

Spring 2020



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

BOARD ACTIVITIES

- Annual Meeting:** The annual meeting of members occurred on January 28, 2020 at the East Side Library. Eleven (11) owners were present and twelve proxies were submitted accounting for 61% of all owners in our HOA. Several important items were on the agenda, including the election of three (3) board members, review of proposed changes to our Governing documents, and approval of the proposed Budget for 2020.
 - Tim Shuck and Lee Sims were re-elected to 2-year terms on the board, and Chuck Berry was elected to replace outgoing board member Bob Antrobus. George Tomaich and Jo Gawthrop will continue as board members until January 2021.
 - The changes to the Governing documents proposed by the Board were NOT approved due to differing requirements for passage. The board had not allowed for this situation by packaging the vote as a single item on the ballot. When considering passage by the highest standard (CCRs required a 67% approval by ALL owners), 26 votes were required for passage. The vote (including Proxies) was: For approval = 21, Against approval = 2. The Board suggested that this vote be reschedule for a later date this Spring where each document could be reviewed and voted on separately. Due to the Coronavirus pandemic, this meeting of the members was postponed until Summer. The board will communicate the meeting date as soon as it is scheduled.
 - The Budget was passed with no changes to the quarterly assessments for 2020.

The minutes for the Annual meeting as well as the approved budget are available for viewing on our website.

www.villasatandover.com.

- Landscape Maintenance for 2020: Great Scapes** will again be our yard maintenance contractor this year. They began the new season in March. The schedule of services is also located on our website. One quick reminder: weed control and fertilization are included in our contract. We ask that you not add an additional lawn service contract for your own property. The additional fertilization makes the grass grow faster than your neighbor leading to an uneven look across lawns, and the additional weed control chemicals could damage your lawn. As part of our common area maintenance plans, the Board has approved a contract for some limited clean up of the newly acquired property. A tree that had fallen on the 18th hole side of the property was removed as were 3 other dying spruce trees. Several other broken and dead limbs were pruned up on the north end of our new property (by the former clubhouse). Also, the current mowing contractor (Great Scapes) has completed some limbing up of low hanging branches along both sides of the greenspace, and seeded the tee box on 18. Hopefully this will improve the visual aesthetics of the property. The common area maintenance plan also provides for reseeding the 10th fairway area in the fall of this year. Until that is done, we will be applying herbicide to kill the weeds. The first application occurred in late April.
- Sale of Andover Country Club property:** An unintended yet very significant consequence of the finalization of the ACP sale of the old Andover Country Club property last Fall was the opportunity for our HOA to sell a portion of the property initially purchased as part of our new common area. This property is located at the end of the old hole #10 and extends 130 feet to the bottom of the hill on Forest Hill Dr. When our HOA purchased its share of the greenspace property in August of 2018, this area was designated as a "future development area". As announced last winter, we have secured an initial pending sales agreement with Anderson Communities that would allow for the development of two home lots on that land. These new homes (when built) would become part of our HOA and subject to our governing documents. This would increase our number of owners to 40 with no increase in costs to us. Unfortunately, the Coronavirus outbreak and accompanying restrictions and closures have delayed the final sale.

After discussing the situation with our attorney and representatives of Anderson Communities, we have recently determined a way to move forward with the sale. The property will be sold as one lot with the zoning remaining

Agricultural (just as it is now). This means we do not have wait for the LFUCG Planning Board to review it as part of a rezoning request. All the current restrictions will remain in place as well as the limitations on how many homes can be built (the sales agreement allows for only 2 homes) and requirement to have them become part of our HOA. We are intending to finalize this sale within the next 30 days.

- 4. Development Progress on the old Country Club Property:** Jimmy Nash is adding a partial pinwheel to his Andover Club Villas development on Todds Road adjacent to the old clubhouse parking area. The demolition of the old pool and pool house area will start soon to make room to begin the construction of the the same type of town homes that are currently in the Andover Club Villas development. We understand that the grading and in-ground work for those new 18 units will begin this summer. We have also been told that excavation and construction on the property next to our green space on old hole 10 will **not** start until 2022. We have no information about when the lake on 18 will be revised. Anderson Communities is continuing its search for a restaurant tenent for the old clubhouse. The pandemic has made that search more difficult at this time and could extend the search a year or two. In the meantime, they are repairing the clubhouse exterior to keep rain out.
- 5. Architectural Committee:** As Spring arrives, so does the annual home inspection tour. Lee Sims (lee@slsarch.com) and his architectural committee will be setting a time to “walk the street” and review all our residences for compliance with with our covenants. On a related note, the former Cagle property has undergone extensive renovations (in consultation with our Architectural Committee chairman) and is currently For Sale. Also For Sale are Carrie and Ben’s property (684), Ron and Kathleen’s property (628) and Tony and Barbara’s home (625). Please, 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. If you have questions as to whether any project requires review, ask Lee Sims (636 AVP).
- 6. Safety and Security:** The board is discussing options for increasing the safety and security of our community. With the addition of the new common green space and the spring and summer weather, more traffic is expected on the cart paths across our green space. Both Andover Hills and Andover Forest have hired security patrols for their property. The estimated costs are about \$40/hr, and patrolling is done by off duty Lexington police officers. Let one of our board members know your thoughts on this. As soon as we have more details and total costs, we will invite input from our owners since this will be an unbudgeted expense. Access to our greenspace is restricted to daylight hours (one hour before sunrise and one hour after sunset). This and other restrictions like parking will need to be **enforced** if it is to be effective. There are some things individual owners can do to enhance the security of their homes and the area around their homes. Some suggestions include keeping outside lights on the back of their homes on at night and installing security cameras.

REMINDERS

- 1.** As mentioned, we have a number homes for sale within our HOA. As a courtesy to prospective buyers, it would be helpful if you as a homeowner in a **deed restricted community** made them aware of our governing documents and direct them to our website for more details. This could prevent future problems for your neighbors and misunderstandings by the buyer.
- 2.** 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.
- 3.** With all the activities of the spring 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.
- 4.** Lastly, 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. 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.