



This is the Spring 20223 edition of the e-newsletter for the **Villas at Andover HOA**.

BOARD ACTIVITIES

1. **Annual Meeting for 2023:** The annual meeting was held January 31 at the Eastside library. A budget for 2023 was approved and included an increase in HOA fees to \$375 per quarter. The rise in fees was the result of cost increases for our lawn service and management services.

We still have an open position on the board. Anyone who is interested in serving on the board for the remaining 18-month term, please contact one of the current board members for additional information. This is a chance for someone to “test the waters” and see how they like serving on our board. We typically only meet every other month.

2. **All Points Community Management:** As a result of the sale of All Points, the address for HOA dues payments has been changed effective April 1, 2023. You should have received a letter in the mail in March about this change. The new address for mailing in payments is:

The Villas at Andover Homeowners Association, Inc.

c/o All Points Processing Center

P.O. Box 94764

Las Vegas, NV 89193-4764

Be sure to include your new account number in the memo section of your check. **Your account number was also listed in the letter. It is 699-VAH-(your individual property account number).**

Also included in that letter were instructions for creating a log on account with our management company (<https://apcm.cincwebaxis.com>). Doing so will allow you to see your current account balance as well as make payments directly to our management company. If you register with this new website, you will also have access to all the legal documents associated with our HOA, minutes for our Annual Meeting, and all other information previously on our website (www.villasatandover.com). If you have questions or problems signing on, please contact Ashton (ashton@allpointsky.com) or Becky (becky@allpointsky.com) at All Points .

3. **Landscape and Green Space Committee:** We are still in need of volunteers to serve on the Landscape and Green Space Committee. Please contact me or Manuel Hajar if you are interested.

We had a great turnout for our Neighborhood Workday last Saturday. Many thanks to Candy Ballard, Ally McMurray, Chuck Berry, Brian Rosenkrantz, Mary Jo Tomiach, Tom Cheatham, Jas Sekhon, Joe Davis, and Ben Ballard. We removed two dead trees in the green space behind 620 and picked up branches that had fallen over the winter. The board will contract with a tree service to remove three larger trees that have died, and our lawn service company removed the branches we piled up free of charge.

We also plan to submit a grant to the city this summer to fund replacing and adding trees to the greenspace to enhance privacy from the new condo development. This grant would require that matching funds be provided by the HOA. Those funds would come from HOA reserves and would be included in the 2024 budget.

4. **Development Progress on the old Country Club Property:** I talked with Dennis Anderson (owner of the property) last week about the progress on the development of the old country club property. He indicated that they were beginning the infrastructure work on the additional Andover Club Villas west of the old clubhouse this summer. Construction of the homes will likely start in the fall. The beginning of development of the old driving range property is still some time away.

Great news regarding the status of the old clubhouse: he confirmed that they are in discussion with the owner of Carson's to lease the building. The goal would be to have a similar dining facility established there in 2024.

5. **Safety and Security:** Foot and bicycle traffic on the paths of the old golf course is picking up again as Spring arrives. Please remember the rules adopted by the HOAs for use of these paths. These include a restriction on fishing in the lakes, motorized vehicles (other than golf carts) and use of the trails after dark. A copy of these rules can be found on our website. Additionally, Andover Hills and Andover Forest have instituted a cart "registration" system for those who want to drive carts on the paths. This form and instructions can be found on our website and we expect all Villas owners who want to drive their carts on the paths to register their carts with Andover Hills HOA.

REMINDERS/ANNOUNCEMENTS

- Please be reminded that the board has determined and the courts have confirmed that short-term rentals are prohibited by the CCRs. The HOA is fining those owners who are using their homes as short-term rentals.
- 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.
- 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 Landscape and Green Space Committee to review and have it approved by the board. Forms to submit your request can be found on our website. William Hardin from GreatScapes (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. We have had several complaints of dog droppings on the north end of the old 10 hole in the greenspace. If we can positively identify the perpetrator(s), we will warn then fine the owner of the dog if they are owners in our community.
- Please remember, the city of Lexington requires trash and recycle containers be removed from the curb the day they are emptied (our pickup day is Friday) unless holidays interfere with the city schedule. Our HOA asks that container be stored in garages rather than beside the house.
- 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 is available on our old website www.villasatandover.com or the new All Points website. If you have questions as to whether any project requires review, feel free to contact any board member or Ashton/Becky at All Points.

Tim Shuck, President (693)