



This is the fall 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 March.

## BOARD ACTIVITIES

- Status of Andover Country Club Property:** As most of you know, the communities of Andover have **finally** purchased the former Andover County Club property. The closing date was August 10. This property has been subdivided into 6 parcels of land: Andover Forest HOA purchased holes 1-9; Andover Hills purchased holes 11-17; we have purchased part of hole 18 and most of hole 10; and the Golf Townhomes III has purchased a 200' buffer area on the driving range and half of the hole 10 from Forest Hill Drive to the 200' buffer line on the driving range. The remaining 2 parcels (the clubhouse parcel and the driving range parcel) as well as the remaining fairway on hole 18 are owned by a new organization called Andover Common Properties (ACP). You will recall from the "framework" discussions, this entity was to hold this property until it could be sold to pay the off the other half of the purchase price of the entire Andover Golf and County Club property. That process is underway. The Requests for Interest were mailed to numerous groups who had indicated an interest in owning/developing the Club House and Driving Range parcels, including several golf management companies, based both here in the Lexington area and in other parts of the country. Responses are due back with development/redevelopment proposals from those who are interested by September 24<sup>th</sup>.

We had almost half of our owners (18 of 38) pay their full 10 year assessment for the purchase of our portion of the property. Only 6 of the 38 residents failed to make their minimum annual payment by the due date of August 31. We have paid half of the \$123/owner 1<sup>st</sup> year maintenance assessment to ACP for this year's mowing and maintenance of all the property including the Driving Range parcel and the Club House parcel (insurance, management fees for ACP, utilities, etc). We have retained the other half for one-time tree clean up and possibly reseeded of our newly acquired property (the fairway on hole 10) if a golf operator is not found.

ACP has a representative board made up of one members of each of the 4 HOAs that own property and one each from the two other HOAs who have committed to support the maintenance of the property (Golf Townhomes I on hole 11 and Andover Estates bordering hole 9). This organization has been taking care of all the property since its purchase from the bank. By next year, we hope to have completed the sale of the Club House parcel, the 18<sup>th</sup> hole fairway, and the Driving Range parcel. We still have hope to restore the golf course to an operational status, but if not, we will be responsible for maintaining our portion of the newly acquired property (part of hole 18 and the majority of hole 10). **Unfortunately, this will mean another increase in our HOA fees to cover that cost.** Be assured that the upcoming increase will be substantially less than last year's. But based on the support we received from you, our membership, it will be a small price to pay per year to prevent commercial development in our back yards in the coming years. The development restrictions we have put on the property to be sold will insure that those parcels will comply with the recreational and dining uses mandated in the deeds and that any residential development on the Driving Range parcel will be limited so as to not impinge on our newly acquired "green space".

Speaking of "green space", both Andover Hills and Andover Forest have formed "green space committees" to make plans to enhance their newly acquired properties if we cannot return the land to golf course use. As a member

organization, we will continue to have access to the entire 18 holes of the property for walking on the paths from dawn to dark. Some interim rules have been established to make sure everyone is able to enjoy the natural beauty of the property. We have had some vandalism in the clubhouse area, so use of the property and paths is restricted at night. The police have been informed and are increasing patrols in the area. Other rules include a restriction on motorized vehicles on the paths (other than golf carts), and fishing is NOT permitted in the ponds. Permanent rules will be published should our efforts fail to attract a golf operator and the property must remain green space.

- 2. Architectural Committee:** In general, our properties on the street have never looked so good. Thank you to all who have invested in their homes this summer. This goes a long way toward keeping the home values on our street as high as possible. As a reminder, please make an effort to keep your planting beds weeded and mulched.
- 3. Landscaping and Maintenance:** Great Scapes continues to mow our property weekly due to the wet conditions. Our contract calls for 30 mowings this year which will likely extend our mowing service at the same weekly rate until November. If you have any comments about Great Scapes' service, positive or negative, please talk with Gregg Slater. He continues to talk regularly with our contractor in order to resolve service issues.

Metronet has finished installing underground cable for our street. There was an incident on hole 18 where a sewer line was damaged. Both Windstream and Metronet were involved. The sewer line has been repaired/replaced by the city and the area has been reseeded.

The lights on the circle have been repaired. By the time this reaches you, the timer will have been reset and the lights will come on dusk. The one light that is flickering will be repaired shortly.

## 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 Thursday after 4pm and stored away by 7pm on Friday. The Blue/Recycles container is supposed to be on the right side of the Green/Waste container as viewed from your house. Please help us comply with the city's request.
3. Please remember that parking on the west side of Andover Village Pl (and on lawns) is forbidden by city ordinance. And take care not to repeatedly drive on your lawn while entering or leaving your driveway. The resulting ruts reflect badly on our community.
4. ACP will have a "document shredding day" on September 29, 9am – 1pm in the clubhouse parking lot sponsored by Andover Hills HOA. There is 3 box limit per household. You are welcome to bring items to be shredded.
5. And finally, watch your speed as you drive up and down the street. School is in session again, 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 fall season!

Tim Shuck, President  
Villas at Andover HOA