



# Summer 2019

- 1. New Board Member:** With Gregg Slater's relocation to Florida, it was necessary for the board to appoint a new member to fulfill his remaining term (18 months). The board was fortunate to have Susan Jones-Snodgrass (631 FHD) agree to serve out that term. She officially joined the board as of July 10<sup>th</sup>.
- 2. Landscape Maintenance for 2019:** William Hardin of **GreatScapes** wanted to remind everyone that his company is currently providing weed, insect and fertilizing treatments to our owner's property in the Villas. If you separately contract for an additional lawn treatment service, you run the risk of damaging your lawns. If you feel you need additional weed or fertilization treatment, contact William for a schedule of the services he provides and share that with your contractor to avoid "overlapping" treatments.
- 3. Update on Andover Country Club Status:** As noted in the previous newsletter in May, there were three remaining parcels to be sold: the Hole 18 remnant (tee and fairway - we purchased some of it last August; and the 18<sup>th</sup> green is part of the Clubhouse parcel), the Clubhouse parcel, and the Driving Range parcel. ACP closed on the sale of the Hole 18 remnant last month. The restrictions on that deed are the same as those on all of the individual HOA parcels. The Zone Change for the Clubhouse and Driving Range parcels was approved on July 8<sup>th</sup> by the LFUCG City Council. The development plan for those parcels is available to be reviewed on the Andover Hills website ([www.andover.org](http://www.andover.org)). We are hoping to close on those 2 parcels by the end of summer.
- 4. Architectural Committee:** In general, properties on the street are looking good. As mentioned in the last news letter, the committee has been expanded by adding three owners to the committee. Those volunteering to serve are Ally McMurray (681 AVP), Susan Jones-Snodgrass (631 FHD), and Paul Ramsey (676 AVP).

The committee completed their walk-through late this spring, focusing on landscape upkeep. Our covenants require that each homeowner maintain their landscaping in a manner so that it does not become unsightly. Art. V, Sect. 8 states "It shall be the responsibility of each Owner to prevent the development of any unclean, unhealthy, unsightly or unkempt condition on his Lot....". Unfortunately, several lots failed to meet this standard. This aspect of home upkeep is highly visible and easily remedied. If you received a letter from our management company (Allpoints) about this issue, please do the requested upkeep within the next 60 days. Properties cited will be reinspected in September to assure compliance with our covenants.

The Architectural Committee reminds all owners that, as our homes age (most are now more than 25 years old), exterior upkeep becomes important to prevent serious and expensive long term damage:

- Stopped up downspouts and gutters overflowing cause erosion, soffit rot, brick deterioration, and contribute to foundation settlement. Also check the downspout's boot and splash block to make sure the boot is attached and directing water away from your foundation and neighboring properties.
- Proper stormwater drainage and sealing/filling driveway cracks will help prevent wet basements/crawlspace and prevent further driveway deterioration and other settlement issues caused by water intrusion.
- Caulk window and door frame edges of brick mold wooden trim to keep out water and insects.
- Check areas where bricks and mortar joints are cracked for foundation settlement issues. Repair the exterior damage to prevent water leaks and continued deterioration.
- Check and replace worn/torn garage door seals at the bottom of the door and repair rotted brick mold next to the driveway. Replace with paint grade vinyl brick mold if possible to insure a lasting repair.

- Inspect window sashes and sills for rot and restore or replace them to keep water from damaging structural side walls and causing mold inside the walls of your home.
  - Deteriorated/rusted chimney caps can lead to staining of the outside of the chimney, or worse, it can let water, insects and bats into your home. The water can lead to wood rot and eventually to mold. EIFS (the synthetic finish used on many chimneys) deteriorates in about 25 years, allowing water intrusion.
  - Front and side yard sidewalks are your responsibility by city ordinance. You may have seen the pink paint on many of cracked and heaved walks on Andover Village Dr. These have been marked by the city for homeowner repair. If caught early, sidewalks can be “lifted” at a lesser cost than replacement. LFUCG does have matching grants to assist homeowners with the cost of these repairs.
- 5. Review and Update of Covenants:** Bob Antrobus (689 AVP) and his committee, made up of Candi Ballard, Jack Haga, Ally McMurray, George Tomaich, and Lee Sims have finished their review and recommendations for changes to the governing documents. Thanks to all who have volunteered their time. The board has also reviewed their proposed changes and submitted the documents for legal review. After that has been completed (within the next few weeks), we will call a Special Meeting of the owners to review what has been done and seek input concerning the changes recommended. A vote of the owners will follow after final approval of the documents by the board.
- 6. Parking:** We continue to be concerned about safety on our narrow street. We have tried several means to make sure our street remains passable for larger vehicles like fire, rescue, and city maintenance trucks. We had agreed to the city’s request to restrict parking on the even-numbered side of the street in an effort to make the street more passable and safer. The city had intended to restrict both sides of the street. The board requested that they NOT do that to allow for some necessary resident parking on the street. Unfortunately, this action has not fully alleviated the parking situation. We may have to allow the city to restrict parking on the odd-numbered side of the as well. Please use your driveway or your garage for parking if at all possible.
- 7. Short Term Rentals:** This is a reminder that short-term rentals are prohibited by the covenants. We have begun fining those owners who continue using their homes as short-term rentals.

## REMINDERS

1. 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 are 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).
2. **For those who have not paid the Common Property Assessment in full for the purchase of our portion of the former Andover Golf and Country Club property, the next annual payment is due August 31, 2019. Allpoints will be sending out invoices shortly. If you have questions, please feel free to give them a call.**
3. We have a few new owners on our street: Brian Rosenkrantz moved into 664 (previously owned by Stephan and Tanya Slater) and Donald Statter who moved into 641 (Gregg and Barb Slater’s previously home). On behalf of the HOA board, I want to welcome them to our community.

I hope you are all having a great summer!

Tim Shuck, President  
Villas at Andover HOA