

VILLAGE OF INVERNESS HOMEOWNERS ASSOCIATION
OPEN MEETING

Tuesday May 8, 2018

Hershey's Mill Community Center

In attendance –

Boyd Mackleer, Tom Delaney, Janet Emanuel, Barbara Atmore, Wilbur Amand and
Janet Burgess

Refreshments and socializing from 7:00 to 7:30 PM

- I. **Meeting Called to Order - by President, Boyd Mackleer at 7:27pm**
- II. **Welcome:** Boyd – Asked for a moment of silence in memory of those in our Village that have died.
- III. **Minutes from December 7, 2017 meeting –** were unanimously approved.
- IV. **Election Results –** Janet Burgess announced that Wilbur Amand, Janet Emanuel and Boyd Mackleer ran unopposed. The slate as presented was approved.
- V. **President's Report –** Boyd Mackleer
 - Walking Trails** for area across upper Brighton and Ashton is scheduled to begin in later May and should be completed in about two to three weeks. Cost of \$90,000.
 - Replacement of Pitched wood shingle roofs on perimeter walls** expected to be completed by end of 2018. Cost of \$44,000.
 - Pool –** There is a new rule that Fridays are for adults only. No Children are permitted on any Friday.
 - Board of Directors of Master Association,** which is made up of 5 presidents, may spend money budgeted up to \$25,000. Other expenditures must be approved by motion and vote at the Master Association meetings

Inverness Village –

 - Alarm systems –** 6 still not completed for various reasons.
 - Verizon –** 1 staying with Comcast, 3 vacant properties and 2 need to schedule appointment.
 - Snow assessment -** \$200.00 per home to be paid in full or \$100 by 7/1/2018 and \$100 by 10/1/2018. The total assessment of \$200 must be paid in full by 10/1/2018.
 - Painting –** Dave Baker #779 has available paint if you would like to do your own touch up until Village does a complete repaint.
 - Turf restoration by Verizon** is scheduled for May 9-11 weather permitting. Home owners are required to water where grass seed is place.
 - Wood Shop –** Final approval given by Master Association to expand Wood Shop. Vote was 20-3 with Glenwood, Princeton and Kennett no votes. Cost not to exceed \$195,000. To Be paid as follows: \$55,500 Accured reserves, \$60,000 Loan from Vision Quest (to be repaid by Wood Shop) \$79,000 from Capital Improvement Fund (CIF) Work to begin with Beechdale Builders in late May or early June.
- VI. **Treasurer's Report -** Tom reported that snow removal expense exceeded budget and therefore requires an assessment of \$200 per home. Our reserve fund is \$285,000. Village budgets \$40,000 per year for wood replacement.
- VII. **Council Member Reports –**
 - Wilbur Amand –** Question was asked if everyone had a copy of the new rules and regs book for our Village. If anyone needs a book please let Wilbur know and he will get you one.

Treatment for carpenter bees has been completed, however if you are still having a problem call Janet Burgess at the management company.

Janet Emanuel – Township playground should be completed by Community Day June 30, 2018. She invited everyone to come to the event which will include fireworks.

Paoli Pike trail – is moving along. Negotiations for easements with property owners has begun and grants are being requested. Work should begin at the end of the year and be completed by 2020. Grants must be spent within 3 years of receiving them.

Sunoco Pipe Line – Sun claims they will be back to work in June. There are various groups trying to stop it. There is a Township meeting May 16 to hear from 8 or 9 groups that are actively fighting the pipe line. It is an information only meeting. The sink hole problem is only an issue north of Rt 30.

Adelphia is an existing pipe line that uses natural gas one way and oil the opposite way.

Hershey's Mill Dam – Township is working on financing for both Hershey's Mill Dam and Reservoir Road dam. Township is obligated to do something. Grants are being requested and last year the Township borrowed money to handle projects which have to be repaid over 20 years.

Committee Reports –

Architectural – No report

Finance – No report

Holiday Deco – No report

Landscaping – Judy Amand stated that walk thru will take place on May 18, to see what needs to be done.

Light Bulb – David Baker said to please let him know if you see a light out.

Maintenance – It was reported that lights are staying on during the day in some areas. Jane Burgess to follow up.

New Neighbors – No report

News Letter - Boyd stated that he has heard from several sources that Inverness has the finest newsletter in all of Hershey's Mill. The committee stood to be recognized.

Social – Carol Ellis reported that the Ice Cream Social will be held on June 13, 2018 and that there will be another Ladies luncheon sometime in August.

Zone Delivery – No report

VIII. Questions/ Answers –

IX. What are the rules in reference to cats? All pets are to be leashed when outdoors. It was mentioned that we might have stray cats in the Village.

Does the Wood Shop contribute to Community? Membership to belong to Wood Shop is \$65.00. It contributes in the same way that Sullivan House, Community Center and Pool contribute to the overall value of our community.

Is the village responsible for walk ways when they have been repaired and are two different colors? Village is responsible for safety of walk ways and will repair as needed.

Hershey's Mill Players – Please attend show at East High School from June 21st-23rd

Congratulations to Janet Emanuel – She has been named as the Police Commissioner of East Goshen.

Maintenance request for rotten wood should be emailed to Janet Burgess.

Will dead Shrubs be automatically removed and replaced? This is a decision of the Landscape committee. If you have a concern please contact Judy Amand before the walk thru on May 18, 2018.

Verizon Bill is incorrect who should I call? Call Verizon and be sure to tell them that you are part of the Hershey's Mill transition.

X. Meeting Adjournment – 8:40pm