



This is the Fall edition of the e-newsletter for the Villas at Andover HOA. Below is an update on the board's activities and projects since early last summer.

## BOARD ACTIVITIES

- 1. New Board Members Needed:** This is a call for NEW board member nominations for 2020. As many of you know, board members are elected from our owner community at each Annual Meeting. This year, we will need to elect 3 board members. If you are interested in serving a two year term, please contact any of the current board members or All Points Community Management, our management company. Nominated members must be in good standing (current on dues and have no fines due) and be willing to meet at least 6 times a year to take care of HOA business. Board officers are chosen by the board members elected by the community.
- 2. Landscape Maintenance for 2019:** William Hardin of **Great Scapes** began the leaf pick up this past week. We will have at least two more pickups, one by LFUCG the last week of November and another by Great Scapes once all the Bradford leaves fall (probably mid-December). If your leaves got MISSED, let All Points know and they can contact Great Scapes. Please remember, if you want leaves to be picked up by the city, they will need to be raked to the curb. Please check the LFUCG website for the exact week our area is schedule.
- 3. Update on Andover Country Club Status:** Hopefully you all received notification that ACP has sold the remaining parcels of the former Andover Golf and Country Club to Anderson Communities. For those who were members, the sale marked the end of an era here in Andover and a very sad day indeed. The silver lining is that the loan taken out by ACP as a part of the "greenspace conservation" effort has been completely retired and all the legal fees associated with that fight have been paid. Our HOA's share of the "profits" from the sale will be about \$4,000 to \$5,000.

The new development by Anderson Communities is undoubtedly a huge win for the Andover community as a whole since it will bring new, quality townhomes to the driving range property and west portion of the parking area, and hopefully a dining establishment and work out facility to the old clubhouse building. The sales offices for the new townhomes will also be housed in that building until the property is fully developed, likely some 5-7 years from now. AND, all of the 18 holes of property—some 145 acres-- is preserved as green space and safe from any future development. The new pinwheel townhomes (like the ones in Andover Club Villas on Todds Rd) and the renovation of the clubhouse structure and 18 pond will be the first phases of the new development. According to the developer, construction on the driving range will not likely start for several years.

An unintended yet very significant consequence of the finalization of the ACP sale was the opportunity for our HOA to sell a portion of the property initially purchased as part of our new greenspace. This property is located at the end of the old hole #10 and extends 130 feet to Forest Hill Dr. When our HOA purchased its share of the greenspace property last August, this area was designated as a "future development area". We now have an initial pending sales agreement with Anderson Communities for that property. If zoning is approved by the city, Anderson Communities will develop that property into two lots for new single family homes. These two homes will become part of Villas at Andover when construction is completed and the homes are sold. The board feels this opportunity creates several significant benefits for our community: first, it enhances the privacy of our

common space by closing it off to Forest Hills Dr.; second, it provides additional assessment income to the HOA without creating additional expense (we already pay to mow that property); and finally, it will insure the financial future of our HOA by creating a reserve fund balance to be used 1) as a hedge against future increases in cost and 2) as a source of funds for capital improvements to all our common property. The board anticipates the sale will be finalized by the end of March 2020.

- 4. Architectural Committee:** In general, most of our owners made the improvements to their property requested by the Architectural Committee in this summer's review of property compliance with our covenants. The street really looks great!! A special thanks go to those who had substantial challenges to address. Your investment in your property not only pays dividends in the form of maintaining and increasing the value of your home, but all the homes in our HOA have benefited.

On a related note, the former Cagle property is undergoing extensive renovations. You should expect considerable construction activities in that area over the next month or two.

- 5. Review and Update of Covenants:** Bob Antrobus (689 AVP) and his committee have finished their review and recommendations for changes to the governing documents. The board has also reviewed their proposed changes and received back the recommendations of our attorney. We had hoped to have all the changes ready for a special meeting of our owners, but, because of the close on the sale of the Andover property by ACP and the related changes to our common property, we chose instead to delay that vote until the Annual Meeting of Owners in late January.
- 6. Holiday Party:** We usually host a holiday party for all the residents of Villas at Andover. In the past, Gregg Slater has opened up his home as the venue for the party. The board is asking for anyone who would be willing to continue this generous and community building tradition to let one of the current board members know ASAP. Usually it is a pot luck with the HOA furnishing drinks and the main course while community members furnish sides, alcoholic refreshments and desserts.
- 7. Condolences:** We have recently lost a long term resident of our community. Darlene Cagle passed away last month. We offer our sincere condolences to the Cagle family. Darlene's son, James, who had lived with her the last few years, has chosen to sell the home and relocate closer to his work.

## 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. 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 and have not made their 2nd annual payment (due August 31, 2019), fines are being assessed. If you have questions about the status of your assessment, please give All Points a call.
3. 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 have begun fining those owners who continue using their homes as short-term rentals.

Tim Shuck, President  
Villas at Andover HOA