



This is the Summer 2021 edition of the e-newsletter for the **Villas at Andover HOA**.

BOARD ACTIVITIES

- 1. Renewed Work on Governing Documents:** The board has had several meetings reviewing the Governing Documents presented at the 2020 Annual Meeting. As most of you will recall, a committee of Members worked on revising and updating the Bylaws and Covenants and putting together a policy and procedure document in 2019, only to have a procedural issue prevent its passage at the Annual Meeting. The board did not want to present it again in January 2021 because the Annual Meeting was held virtually due to the COVID-19 pandemic, and it was felt the circumstances might limit participation. This summer the board has had three meetings and is in the final phase (legal review) of preparing a refreshed version of these documents. I plan to call a Special Meeting of the Association Members to review these documents and prepare for a vote this fall. The new documents will be available on our website (www.villasatandover.com) as soon as our attorney has completed his review. The board asks that all Members take some time to review them before the meeting this fall. When the new documents get posted, feel free to send questions to the board through our website email and we will provide answers/explanations for your consideration on the website on a FAQ document for all to read.
- 2. Landscape and Green Space Committee Appointed:** The board has appointed a committee of Members to review and make recommendations regarding maintenance and development of the green space acquired from Whitaker Bank in 2018. The newly appointed members are: Candy Ballard (692), Ally McMurray (681), Jack Haga (677), Kinga Mnich (624), and Shannon Messer (627 FHD) representing the board. The first meeting of the committee will be held in August. One of the first tasks of the new committee is to address the seeding of the old 10th fairway that has lost most if not all the bent grass turf previously growing there when it was a golf course. The current budget has funding available for reseeding this fall.
The board has had to deal with cleaning up some tree damage from the June storm and some tree removal because of insect activity (pine borer). In addition, the trees on the island will be pruned shortly. More such tree maintenance will need to be done, either later this fall or over the winter. Timing is budget dependent.
- 3. Development Progress on the old Country Club Property:** Jimmy Nash has completed the construction of the additional units to the Andover Club Villas development next to the clubhouse parking lot on Todds Road. According to an Anderson Communities representative, the final plat for the entire development has been submitted for city review and approved with only technical changes. We are still waiting for final construction drawings to be completed. It is still our understanding that site development and infrastructure construction will begin this fall, but construction on the condominiums themselves will likely not begin this year or next.
- 4. Architectural Committee:** The committee made a walk through to inspect homes in early July. In general, owners continue to make updates to their property as needed and our properties remain in good repair with a few exceptions. If your property is one of these "exceptions", you should expect a letter from the Association this month addressing issues the committee feels need improvement or areas that could become a problem in the future.
If you are planning to make updates or repairs to the exterior of your home that will change the original appearance, please let the architectural committee know *before* you begin the project. A form to describe the proposed changes and completion instructions is available on our website www.villasatandover.com. If you have questions as to whether any project requires review, ask Lee Sims (636 AVP).

5. **Mailbox Changes Considered:** The HOA continues to make lots of repairs to mailboxes. The heavy brass numbers continue to lose their adhesive characteristics due to weather. As a result of the volume of repairs needed this summer, the HOA is considering eliminating the brass numbers on the side of mailboxes. They are heavy and expensive to replace when lost or damaged. As a test, we are placing 2" brass colored sticker numbers on the front of a few boxes (see adjacent picture) and eliminating the numbering on the side. Our new mail carrier appreciates the new location, and since most homeowners now have numbers on their houses, identifying addresses while driving on the street does not seem as much of a problem. You can comment on this proposed change by using the email link on our website at www.villasatandover.com. If the sticker numbers hold up well to the weather, we will consider changing everyone's mailbox later this year.



6. **Safety and Security:** Foot and bicycle traffic on the paths of the old golf course remains high. All of the Andover HOAs have adopted rules for use of these paths that include a restriction on fishing in the lakes, motorized vehicles (other than golf carts) and use of the trails after dark. A copy of these rules can be found on our website. Additionally, Andover Hills and Andover Forest has instituted a cart "registration" system for those who want to drive carts on the paths. This form and instructions can be found on our website and we expect all Villas owners who want to drive their carts on the paths to register their carts with Andover Hills HOA.

REMINDERS/ANNOUNCEMENTS

- Please be reminded that the board has determined and the courts have confirmed that short-term rentals are prohibited by the CCRs. We are assessing fines to those owners who using their homes as short-term rentals.
- With all the activities of the season, please remember that the west side of Andover Village Pl (the outgoing side) is posted as NO PARKING at any time. Please honor this restriction as the Lexington Police Department will give tickets for violations on request. The street is narrow and parking issues could prevent fire and rescue vehicles from getting to an emergency situation on the north end of our street.
- The board asks you to remember that the green space is "common" property to all. We ask that you NOT plant trees or shrubs in that space without submitting a plan beforehand to the Landscape and Green Space Committee to review and have it approved by the board. Forms to submit your request can be found on our website. William Hardin from GreatScapes (our mowing service contractor) is willing to consult with anyone concerning tree and scrub species best suited for this area. His phone number is: (859) 523-8873. Also, if you walk your dog on the green space or paths, PLEASE clean up after them, for the sake of the rest of the community that uses the space.
- We have a few new neighbors here at the Villas. Kinga Mnich and Manuel Hajar have moved into Lynn & Jo Fortham's old home at 624. Kinga has served on HOA boards in the past and has agreed to work on our new Landscape and Green Space Committee. Farah Young and her family have recently moved into Li Ou's rental house at 685. If you see them out and about, say hi and welcome them to our community.
- It's "**Party Time**"! Our Social Committee has been busy planning a neighborhood get together for Sept. 12th (Sunday) from 4:30 to 7:30. Please click this link (<https://forms.gle/fL9PSqoWt5XP3T5i9>) by Sept. 1st to RSVP. We will meet on the Greenspace behind 673. Odd addresses are asked to bring appetizers, even ones bring desserts. The Association will furnish meats, sides, table service, and water. Please bring a chair, your choice of beverage and join your neighbors!

Tim Shuck, President (693)