

INVERNEWS
DECEMBER 2017
2018
Happy New Year!



Notice of Annual Meeting and Elections

The Annual Meeting of the Inverness Subdivision Home Owners' Association, Inc., will be held on Saturday, January 13th, 2018, at 10:00 AM. The location will be at the pool. We will serve doughnuts, biscuits & hot coffee. Please bring a chair and be an active member of our fine community. We encourage your attendance and participation in this meeting. Our past attendance has been nowhere near what it once was years ago. Remember these annual meetings are about your home place and probably about one of your largest lifetime investments. Please try to attend.

Should you have conflicting plans or you are otherwise not able to attend, please complete the Proxy form that can be downloaded from the website and return it to our president at,
Inverness H.O.A., Inc.

P.O. Box 9054

Mobile, Alabama 36691.

This needs to be mailed by Monday, January 8, 2018.

MEETING AGENDA WILL INCLUDE:

- Review 2017 accomplishments
- Review 2017 budget and expenses
- Set goals for 2018
- Election of board members

ATTENTION HOMEOWNERS

A MESSAGE FROM OUR H.O.A. PRESIDENT Ralph
Gudeman

Voting results

H.O.A. Board proposal passes.

Yes - 77

No - 24

Not returned - 40

To those who voted yes, thank you for your encouraging support.

To those who voted no, thank you for your courage to stand up for your beliefs.

To those who did not vote, I encourage you to become an active part of our community.

To all of you, we, as your board, pledge to be good stewards of your money, making wise choices with all of our expenditures and keeping you informed.

Thank you.

We look forward to seeing you at our H.O.A. annual meeting. This year, in an effort to get more attendance and participation, we will hold the annual meeting on Saturday, January 13, 10:00 a.m., at the pool area.

There will be coffee, hot chocolate, cider, doughnuts and McDonald's biscuits.

Come out and hear what has been accomplished in 2017, plans for 2018, and help elect new Board members.



Yards of the Month

December 2017– 6408 SHETLAND COURT



November – 2113 WOODFORD CT.



October – 6624 APPLECROSS DRIVE N.



Thank you, Gina and Bill Cassady for another year of acknowledging community beautification. And thanks to all the winners this past year for encouraging all of us to help keep Inverness subdivision beautiful.



NEIGHBORHOOD SAFETY

As you drive through our neighborhood, please bear in mind that the speed limit is 25 MPH, even on the boulevard. And don't forget to obey the STOP sign at the end of the boulevard when entering the subdivision. Our neighborhood has numerous turns, curves and steep hills that require considerable braking at legal speed. Going any faster is not necessary.

Let's not have a tragedy ruin the holiday season or any other time.

For the safety of our homeowners, children, and holiday visitors, please drive the legal and safe speed limit throughout the neighborhood, and please do not tailgate drivers who are keeping to the legal and safe speed limit. Please Slow Down! Please Drive Carefully!

Reminder, driving while drinking, even if not intoxicated, could lead to some serious legal ramifications. Please give a heads up to your guest coming to or leaving the neighborhood.

Unfortunately winter with less daylight is the season to also have increase awareness about personal, auto, and home security. Keep your doors, outside-parked vehicles locked, and unattended garage doors lowered. Don't forget to remind guests of this. Don't tempt fate by leaving valuable items (e.g. cell phones, GPS devices, iPods, tablets or weapons) in vehicles parked outside. If you are going out of town for an extended period of time, please ask your neighbors to keep an eye out on your house. Collect your mail, pick up things left on your porch – anything that will give an impression that someone is still home. If you witness suspicious activity, please make note of people and vehicle descriptions, tag numbers and report it to the city police. Something to consider this year is the purchase of a home security camera or system, especially one that you can monitor or alert you while you are away from home. The technology is rapidly advancing, yet becoming easier for homeowners to install themselves. It is also becoming invaluable for law enforcement to use to help solve some crimes.





Homeowner Dues

The Board wants thank the residents of Inverness who pay their annual association dues on a timely basis. Without your cooperation it would not be possible for us to properly maintain our subdivision and protect the property values of all of our homes. Owner association dues are not optional. They are part of every purchase agreement when property is acquired in the Inverness subdivision. For the small number of residents who refuse to pay their annual dues, the by-laws (Article X) permit the owner's association to charge interest and place property liens with Mobile County. Needless to say, we would all like to avoid such unpleasantness. As of December 3, 2017, we have 14 properties that are in arrears on their dues and penalties totaling almost \$5500.00.

Covenant and By-law Restrictions

Our covenants and by-laws were written for our safety, and to protect our homes' property values. Please take a moment to review our bylaws. They're available on the "Covenants and By-laws" page of our website at www.Invernesshoa.net. When we all bought our homes here, we all agreed to abide to the by-laws, and to pay the association dues. Let's all strive to maintain our homes and neighborhood! We all want to make money on our home investments and the only way is to keep our neighborhood looking sharp! We want people to visit our neighborhood and have them say "yes, I want to live in this fine respectable community!"

PROPERTIES HAVE SOLD FAIRLY QUICKLY IN INVERNESS THIS PAST YEAR

Eight properties have sold during 2017 with prices averaging \$92.10 per square foot. We currently have five more on the market.

Thanks goes to Carolyn Norman, Broker and long time Inverness resident for providing this info.

WWW.RealLiving.com /NormanRealty

The board was contacted about the city doing side walk repairs. Unfortunately, that is the resident's responsibility to make repairs to broken curbs, collapsing or raised sidewalks.

This also brings us to remind residents that parking on the lawns or the side walks is not legal in the covenants.



RECYCLING

The holidays always create an inordinate amount of trash with discarded gift wrappings, cardboard, paper, plastic shopping bags etc.. Extra company visiting the home creates more empty beverage containers and cans. Trash and garbage collection schedules are off set due to the holidays and run late trying to catch up. This makes for an excellent time to consider recycling at the Mobile County Recycling Center, 7450 Hitt Rd, Mobile, AL 36695. Then you won't have to worry about over stuffed garbage cans and trash blowing around the neighborhood.

The City Of Mobile will not pickup garbage or trash on the following holidays:

Household Garbage Collection Division

New Year's Day
Martin Luther King's Birthday
Independence Day
Thanksgiving Day
Christmas Day

