



This is the Fall 2024 edition of the e-newsletter for the **Villas at Andover HOA**.

BOARD ACTIVITIES

- 1. Annual Meeting:** The Annual Meeting of the Villas at Andover HOA will be held on January 27, 2025. Dues will likely be maintained at the same level as 2024 (\$375/quarter) and 3 directors will need to be elected. Brian Rosenkrantz has agreed to serve another term, and there remains one vacancy from last year. However, I will be resigning as of the Annual meeting due to my relocation back to Nebraska. Manuel Hajar and Chuck Berry have one year remaining on their 2-year terms ending January 2026. If you are willing to serve, please let one of the current board members know so we can add your name to the ballot. There will be another call for candidates as we get closer to the meeting date.
- 2. Landscape and Green Space Committee:** We have removed the dead pine on old #10 but still have a couple of dead/dying trees to take out. The construction around the old clubhouse has been mostly completed, at least as it relates to our property. The contractor still needs to drain the pond, and place plants in and around it to facilitate water management. We do not know when this will happen, but access will likely be from the opposite side of the pond (where the new Club Villas condos will be built).

Several of our neighbors have noticed the stakes and marking around our HOA property. As you may recall, there is a planned development of townhomes on part of old #10 and the driving range. Details can be found on our website at villasatandover.com. As part of this development, Carson's has established a second restaurant at this Andover location. Earlier this year, Manuel spearheaded and applied for a matching grant program from the city, and we were awarded a grant of \$8,000 to beautify and screen our green space property. While it's not the full amount we applied for, it certainly is a welcome addition.

The board has been working on plans for the grant's implementation, and as a first step, we needed to establish our property boundaries so we could choose the new cart path route. The board has met with arborists and landscapers to identify native tree species and to formulate a plan for screening the cart path and the new development. We'd like to start planting in the next few weeks before the freeze, so we can get a jumpstart on realizing some significant tree growth before the development starts. We now have funding to plant about 72 native and disease resistant trees of varying species in groups of 12 trees each. If you have thoughts or suggestions, please reach out to a board member; or better yet, sign up for the Landscape and Green Space Committee and participate in the decision-making process.

- 3. Development Progress on the old Country Club Property:** As mentioned above, the new Carson's is open and the access road to the new condo development on the old driving range is complete. Also a new business has opened in the basement of the clubhouse building—**KYnesis**, a fitness center.

Construction will likely start this late fall or winter on the additional Club Villas condos adjacent to the Carson's parking lot and across the pond from our HOA green space. We have no information about when construction will start on the condos on the driving range and a portion of old #10.

We have successfully lobbied the developer and the city has approved leaving the old bridge intact. Its old spillway will be used for overflow should the new basin ever fill up during a 100 year flood event. The developer

has repaired the minor damage to the old bridge, and it remains as the route for the cart path adjacent to the new pond area. We are working with GreatScapes to reclaim and improve the construction area on our greenspace.

- 4. All Points Community Management:** Our management company is working on a budget for 2025 and the board should have that shortly for review and finalization. We will present the budget at the Annual Meeting in January. As a reminder, dues payments can be made on the All Points management site: <https://apcm.cincwebaxis.com/>.

REMINDERS/ANNOUNCEMENTS

- We are having another “**stick pick up day**” on **November 10th**. Volunteers are welcome to come and help pick up the sticks and debris that has fallen over the windy days this past month or so. **Meet at the bridge by Carson’s at 2pm, bring work gloves and a wheel barrow if you have one.** The work will last only about 1-2 hours.
- 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 shrub 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.** We have had several complaints of dog droppings on the north end of the old #10 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.
- Another positive community service activity would be to bring a bag with you when you walk the cart path and pick up any cans and litter you see along the way. It’s not a big inconvenience and it will vastly improve the looks of our park-like greenspace.
- 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 containers be stored in the garage 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 Natalie at All Points. And again, volunteers to serve on the Architectural committee are always welcome and it’s a good opportunity to have a voice in the management activities of the HOA.

Tim Shuck, President (693)