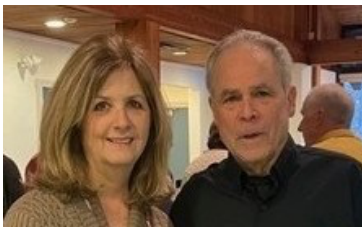
Cheryl Shelderfer, Kathy Everhart,  
Sandy Yeager



Dodie Galbusera,  
Mary Schreiner



Joyce Cadwallader  
Jean Norsworthy



Dave & Margaret Michell



John Carey, Ed Isselmann,  
Larry & Becky Green



Barbara House, Ginny Parry,  
Terry Marran

Photos by Pat Aubry

**Upcoming Events**

*Shredding Event*

Saturday, April 26, 8:30 AM - 11:30 AM  
Community Center area  
Sponsored by The Dorsey Group

*Inverness Cinco de Mayo Party*

Monday, May 5  
Sullivan House

*Hershey's Mill House Tour*

Thursday, May 8, 10 AM - 4PM  
Proceeds benefit Paoli Hospital  
See HM Guide & Digest for details

*Inverness Election Meeting*

Wednesday, June 4, 4:00 PM  
Community Center

*Hershey's Mill Singers Spring Concert*

Saturday, June 7 & Sunday, June 8  
Sts. Peter & Paul Church, Boot Road  
See HM Guide & Digest for details

**Local Area Events of Interest**

*Immaculata Symphony Spring Concert*

Saturday, April 12, 7:30 PM  
Alumnae Hall, Immaculata University

*Immaculata Symphony Concerto Concert*

Saturday, May 3, 7:30 PM  
Alumnae Hall, Immaculata University

*E-Recycling Event - "Anything with a Plug™"*

Saturday, May 3, 9 AM - Noon  
East Goshen Township Park

Visit [eastgoshen.org](http://eastgoshen.org) for details on what is accepted and to register for the event.

*West Chester Area Community Chorus Concert*

Saturday, May 3, 7:00 PM  
East High School  
450 Ellis Lane, West Chester

Past issues of *The Inverness "I"* can be accessed from the Hershey's Mill website:  
**[www.hersheysmill.org](http://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.*

**Inverness Directory**

Please welcome our new residents:

Tom and Colleen Breene - #765

Landline:

Colleen cell:

Email:

Tom cell:

Email:

If you have any changes to your directory listing, please contact Mary Lou Perry.

**In Memoriam**  
  
**Jim Ellis (#697)**  
*January 25, 2025*  
  
**John Brolly (#777)**  
*March 8, 2025*  
  
*Our sincere condolences to their families.*

**West Chester Gay Street Open Air Market**

*Friday, May 2, through Sunday, September 28*

The borough of West Chester will close down several blocks on Gay Street to vehicles on the weekends. Pedestrians and diners can enjoy walking and dining in the street.



**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   |
|                        | Caroline DeCray |

**The Inverness "I" Staff**

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