



Summer time!



This is the Summer 2023 edition of the e-newsletter for the **Villas at Andover HOA**.

BOARD ACTIVITIES

- 1. Landscape and Green Space Committee:** We are still in need of volunteers to serve on the Landscape and Green Space Committee. Please contact me or Manuel Hajar (624 AVP) if you are interested.

After the recent storms, our lawn maintenance company removed the branches that had fallen on the old 10th hole property. We have not yet removed the dead/dying trees on old #10. The company selected to remove them has been busy with removing debris from that late June storm that knocked out our power for 12 hours. We will get the pine removed as soon as they become available. The other two trees slated for removal will NOT be removed at this time. The board voted to leave those two for a later time.

We also plan to submit a grant to the city this summer to fund replacing and adding trees to the greenspace to enhance privacy from the new condo development. This grant would require that matching funds be provided by the HOA. Those funds would come from HOA reserves and would be included in the 2024 budget.

- 2. Development Progress on the old Country Club Property:** As many of you have noticed, they are starting on the redevelopment of the clubhouse property including the new entrance off Todds Rd., the lake area and parking lot. With the finalization of the lease of the clubhouse to Carson's for a second location, that portion of the overall development plan has been moved to first in line to be reconstructed.

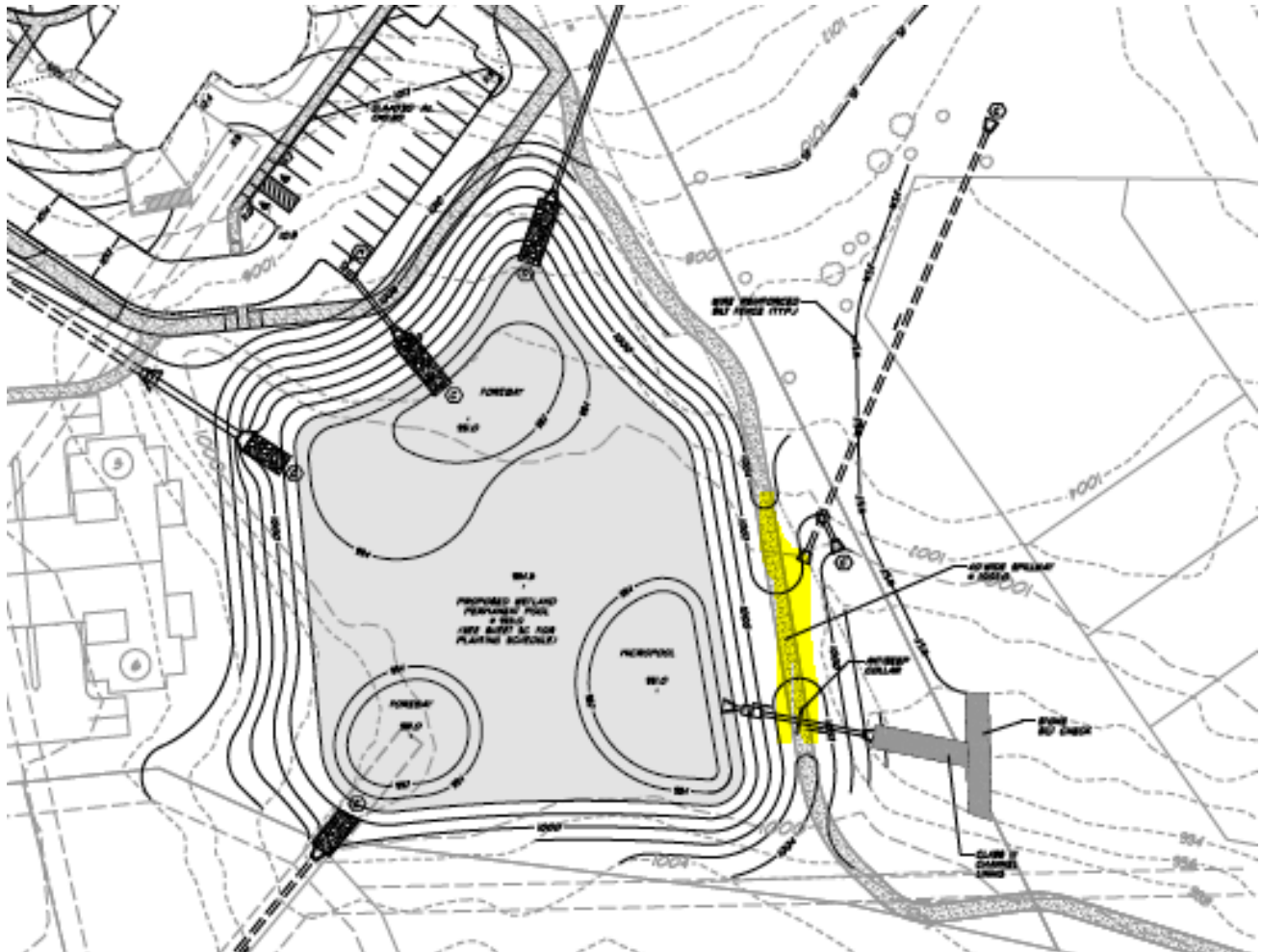


A new cul-du-sac will provide the entrance to the restaurant and eventually the condo development on the old driving range property (see drawing to the left). That new city road will be constructed where the entrance to the clubhouse currently is on Todds Rd and extend into the old driving range teeing

area. This new entrance has always been in the plan as approved by the board. The driving range development will likely not start this year.

Regarding the lake area, the board met with Tom Hatfield (the civil engineer assigned to the project) on Thursday, July 20. With the staking of the silt fence, the board wanted to confirm the plan currently being implemented. As can happen in projects like this one, it had changed slightly, in my opinion, for the better. Instead of building a water management feature on the north end of our 10th hole greenspace property and retaining the lake, the decision was made to turn the entire, enlarged lake into a water management feature. This, however, will require the cart path to be closed until this phase of construction is completed.

The drawing below shows the plan for the new water feature. The highlighted area is the location of a “spillway” that will replace the old bridge. The water level will be lowered and pond depth and surface area will be increased in order to retain more runoff from the new driving range development when it occurs. **As I mentioned earlier, this will negate any need for a similar feature originally proposed on our greenspace property.** The outlet (located in the approximate area of the old bridge) will allow water to drain from the pond in heavy rain events, similar to the way it does now, only with a much reduced frequency due primarily to the enlarged area and increased depth of the new pond. This will also eliminate water flow events across the new spillway except during extreme rain events. The cart path will be replaced in the same location it currently is on the existing dam, but with a dip in the middle at the spillway. The rock silt barrier recently installed across our concrete water drainage ditch on our 18th hole property will be removed once work is complete. This new configuration will also improve water quality at the pond located on Mike Potter’s property (at the old 18th tee).



Tom Hatfield estimates that this first stage of the project will be completed in 9-12 months, and the goal is to have it finished by the time the new Carson’s is ready to open in the spring of 2024. This stage of the development will also include significant landscaping enhancements to the property, including the code required landscaping of the new parking lot at the rear of the clubhouse. The new landscaping includes a 5’ hedge to protect property behind the pond from car headlights. Again, this lot was included in the original plan.

- Annual property review for covenant compliance:** The committee completed their walk-thru in early July. Several homes were noted to have poor landscape maintenance. Those individual owners have or will be receiving notices asking them to make improvements to their property landscaping by removing weeds and dead plant material, adding mulch, and removing trash from their landscaping beds to bring their homes into compliance with the covenants.

REMINDERS/ANNOUNCEMENTS

- **All Points Community Management:** As a result of the sale of All Points, the address for HOA dues payments has been changed effective April 1, 2023. You should have received a letter in the mail in March about this change. The new address for mailing in payments is:

The Villas at Andover Homeowners Association, Inc.

c/o All Points Processing Center

P.O. Box 94764

Las Vegas, NV 89193-4764

Be sure to include your new account number in the memo section of your check. **Your account number was also listed in the letter. It is 699-VAH-(your individual property account number).**

Also included in that letter were instructions for creating a log on account with our management company (<https://apcm.cincwebaxis.com>). Doing so will allow you to see your current account balance as well as make payments directly to our management company. If you register with this new website, you will also have access to all the legal documents associated with our HOA, minutes for our Annual Meeting, and all other information previously on our website (www.villasatandover.com). If you have questions or problems signing on, please contact Becky (becky@allpointsky.com) at All Points. Ashton is no longer working for All Points.

- Please be reminded that the board has determined and the courts have confirmed that short-term rentals are prohibited by the CCRs. The HOA is fining those owners who are using their homes as short-term rentals.
- With all the activities of the summer 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 had several complaints of dog droppings on the north end of the old 10 hole in the greenspace. If we can positively identify the perpetrator(s), we will warn then fine the owner of the dog if they are owners in our community.
- Please remember, the city of Lexington requires trash and recycle containers be removed from the curb the day they are emptied (our pickup day is Friday) unless holidays interfere with the city schedule. Our HOA asks that container be stored in garages rather than beside the house.
- 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 old website www.villasatandover.com or the new All Points website. If you have questions as to whether any project requires review, feel free to contact any board member or Becky at All Points.

Tim Shuck, President (693)