



This is the Winter 2022 edition of the e-newsletter for the **Villas at Andover HOA**.

## **BOARD ACTIVITIES**

- 1. Annual Meeting Coming January 24, 2022:** This year's Annual Meeting will be held Monday, January 24<sup>th</sup> at the Republic Bank community room. We have moved up the time to 6pm. I have also attached a copy of the minutes from the last Virtual Annual Meeting for your review. Highlights of the upcoming meeting will be discussion of the budget for 2022 which will include a \$25 increase in assessments. The board feels this is necessary to cover increases in management fees (from All Points) and well as increases in lawn mowing services. Great Scapes has not increased their fees in over 3 years and given the labor shortages and the cost increases over the last few months for chemicals (fertilizer and weed killer), the board feels the cost increases proposed are reasonable. The largest percent increase is to the greenspace maintenance portion of the budget. Based on experience since acquiring the additional property, the originally budgeted \$32/quarter is not sufficient to cover the costs. More details about the budget will be presented and discussed at the annual meeting.
- 2. Board Positions for 2022:** We will be filling three (3) board positions this year at the Annual Meeting. The 2-year term of Tim Shuck (693), Chuck Berry (644), and Lee Sims (636) will be expiring after that meeting. Both Chuck and I have agreed to run "one more time" for the board. Manuel Hajar (624) has also agreed to have his name placed in nomination. If you would like to serve on the board or any of the board appointed committees, please let Edwin Gibson know. The board will welcome participation from more of our residents.
- 3. Landscape and Green Space Committee:** The newly elected board will appoint a committee of members to review and make recommendations regarding maintenance and development of the green space acquired from Whitaker Bank in 2018. Members appointed in 2021 are encouraged to sign up for next year at the Annual Meeting.
- 4. Development Progress on the old Country Club Property:** As best we can determine, there have not been any substantive changes to the development plans for the old driving range property. Our best guess is that increases in material costs over the last 6 months have delayed the development of the property. We will know more as Spring gets closer.
- 5. Architectural Committee:** 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](http://www.villasatandover.com). If you have questions as to whether any project requires review, ask Lee Sims (636 AVP).

6. **Mailbox Changes Considered:** 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](http://www.villasatandover.com). So far, the new numbers seem to be holding up well. Through the late summer and now the cold winter months, we have had little problems with these new numbers.



7. **Safety and Security:** Foot and bicycle traffic on the paths of the old golf course has been reduced by the weather. But the rules adopted by the HOAs for use of these paths remain in effect. These 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.
- **"Party Time"** Our Social Committee organized two get-togethers over the last few months. Hopefully you had a chance to attend one or both of the neighborhood activities. Again, if you want to help in the planning for the events of 2022, please sign up at the Annual Meeting.

Tim Shuck, President (693)