



It seems a little early, but spring has sprung!

This is the first edition of the 2017 e-newsletter for the Villas at Andover HOA. Below is an update on the board's activities and projects.

BOARD ACTIVITIES

1. **Landscape Maintenance for 2017:** Our previous contractor was unable to continue servicing our properties at the same cost as we have enjoyed for the past 3 years. His bid was about \$8,000 more than in previous years. Needless to say, we were forced to look for a new vendor. The new contractor for 2017 is a company called **Green Scapes**. Their first mowing was last week.

Unfortunately, since all the bids we received for the scope of work that was previously being done were significantly higher than in previous years, we had some difficult decisions to make. William Hardin of **Green Scapes** was willing to work with us to modify the service schedule, and we were able to make some budget adjustments so we could fit the new cost (about \$2,000 more than previous years) into the current year's budget. The number of mowings will likely be reduced to about 27 by spreading out the mowings during periods of slow growth (summer and early fall) and managing the fertilizer treatments so as to not overfeed during fast growth periods (spring). The turf management (lawn treatments) will remain about the same (7 per year), but will be done with granular products to allow for slow-release fertilization. The new contract will also include irrigation start up and shut down.

I hope we will all be patient while the new contractor is getting to know our community. If you have an issue as the year goes by, be sure to bring it to Gregg Slater's attention. As in the past, he will serve as your contact for lawn maintenance matters.

2. **Update on Andover Country Club Status:** I have been working with the presidents of 7 Andover neighborhood associations to understand more about the Club's situation since it is a valuable asset to our community. At the beginning of February 2017, the governing body of the Andover Country Club voted to default on their previously acquired loan from Whitaker Bank, and voluntarily turned over the assets of the club to the bank. The property is now in foreclosure.

There are several organizations who have contacted the bank and shown interest in purchasing the property. About half are golf/social activities organizations and half are land developers. Our group of HOA presidents is working with Tom Hinkebein (president of Whitaker Bank) to ensure the best possible outcome for the communities of Andover, and have been assured that the bank is in full support of maintaining the property as a golf/social venue to be enjoyed by all in the Andover neighborhoods. Clearly, some changes are forthcoming. Until a new owner can be named, we will not know the full consequences of this event. Mr. Hinkebein feels a new owner will be named within the next month or two.

Our board remains hopeful that the property will remain a golfing and social facility, or at a very minimum, a green space that can be enjoyed by all. However, the best case outcomes may come with some additional costs to the associations. I will keep you informed as options for a course of action become more clear. As of now, the property belongs to the bank and is **not open** for use.

- 3. Architectural Committee:** The committee will be making their rounds again this year in May. For those who received an individual letter last year noting needed repairs, you will have until then to begin making the requested repairs.
- 4. Social Activities:** One of the budget changes that were required to accommodate the higher lawn maintenance costs was a reduction in the social activities budget this year. As a result, we will be looking for ways to continue to foster community, but will be spending less on food/catering.
- 5. Annual Meeting held January 2017:** For those who were not able to attend the Annual Meeting at the end of January, we will have one “new” director and one previous director who chose to serve another term this year. Gregg Slater (as busy as he has become) chose to continue to serve on the board. Jo Gawthrop (625) is joining us to replace Pat Bender as a “new” director.

I am also pleased to report that members voted to increase fees for the first time in 4 years. This helped us deal with the unanticipated increase in maintenance costs and will still allow us to contribute a little to our savings/contingency fund. The increase will take effect on April 1, 2017. You should have received your new coupon booklet in the mail recently. It included 5 coupons this year, one for Jan 2017 at \$197, and 4 for \$215 covering the period April 2017 through January 2018. This synchronizes our budget approval process and the payment due dates.

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. 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. Parking is always an issue on Andover Village Place. Although we were annexed as part of the city, it is a **very narrow street**. Thursday night/Friday parking is always a challenge because the trash trucks need extra room to maneuver. The three rules for parking on the street are: don't park in front of someone else's drive; don't park directly opposite another car; and don't park in front of a mailbox during the daytime or on the street on trash pickup days.
3. And finally, watch your speed as you drive up and down the street. School is in session, and we still 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, HOA President (tshuc2@windstream.net)