



This is the spring edition of the 2018 e-newsletter for the Villas at Andover HOA. Below is an update on the board's activities and projects since last November.

## BOARD ACTIVITIES

1. **Annual Meeting:** I want to thank everyone who came to the annual meeting this year. We had some very important items on the agenda to discuss and vote on, and your participation was critical.

First, this year the board wanted to give owners an option to vote on the level of landscape maintenance that would be provided to our yards. As you know, the cost of this service represents about two-thirds of our budget. GreatScapes was the low bidder, but the price was significantly higher than in previous years. And because we did not anticipate such a large increase, our budget fell short of supporting the level of service we had provided in previous years. We therefore had to reduce the level of service to stay within our previously approved budget.

The two choices of level of service that were proposed this year were tied to HOA fee increases. An Increase to \$245/quarter would allow us to provide the same level of service as was done in 2017 but with an increased number of mowings. This level of service was composed of 30 mowings (as opposed to 27 in last year's contract) and the use of larger 48" mowers half of the time. The other option was a higher HOA fee increase—to \$265/quarter—which would enable us to return to the same level of service as had been provided in 2016. This was composed of 30 mowings per year and the use of smaller push mowers for all the front yards and some of the smaller, less well drained back yards. **You voted for the higher level of lawn maintenance and thus the higher fee.** The new dues rate goes into effect on April 1 (first quarter after the new budget was approved by members).

The second major item on the agenda was to discuss and vote on the proposal by the Alliance of Andover Homeowner Associations (AAHA) for acquisition of the abandoned golf course property in our neighborhood in order to protect it from residential development. Such development has been proven to reduce the property values of the homes located in a golf community such as ours. Nathan Billings, the attorney representing AAHA in the litigation surrounding the closure of Andover Golf and Country Club last winter, provided a short outline of the group's proposal and answered questions voiced by homeowners. Since we did not have an exact purchase price, our vote was only to "support" the concept, not to approve the purchase of the property. That vote will come once we have a negotiated a purchase price with Whitaker Bank. **You voted overwhelmingly (19-1) to support the recommendation of the board to continue to pursue the purchase of the property.**

Third, you re-elected 3 board members for 2 year terms. Lee Sims, Bob Antobus, and I were re-elected.

2. **Landscape Maintenance for 2018:** William Hardin of **GreatScapes** wanted me to remind everyone that his company is currently in process of ramping up services around town. Landscape beds are being shaped and re-defined, and mulch is being installed this month as well. With the early spring, they are in full swing!

It is also time to begin our first lawn treatments of the season. The first two applications are always the most important! These applications prevent crabgrass and eliminate any pesky weeds, and the fertilizer helps green up the grass to our standards! With this in mind, William asked me to remind everyone that the use of a second

contractor can be harmful to your lawns as well as more expensive than necessary. It doubles up the applications of the chemicals and can cause burnout, in addition to making the grass grow twice as fast as usual. The GreatScapes plan includes all pre-emergent (weed prevention), herbicides (weed control), insect control, and fertilizers for 2018. If you have questions, feel free to contact Gregg or William.

- 3. Update on Andover Country Club Status:** We have won a Summary Judgement in the case against Whitaker Bank. The judgement confirms an “implied, negative, reciprocal servitude” (restriction) on all the golf course property that, if defined appropriately, will prevent residential development of the property. Unfortunately, the judgement did NOT define this implied reciprocal servitude. So, this week AAHA has filed a proposed definition of this reciprocal servitude with the court that, if approved, will protect the 18 holes of the Andover Golf & Country Club property and the driving range from any residential or commercial development, but allow for the flexibility of using the property as green space if continued use as a golf course is not feasible. It also allows for limited development of the remaining property (the clubhouse, parking and pool area) for use as recreational or parking space, or for a restaurant or fitness facility, but prohibits its use for residential development.

The course remains closed, but members of AAHA are interviewing golf management groups in anticipation of opening up the course again by summer if they are able to gain ownership of the property this spring. The continuation of use of the property as a golf course is important in that it will allow us to minimize the cost of maintaining the property, once acquired. All maintenance would then be at the expense of the new operator.

If you are unaware of the “framework” we have been seeking to implement to assure a stake for all homeowners in the future of the property, a video of the last community-wide meeting is available on the Andover Hills website ([www.andover.org](http://www.andover.org)). Also on this website is a summary of legal activity that has occurred since the closure of the Club.

- 4. Architectural Committee:** In general, your properties on the street have never looked so good. Thank you to all who have invested in their homes last year. This goes a long way toward keeping the home values on our street as high as possible.
- 5. Lighting:** The replacement light bulbs for the circle lighting are in. We are waiting until the weather dries up a bit before we install them.

## 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. We are very fortunate to have such a top-notch, community-involved architect as a neighbor.
2. The city has made us aware of their “guideline” for trash and recycle containers: Waste containers should be put out after 4pm and stored away by 7pm on Friday. Please help us comply with the city’s request.
3. And finally, watch your speed as you drive up and down the street. School is still in session, and we have a number of children on the street. So please be careful as you drive and while backing out of your driveway.

Have a wonderful spring!

Tim Shuck, President  
Villas at Andover HOA