

# Spring 2019

This is the spring edition of the 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. Your participation is very important to maintain a community where everyone's voice is heard. Two major items were on the agenda:

First, the annual vote for directors resulted in the two current directors (Gregg Slater and Jo Gawthrop) being re-elected. That being said, it is very likely that Gregg will be relocating to Florida this year to be closer to his grandchildren. In accordance with the bylaws, the board will appoint a replacement when it becomes necessary. If you are interested in serving on the board, or know someone who is, please let All Points know in the next few months so they can be considered for appointment.

The second major item on the agenda was to vote to support the budget proposed by the board. That budget included a very small increase in the regular assessment (\$3/quarter), but a significant increase (\$32/quarter) in the total assessment for the last 3 quarters due to the addition of portions of the former 18<sup>th</sup> hole and most of the former 10<sup>th</sup> hole to our allotment of common property. The total increase in property was 5.93 acres. The \$32/quarter cost for 3 quarters (April, July, and October) will be used to mow that property 16 times during the growing season in 2019 and provide weed and fertilizer treatments a couple times during the year. We also hope to have funding available at the end of the year to reseed the 10<sup>th</sup> fairway and green next fall. That decision will need to wait until the remaining Andover Country Club property is sold. Each participating HOA will share in the profits from that sale once all the legal and closing costs are paid.

2. **Landscape Maintenance for 2019:** William Hardin of **GreatScapes** wanted to remind everyone that his company is currently in process of ramping up for services. They have completed mulching the entry and island common areas, but will wait to until May to install summer flowers at the entry. Pre-emergent and fertilizer will be applied to our properties in the next week and mowing will start at the end of March or the first week of April.
3. **Update on Andover Country Club Status:** As noted earlier, each of the participating HOAs have purchased a portion of the property, with only the Clubhouse, 18<sup>th</sup> fairway, and Driving Range parcels remaining. The portion our HOA purchased can be seen on our website ([www.villasatandover.com](http://www.villasatandover.com)).

The three remaining parcels will hopefully be sold by the end of the summer, thus avoiding any additional assessments to owners for principle and interest on the loan made by ACP for the purchase. The Clubhouse parcel is to be divided into two parts, one will be used for townhouses (the one closest to the new Andover Club Villas), and the other part will be for commercial use. The Driving Range parcel is proposed to be used as a townhouse development, and the 18<sup>th</sup> hole fairway will be sold to a private individual. It **cannot** be developed.

You should have received a notice in the mail last week from LFUCG Planning Commission of the pending change in zoning for the Clubhouse and Driving Range parcels. The hearing is scheduled for April 25<sup>th</sup>. We have talked all along about having a restaurant and/or fitness facility in the former clubhouse building and this zoning change will allow for such uses. It is important you know that the clubhouse property's use is restricted by deed to these sorts of entertainment and recreational uses.

The ACP organization has scheduled a community wide meeting for April 9th to show the plans currently under consideration. It will be held at Northeast Christian Church on Starshoot Parkway at 6pm. Nathan Billings will be in attendance to present the plan and answer questions. A second notice of the meeting will be forthcoming.

- 4. Architectural Committee:** In general, properties on the street are looking good. Thank you to all who have invested in their homes last year. A special shout out goes to Carrie Dunaway who painted her entire house and trim this year using colors from the the new palate of colors adopted by the Architectural committee. The colors in the palate were matched by a designer to compliment the brick and roof colors currently in use throughout our neighborhood. If you're planning to repaint and change the exterior colors of your home, you are encouraged to select colors from the new palate. Our committee has been expanded by adding three new owners to the committee. Those volunteering to serve are Ally McMurray (681 AVP), Susan Jones-Snodgrass (631 FHD), and Paul Ramsey (676 AVP). The committee will schedule their annual walk-thru later this spring.
- 5. Review and Update of Covenants:** The status of Covenant adherence was brought up by one of our owners at the annual meeting. As a result of this observation, the board decided to form a committee of owners to review and update our governing documents. It had been 13 years since the Covenants were updated, and with the loss of the golf course and the addition of the new common property, it was a good time for a thorough review. Bob Antrobus (689 AVP) volunteered to chair the committee made up of Candi Ballard, Jack Haga, Ally McMurray, George Tomaich, and Lee Sims. Thanks to all who have volunteered their time. After a review by the board, a vote of the owners is required to make any changes proposed to these governing documents.
- 6. Short Term Rentals:** As many of you know, several properties on our street have begun to rent out all or part of the homes as short-term rentals. This winter, the Kentucky Supreme Court ruled that restrictive covenants limiting the use of property to single-family residential purposes prohibit short-term rentals. Article IV, Section 1 of the Amended and Restated Declaration states: "No Lot shall be used except for private single family residential purposes." Based on the recent Supreme Court decision, the Board will begin enforcing the "single-family residential" restriction to prohibit short-term rentals. In addition to the recent court guidance, we continue to be concerned about safety on our narrow street. We have tried several means to make sure our street remains passable for larger vehicles like fire, rescue, and city maintenance trucks. We have even restricted parking on the even-numbered side of the street in an effort to make the street more passable and safer. Compliance has been improving, but the addition of more cars owned by non-residents will make compliance more problematic if not impossible to achieve. Current owners who are known to be using their residence as Air BnBs or short term rentals have been asked to stop doing so immediately. By this notice, others providing short-term rental opportunities are asked to do likewise. However, owners can honor their existing short-term rental reservations made prior to this notice. If this applies to you, please contact the All Points immediately as we will need to document any such reservations.

## 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 (636 AVP).

Have a wonderful spring!

Tim Shuck, President  
Villas at Andover HOA