



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

BOARD ACTIVITIES

1. **Annual Meeting:** The annual meeting of members is still under discussion due to the COVID-19 restrictions on in-person meetings. We have the option of a virtual meeting via Zoom or some other similar software media. Another option would be to hold a vote (to elect board members and approve the budget for 2021) via mail-in ballot. We want to hear from you about your preferred option. You can contact us via email through our website at www.villasatandover.com. With the current spike in virus cases and an uncertain vaccine distribution schedule, currently we feel an “in person” meeting is **not** an option.

2. **Landscape Maintenance: Great Scapes** has completed a couple of leaf pickups recently, the last one being a “light” pickup before a mowing. They have one more pickup this year by contract. The city will also be picking up leaves in Andover in mid December (12/17 – 12/21) to get the late pear tree leaves. This pickup will require you to rake your leaves to the curb in order for the city to pick them up.

The common area maintenance plan for reseeding the 10th fairway area this fall has been postponed until the sale of our two building lots on Forest Hill Drive is finalized. We have been applying herbicide to kill the weeds and the fairway is in “fair” condition for the winter. We will continue to treat the greenspace for weeds until we can get it reseeded with a high likelihood of success, likely in the fall of 2021.

3. **Sale of “Limited Development Area” on Common Property:** When our HOA purchased its share of the greenspace property in August of 2018, the property at the end of old hole 10 was designated a “limited development area” that could be sold. The purpose of a sale option was twofold: to further enclose our greenspace, and to generate a financial gain to benefit the HOA. As announced last spring, we have secured an initial 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 in our HOA to 40 with no increase in costs to us.

Unfortunately, the Coronavirus outbreak and accompanying restrictions and closures have continued to delay the final sale. We also have discovered some technical issues that had to be resolved before the sale could be finalized, one being sanitary sewer access for the new homes. The board continues to work through these issues with the intent to finalize the sale yet this year. This sale is very important to our HOA. It will add a substantial amount of money to our reserve fund and will allow for improvements to the green space without any additional assessments to owners. These improvements include the fairway seeding, additional landscaping in the greenspace and replacement of some current common area landscaping that has become overgrown.

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. Demolition of the old pool and pool house was completed last summer to make room for more of the same type of town homes that are currently in the Andover Club Villas development. We have also been told by Anderson Communities that excavation and construction on the property next to our green space on old hole 10 will **not** start until late 2022. We have no information about when the lake on 18 will be enlarged and revised and the bridge replaced.

5. **Architectural Committee:** The committee completed its walking inspection of our community and has sent letters to those whose property needed some attention. The majority of the issues were related to unkempt landscaping. After almost 30 years, much of the original landscaping is in need of attention. Most owners have complied with our requests for clean up.

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:** Early this summer, the board discussed options for increasing the safety and security of our community. With the addition of the new common green space and the spring and summer seasons approaching, more traffic was expected on the cart paths across our green space. Since both Andover Hills and Andover Forest had hired security patrols for their property, we felt it was prudent to wait and learn from their experiences. As the summer came and went, both Andover Hills and Andover Forest have reduced their security patrols, and we have seen little need to spend money to hire a security service.
7. **Welcome to New Neighbors:** Several new neighbors moved into our HOA this past summer. They are Cody and Elizabeth Deeley (648), Joe and Molly Davis (680), and Brady and Elizabeth Knuteson (684). When you see them out and about, please introduce yourselves and welcome them to the neighborhood.

REMINDERS

- As mentioned, we have new homeowners this year. As a courtesy to these new owners, we wanted to remind everyone that we are a **deed restricted community**, and our governing documents can be found on our website www.villasatandover.com. Our management company is All Points Community Management. Their address and phone number can also be found on our website. If you have questions about our community, please feel free to contact them or any of our current board members. Their names are also on the website.
- 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 fall 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 Great Scapes (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 contact me and I will take care of the repairs for you as a service of the HOA.

Tim Shuck, President (693)