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

BOARD ACTIVITIES

1. **Annual Meeting:** The annual meeting of members was conducted virtually on January 25, 2021 using WebEx. Nineteen members were present by virtual sign in or written proxies which represented 50% of owners. Minutes of the prior meeting were reviewed and approved with revisions. These are available on our website (www.villasatandover.com).

It was announced that the two lots fronting Forest Hill Drive on the old hole #10 were sold to Anderson Communities for \$100,000. The net proceeds of \$87,967.74 were deposited in our reserve account for future capital projects. The start of construction of the two homes, which will become part of our HOA, has not been established.

The 2021 Budget proposed by the board was approved as presented with **no increase** in HOA assessments. In addition to the net income from the sale of the two lots, funding for several capital projects was included. These projects are: seeding the old fairway #10 in the fall; additional legal fee expenses; income tax on the profit from the sale of the property; and green space tree maintenance. The 2021 Budget and a Budget Narrative explaining the notable budget items can also be found on our website.

Two new board members were elected. George Tomiach and Jo Gawthrop completed their terms and Brian Rosenkrantz (664 AVP) and Shannon Messer (627 FHD) were elected to two-year terms to replace them.

A meeting to review and vote on the adoption of revised/updated CCRs, Bylaws and Policies and Procedures will be held this year as soon as the COVID restrictions on in-person meetings are lifted by the Governor. The Board will send an email announcement in advance to allow all interested owners to attend. We will also provide proxies for those who cannot attend.

2. **Landscape Maintenance:** **GreatScapes** has been retained as our mowing and landscaping contractor for 2021. Initial fertilization and pre-emergent was applied last week (both to lawns and green space). Regular mowing will start in early April. In addition, some one time tree pruning/clean up on the green space will be done about that same time. The transition to summer flowers in the entry planters will occur in May. The full schedule for landscape maintenance can be found on our website.
3. **Development Progress on the old Country Club Property:** Jimmy Nash is completing 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 will be submitted for city review next month with infrastructure construction set to begin this summer. All the access roads and infrastructure will be built at the same time, including the portions adjacent to our green space on old

hole 10 and the pond reconstruction. The most recent plan has the old bridge on hole 18 being demolished and cart path relocated to run over the new dam. The HOA will insist that a “safety rail” of some sort be included.

4. **Architectural Committee:** Lee Sims has agreed to continue to head this committee. Ally McMurry will again serve on the committee. Lee is in need of a couple more volunteers to participate in this spring’s walk by inspection of homes for the HOA. If you are interested, please let Lee know as soon as possible.

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. **Safety and Security:** As the spring and summer begins, the foot and bicycle traffic will be increasing on the paths of the old golf course. Both Andover Hills and Andover Forest have paid a security service to patrol several times a week. All the 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.
6. **Other Items of Interest:** The Andover Neighborhood Association has demolished the old bathrooms between holes 14, 15 and 17. They are converting it into a shelter with picnic tables for use by those using paths. They also have received approximately \$200,000 in grant support for water management reconstruction on the green space they own. That work should start sometime this spring/summer. If you have not been over the Andover Forest side on green space, you will note new trees, former sand traps are filled in and seeded, and there is nice stand of new grass on the old fairways. Overall, the old golf course is becoming a very desirable feature for all of Andover to enjoy.

REMINDERS

- Please be reminded that the board has determined, and our attorney has confirmed that short-term rentals are prohibited by the covenants that govern our HOA. We are assessing fines to those owners who continue using their homes as short-term rentals.
- With all the activities of the spring season, please remember that the west side of Andover Village PI (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 Architectural Committee and having it approved. 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.
- The HOA has had to repair a number of mailboxes lately because the numbers have lost some of their adhesive characteristics due to the change in weather. If your box needs repair/replacement, please save the numbers if possible (by putting them in the mailbox) and contact me. I will take care of the repairs for you.

Tim Shuck, President (693)