
The Inverness "I"

Vol. 16. No. 4.

October 2025

A Message from the Council President

I hope that you are enjoying our beautiful fall weather as you are reading this Inverness "I".

I plan to discuss three very important matters in this column: the roofing project, the speed situation, and the alarm system.

By the time you read this, Bachman Roofing should have completed Phase II of roof replacements in our village. As you might remember, the introductory phase of this project was an assessment of all ninety-seven roofs in Inverness by a separate independent contractor who would not be used for the roofing project. The roofs were to be classified as "Good", "Fair", or "Poor". Phase I primarily dealt with those roofs in "Poor" condition and possibly some connecting units to economize on maneuverability. Phase II, which included twenty-seven roofs, completed the replacement of all "Poor" roofs and concentrated on some of the "Fair" roofs as well as some connecting units. It is projected that the balance of the roofs in Inverness that need to be replaced, approximately forty-five, will be completed in Phases III and IV over the next few years. Bachman Roofing has agreed to honor its original quote through 2027.

I trust that everyone in the village is aware of the speed violations we have been enduring. These occur both on Inverness Drive as well as on Chandler Drive. The latter is primarily caused by drivers who fail to stop at the "STOP" signs at the intersection of Chandler Drive and Inverness Drive. I am not sure if this is caused by a vision issue, and they think the "STOP" sign states "SLOW" or an "I don't really need to observe this" issue, which they apply throughout the entire Mill. Regardless, it is dangerous and needs to be corrected.

On Inverness Drive, the concern is primarily caused by speed. Of particular concern is the stretch of Inverness that runs from the entrance to the flagpole circle. Even with a speed bump, drivers fail to adhere to the 15 mph speed limit. The reduction in speed from 27 mph on Chandler to 15 mph on Inverness is considerable and frequently not observed by delivery drivers as well as residents and their guests. I compare it to transitioning from driving on an interstate at 55-70 mph to a local road with a 35 mph speed limit. When entering and leaving Inverness, look at your speedometer and see if you are really going 15 mph. You might be surprised! Council is looking into additional ways of making all drivers aware of this dangerous situation.

In the last issue of this publication, I wrote about the village meeting on June 4 and the presentation given by Marc Fraser, Director of Hershey's Mill Security, relating to the status of the alarm systems in Hershey's Mill. Marc reported on the issues faced and the process of seeking Requests for Proposals (RFP). I am attending a meeting on Thursday, September 18. It is anticipated that the final results of the RFPs will be presented with a recommendation for a preferred vendor. It is anticipated that the vendor will be VECTOR Security. Their proposal is a fixed ten-year contract and will cover installation, 24/7 monitoring, cellular conversion of current panic buttons in the residence, service/replacement, and annual reporting to East Goshen Township. The individual house installation begins at \$585 for four smoke detectors in a house. This cost is being discussed by the Council as to whether it will be the homeowner's responsibility or paid from the Inverness HOA capital improvement fund. There will be an increase of \$75 for each additional detector beyond four in the house. Monthly monitoring costs are anticipated in the \$23 - \$25 range, depending on how many villages sign up for this

program. This would remain constant for the entire ten-year contract. At this time, it appears that the vast majority of villages are favoring implementation of this system. It is also expected that the plan would be overseen by the Hershey's Mill Master Association (HMMA), and villages would be charged via their monthly HMMA assessment.

This would be similar to the Verizon arrange-

ment for the villages through HMMA.

Once the contract is agreed to, it is anticipated that the total HM installation will take approximately seven months to complete. We will be updating you as this progresses.

Ed Isselmann
President



Ed Isselmann Named to HM Board of Directors

The Hershey's Mill Master Association (HMMA) is composed of the presidents of each village. Seven of these village presidents make up the Hershey's Mill Board of Directors (HMBOD). Ed Isselmann, our Council President, was asked to take over a vacant position on the HMBOD and was voted onto the Board by the HMMA. His position is that of Legal Secretary.

We are proud to have our Inverness Council President serving on the Board of Directors!

HM Residents Candidates for East Goshen

Two Hershey's Mill residents, Ann Duffield and Larry Massaro, are candidates in the upcoming East Goshen Supervisor election

Upcoming Inverness Social Events

Inverness Village will be having two social events through the rest of 2025:

- *Our annual Ladies Luncheon at the HM Golf Club Restaurant will take place on November 8th at noon.*
- *Our annual Holiday Gala will be held on Saturday, December 13th.*

More information will be made available as we get closer to these events.

Getting to Know Tom and Colleen Breene at 765



I spent a fun morning getting to know the Breenes. They originally came to Hershey's Mill from Oil City, PA, where they grew up. They met in college and lived in Oil City for the next 40 years. Their daughter, Julie, moved to West Chester and she and her husband have three children. Wanting to be closer to their family was the reason for their move to Hershey's Mill. They purchased a home in Ashton Village and enjoyed living there. They loved their home, their friends and their village. Colleen served on the Ashton Village Council. As much as they loved Ashton, after several years they realized their house was just too small. So, they began to look for a larger home in Hershey's Mill. Luckily for us, they found a home in Inverness that had the walk-out Tom wanted and the space they needed.

Interestingly, the Breenes have two homes, one here and one in Oil City. Tom still works in Oil City and travels back and forth.

He works for Highmark Blue Cross as a contractor for group insurance and Medicare plans. He is very involved with the YMCA there, spending 20 years on the board and 10 years on the board of trustees.

Colleen's degrees were in social sciences, business and psychology. She owned and operated a small business for over 30 years, but stopped work during the Pandemic and became more involved in community service. Remember they moved here to be closer to family? They have three grandsons: a 9-year-old who wants to be a major league baseball player, a bright 12-year-old soccer player, and an active 2-year-old whom Colleen babysits.

Colleen enjoys book club, helping others and playing golf as a 9-holer. She loves travel. When her daughter Julie was a teen, they took a 6-week tour of Europe. What an adventure! Tom enjoys travels to the Bahamas for scuba diving. He likes Quebec, though he doesn't enjoy sight-seeing. He is more of an outdoors man; fishing for wild trout, grouse hunting, fishing for small mouth bass in the Allegheny and bike riding on the trails in the forest. However, on the trails he rides, he's more likely to run into bears or foxes than people!

We welcome the Breenes to Inverness and look forward to getting to know them.

Pat Aubry

Welcome to Inverness Village Tom and Colleen!

Getting to Know Pat Carstensen at 787



Recently, I had a lovely time getting to know Pat. She is a delightful, positive thinking English woman, and I was entranced by her English accent. Pat is no stranger to Hershey's Mill. She has lived here for 28 years; splitting her time between Lincoln, Yardley and most recently Inverness. More about this later. Let's get back to her beginning in Wimbledon, England, where not surprisingly, she played tennis. Pat met her first husband there and they had a son, Peter. In 1977, when Peter was three, her husband was transferred to CA necessitating their move. While in CA, Pat taught elementary education. She taught in a 4th/5th grade classroom. Pat enjoyed teaching but work was not her only activity in CA. She became a talented golfer and made many friends.

In 1983, business sent them to New Jersey. While in New Jersey, Pat taught in a grade 1 thru grade 5 special needs classroom. Also in 1995, Pat became a US citizen. In 1997, Pat moved to Lincoln Village in Hershey's Mill. Not wanting to live in a 55+ village, her son Peter moved to Downingtown. Peter is also a golfer. He married and he and his wife have two children: Libby who is a sophomore at University of Delaware studying pre vet and Charlie who is a first year at Malvern Prep. And yes, he is also a golfer!

While living in Lincoln Village, Pat became a serious golfer. Sadly, in 1999 her husband died after a long fight with leukemia. Golfing and friendships kept her busy. After a period of time, Pat met Skip Carstensen. In 2011, she and Skip married, and she moved to Yardley where her golf career continued to flourish. She has had two holes in one at Hershey's Mill! After Skip passed, Pat realized their 5,000 square foot home was too large. Having been a Licensed Personal Assistant in real estate, she mentioned to a friend-realtor, what she was looking for in a downsizing home. Pat found a new home in Inverness. She moved into her home in the "Magnificent Seven" six weeks ago. Her neighbors have been friendly and helpful. They had a welcoming party to acquaint Pat with the neighborhood. Her neighbors even helped her rearrange her garage to house both her car and electric golf cart!

When the weather changes, wanting to extend the golf season, Pat heads to Florida for several months. She has traveled a lot. While living in England she was able to visit many countries in Europe. Venice is her favorite! Golfing in Portugal was also a treat.

Pat is a fascinating woman. Oops, I have run out of space, but if you have a chance, ask Pat about the "Ryder Cup" style tournament between 24 American and 24 British friends that she and her family organized and ran for 16 years. It's an interesting story!

Pat Aubry

Welcome to Inverness Village Pat!

Getting to Know Ken and Carole Cowperthwait at 773



Carole and Ken come to us from Berwyn where they lived for 49 ½ years. When Ken was ready to escape clearing their long driveway, they began to look for a 55+ community. Having heard that Hershey's Mill was a nice community and knowing that it was a convenient location and had lots of activities to do, they began their search. Luckily for us they chose a home in Inverness!

Both Ken and Carole were teachers. Ken taught Elementary PE in Devon for 36 years. He coached basketball in middle school and girls' gymnastics at Conestoga High School. Many of the families and students he taught have become friends. In fact, he recognized the names of past students families in the Hershey's Mill directory. Ken worked teaching off-time as a realtor, which he continues to do. Carole taught PE at the secondary level. She also coached and officiated field hockey and lacrosse. After retiring from teaching to raise her family, she got an offer to teach at her daughter's preschool, Good Sam in Paoli, and she accepted. Twenty years later she retired from that job. She actually taught pre-school with Cheryl Shelderfer, another Inverness resident.

Family has always been an important part of their lives. They have two daughters. Kim lives in DE and has two girls, one 10 and one 13. Jennie lives in West Grove and has two sons, 4 years old and 18 months. Both girls are teachers. Their son, Scott, lives in Guilford, CT and practices law. Scott and his wife have 18-year-old twin girls. They own a place in Cape Cod, and the family often gathers there.

Ken golfs at between 6 to 10 different courses. He is a grill master for a weekly family barbecue. Carole enjoys reading, swimming, gardening, and much to the family's delight, baking chocolate chip cookies! Both enjoy going to Broadway shows. They enjoy traveling to warm destinations along the East Coast and Mid Atlantic. They've been to Disney World between 50 and 60 times. It's a destination the whole family can enjoy. Both teens and toddlers can have fun! The whole family also spends a week every summer in Ocean City. After hosting an exchange student from Finland, they traveled to see her and learn more about her homeland. Williamsburg is also a favorite destination for Carole. Welcome Ken and Carole! We look forward to spending many good times together!

Pat Aubry

Welcome to Inverness Village Ken and Carole!

Join An Inverness Village Committee!!!

***If you would like to become more active in our village community,
why not consider joining one of our committees? Contact the
Committee Chairs shown at the end of each of the reports below.***

Architectural Committee Report

A shoutout to those who have painted their decks to match their houses. They look wonderful! To those looking for new paint color options for decks, please contact Mary Cairns.

Mary Cairns, Chair

Architectural Committee members:

Jim Hill

Kathy Everhart

Barb House

Decorating Committee Report

The Decorating Committee is gearing up for the fall and winter. We met on September 6 to plan for both. We want to concentrate on Christmas/Winter to focus our efforts to perhaps purchase some new items. Stay tuned!

Barbara Harvey, Chair

Decorating Committee members:

Pat Tunnell

Roz Baker

Becky Green

Sandy & Bruce Yeager

Sandy Flatland

Dan & Denise DeLia

Helen O'Grady

Mary Flanagan

Marianne Pavlosky



Maintenance Committee Report

There have been only a few maintenance activities this summer.

Every rain storm seems to bring concern about gutters that are overflowing. The gutters were cleaned back in the spring, but it doesn't take long until someone's gutters are clogged again. We have Hershey's Mill Landscaping run a camera through a drainage line, and they have uncovered another collapsed pipe. No date has been set for repair. There is still an issue of water runoff to be addressed. We have also seen a few sink holes on sidewalks. These are all rain water issues.

Besides rain issues, we have had a few reports of our Industrialist inhabitants: woodpeckers and carpenter bees.

Are you interested in wealth, and fame with an opportunity of advancement??? Then perhaps you would like to join the Inverness Maintenance Committee. If interested, please e-mail me.

Carl Griffin, Chair

Maintenance Committee members:

Louise DeNight

Landscape Committee Report

The Landscape Committee has been busy organizing landscape concerns and project requests submitted by residents through CSK. We look to have most requests for dead bush removal and new plantings completed in September. Tree removal is scheduled for early fall to take advantage of the cooler weather and better rates of service.

We are also taking on the challenge of revitalizing our village landscape through the Rejuvenation Project. Other villages have put together a 3 - 5 year master plan to rejuvenate the landscape, recognizing the original plantings are long past their functional life span. The idea of a structured approach not only helps us to develop a thoughtful plan but also helps us to budget costs over time.

We are working towards a unified plan incorporating native plants, low maintenance, safety, and watershed concerns.

Stay tuned!!

Barbara House, Committee Member

Landscape Committee members:

Terry Marran (Council Representative)

Karla Cook

Sharon Mauer

Ginny Parry

Barb Fox

Barbara House



Social Committee Report

The Social Committee has been busy gearing up for a busy fall. We hope you enjoyed the Cinco de Mayo "follow up" gathering, and were able to join us for the Ice Cream Social. The annual Ladies Luncheon at the HM Golf Club Restaurant will take place on November 8th at noon. Details will be coming soon. We will be hosting our Holiday Gala on Saturday, December 13th. Hope to see you there!

Mary Schreiner and Bev Cella, Chairs

Social Committee members:

Pat Aubry
Marge Brolly
Theresa Carrone
Karla Cook
Mary Flanagan
Barb Harvey
Marianne Pavlosky
BJ Rodgers
Sandy Yeager

Ladies Luncheon



Long Term Planning Committee Report

Our committee is one year old this month. We started out listing areas of concern within the Village. We then voted on the top five issues. Number one was the patch repair and crack filling on our roadways. Walkthroughs with contractors were done, and bids were accepted after repair areas were identified.

We were happy to see that our council agreed with us and gave us the OK to proceed. The patching repairs were finished in one day, milled out, paved, and sealed. The crack filling was also completed in one day. Everything went as planned and no complaints were heard. Our pavement is now in great condition, and no water is able to penetrate into the sub base. This repair will ensure a stable roadway for many years to come. A sound decision by our council; good job, dollars well spent.

The day that the crack filling took place was really exciting for our Village. The lawn mowers were here, the roofing contractor with all his storage areas, the crack filling crew and some house moving vans. With all the equipment, vehicles, and manpower along with our own people coming and going all the work got done like a well-oiled machine. Working together always pays off.

To assist our Long Term Planning Committee and our council in understanding your thoughts, ideas, wishes, and concerns going forward; we are putting together a list of items for your review. Once our committee finishes with it, you will rate by voting your top five areas. Each home will receive this list. Please participate and have your voice heard. Thank you.

Bill Dinehart, Chair

Long Range Planning Committee members:

Bruce Cook, Council Liaison
Mary Schreiner
Dan DeLia
Mary Flanagan
Joe Strode
Chris Genther

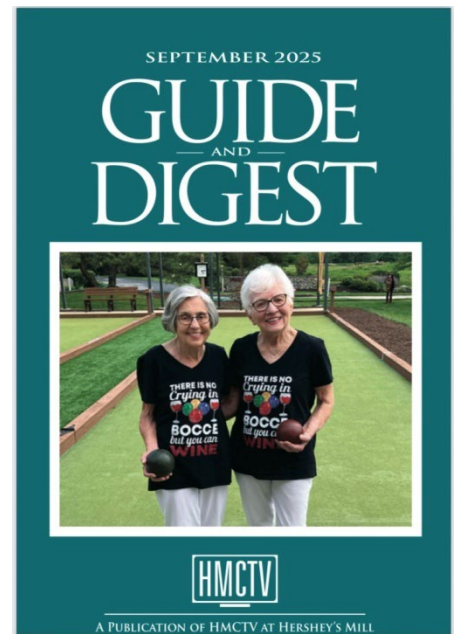
Bocce Social June 30, 2025

The day started rainy but turned into a beautiful evening for our bocce social! Over thirty people showed up bringing a variety of delicious hors d'oeuvres, gourmet foods and desserts to feast on. We had some very spirited bocce games, while others simply enjoyed the opportunity to relax, meet new neighbors, and socialize. From the feedback that I received, I think that all who were there had a wonderful evening!

Mary Lou Perry



L to R: Tre & Joe Carrone, Jim & Pat Aubry, Marge Brolly



Our Bocce Cover Girls!
Mary Lou Perry & Dodie Galbusera



Tom Gibson & Chris Harvey



Joan Gibson, Terry Marran, Barb Harvey



Dodie Galbusera, Mary Lou Perry, Kathy Everhart,
Penny Zimmerman, Joanne O'Connor



Bruce Cook & Bruce Yeager

Ice Cream Social

If you like ice cream and cookies, we hope you attended the Inverness Ice Cream Social. There were many different flavors, and wow, the toppings were amazing; chocolate sauce, caramel topping, whipped cream, cherries, chopped nuts, and sprinkles! A wide selection of cookies rounded out this delicious menu. And if all these treats weren't enough, we got to spend some time catching up with friends, some of whom we hadn't seen during the summer. Thanks to Barb Harvey and Bev Cella and other Social Committee members who planned this delightful evening!

Pat Aubry



Bruce & Sandy Yeager,
Bob & Cheryl Shelderfer



Chris Harvey, Bob Cella,
Colleen & Tom Breene



Jim Aubry, Shirley Joyce,
Marge Brolly, Joe Carrone



Jean Norsworthy, Bev Cella,
B.J. Rodgers



Tom & Joan Gibson,
Margaret & Dave Michell



Barbara House, Pat Aubry,
Marney Roia



(continued on next page)

Ice Cream Social

(continued from previous page)



Bev Cella, Barb Harvey



Bud & Lorna Kauffman



Joe & Tre Carrone,
Dorothy & Bill Dinehart



Bob & Bev Cella



Barb & Chris Harvey



Joyce Cadwallader, Jean Norsworthy,
Ginny Parry, B.J. Rodgers



Louise Davidson, Carol Ellis,
Bruce Yeager

Photos by Pat Aubry and Sandy Yeager

Christmas Cookie Baker Extraordinaire Karla Cook

Christmas cookie baking starts the day after Thanksgiving for Karla Cook (759), who is known for her delicious and lovely holiday cookies. In order to prepare several hundred cookies, Karla must begin baking and freezing long before Christmas.

To accomplish this amazing task, she bakes two different cookie recipes each day, resulting in dozens of 35 to 38 different cookies. Often the recipes are found in the over 3,000 cookbooks from all over world, which Karla has collected and arranged by topics in several rooms in her home.

After the cookies are baked, they are wrapped and placed in a large freezer and frozen. At serving time, the cookies are arranged artistically on large trays, each tray containing a selection of cookies.

Karla's love of baking began early in her life. "When I was a little girl, I desperately wanted an Easy Bake Oven, but my mother suggested I learn to bake using a real oven," said Karla. She explained that she loved cooking but did not have any formal training, though she did take a course in cooking at Le Espalier in Boston, a three-day immersion course, given to her by her husband, Bruce.

Karla's Christmas cookie tradition began in 1989, when she and Bruce were living in Massachusetts, and she first baked cookies for the holidays and distributed them to friends and neighbors. Although she bakes some of the same recipes each year, Karla often tries out new ones. However, many traditional recipes are in demand each year as favorites of family and friends, and they cannot be omitted.

Some of the fan favorites are chocolate peppermint blossoms (see recipe), spritz cookies, pineapple drop cookies, lemon bars, and dulce de leche cookies. Half of the cookies are bar cookies, one quarter are drop cookies, and one quarter are what Karla calls "fancy cookies."

Among the more difficult and time-consuming cookies are Italian peach cookies, and decorated cut-out cookies (one of Bruce's favorites, according to Karla).

While known for her Christmas cookies, Karla makes other desserts and gourmet dishes, and more recently was praised for her contributions to Inverness social events, such as the Cinco de Mayo party.

Carol Ellis



(Recipe & Cookie Photos on next page)

Christmas Cookie Baker Karla Cook

(Continued from previous page)

Chocolate Peppermint Blossoms

1 c. butter
1 c. sugar
1 egg
1 egg yolk
2 c. flour
2/3 c. cocoa
½ t. baking soda
¼ t. salt

Peppermint kisses unwrapped.

Cream together butter and sugar. Add egg and egg yolk.

Add dry ingredients. Mix thoroughly.

Refrigerate for two hours

Shape into balls. Roll in granulated sugar.

Bake 1 to 9 minutes on an ungreased cookie sheet at 350 degrees.

Press peppermint kiss in the middle while warm.



Upcoming Inverness Events*Inverness Ladies Luncheon*

Saturday, November 8
Hershey's Mill Golf Club

Inverness Holiday Gala

Saturday, December 13
HM Community Center

Inverness Village Open Meeting

Tuesday, December 16, 3 PM
HM Community Center

Upcoming Hershey's Mill Events*Hershey's Mill Library Used Book Sale*

HM Community Center
Sat., Oct. 4, and Sun., Oct. 5
See HM Guide & Digest for details

HMCTV Annual Health & Wellness Fair

Thursday, October 16, 3-6 PM
Community Center

Hershey's Mill Singers Concert

Saturday, December 6
Sunday, December 7
SS Peter and Paul Church, Boot Road

Sullivan House - Holiday Open House and Railroaders Open House (3rd floor)

Sunday, December 7
Sullivan House

Hershey's Mill Holiday Tree Lighting

Sunday, December 7
HM Community Center

Hershey's Mill Holiday Parade

December 6 or 7, weather dependent

Upcoming Local Area Events*Immaculata Fall Concert "Transformations"*

Saturday, November 8, 7:00 PM
Immaculata University

Immaculata Christmas Concert

Sunday, December 7, 3:00 PM
Immaculata University

WCU 104th Annual Holiday Program

Saturday, December 6, 3:00 PM
Emilie K Asplundh Concert Hall

Inverness Directory Updates

The Inverness Directory is updated twice a year and is distributed with the January and July issues of the newsletter. If you have any changes to your directory listing, please contact Mary Lou Perry.

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

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Louise Davidson

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.

