



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

BOARD ACTIVITIES

1. **Landscape Maintenance for 2017:** We think **Great Scapes** has done a good job of taking care of the lawns, given this is their first year. Because of the increased contract cost, getting the work done with our budget was a real challenge. We chose to stretch the mowings by using a larger decked mower and, during the summer, mowing every 10 days rather than weekly. The alternative was to run the budget into a deficit for the year. We were able to reduce the number of mowings down to about 28 or so, still slightly more than the number we originally contracted for. Our vendor was able to make up the man hours by using the bigger mowers. We admit the situation was not optimal for our small, hilly lawns, especially since we had such a wet growing season.

Great Scapes has completed two of the three leaf pickups for this year. The city is scheduled to pick up leaves beginning the week of Dec 7th, so our contractor will wait for a couple of weeks to make his last pickup for the year. Hopefully the pear will shed their leaves before then.

Regarding mowing for next year, we have two bid prices for 2018, both allow for 30 mowings during the year (3 more than allowed for in the current contract). The first allows for a return to hand mowing all the lawns previously hand mowed (fronts of all yards and the back of some that are extremely small or have a tendency to remain wet and soft). This cost is \$27,136. The second has a mixture of hand mowing (15 times) and mowing using the larger machines used in the latter part of this year (15 times). When mowings with larger machine, the grass clippings will be bagged. This cost is \$24,985. Our costs for 2017 were \$20,891. In addition to the increased mowings, we added back flowers for a fall planting, something we had to delete this year in order to keep the contract close to budget.

If you see Gregg, let him know which option you would prefer. Both will require an increase in our Association dues for 2018.

2. **Budget for 2018:** As I said earlier this year and is noted again above, we are going to have to increase the assessments for 2018. The amount the board is considering depends on whether you, the owners, want to continue with the current mowing cycle (using the bigger mowers half the time) or return to hand mowing the fronts to prevent occasional damage to the lawns. Most of our other costs will remain about this same as this year, and the board wants to continue to add to our savings account. Our lighting (both on the front entry and on the island) is requiring more maintenance every year. It will need to be replaced sooner rather than later. Same goes for the sprinkler systems and much of the landscaping in the common areas. Our goal is to avoid large one-time capital assessments by increasing our fees gradually each year and building our capital fund (savings account) to be used for these projects as they are needed.

The board's current thinking is to increase the fees to \$245 per quarter from the current \$215 per quarter-- a \$10 per month increase. This will allow us to return to hand mowing the fronts and some of the small back lawns at least half the time (when it is too wet to mow with the larger machines). It will also allow us to continue to put some money aside for capital projects over the next few years.

- 3. Update on Andover Country Club Status:** Litigation continues with respect to the Andover Country Club property. **You should have received an email recently about a neighborhood wide meeting to be held at the Crossroads Christian Church on Todds Road on December 4th at 7pm. I strongly urge you to attend this meeting.** Nathan Billings (our attorney) will be reviewing the status of cases to date and will provide an update on negotiations towards a settlement that was proposed in the spring. 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). Also on this website is a summary of legal activity that has occurred over the summer.

The course remains closed, but Whitaker Bank has mowed the course property since April. They are not maintaining it as a golf course, but have hired Danny McQueen as a consultant to assure the communities of Andover that the course will not sustain irreparable damage over the summer. The previous greenskeeper is providing oversight to the mowing crew.

- 4. Architectural Committee:** In general, the properties on the street have never looked so good. Thank you to all who have invested in their homes this spring and summer. This goes a long way toward keeping our home values as high as possible.
- 5. Parking:** We all are aware of the parking issues that have plagued our narrow street. Last month we were informed by the city of Lexington that due to complaints from the city waste management office, they measured the width of our street and determined that they are required to **restrict parking** on the west side (the side with the water hydrants). According to the department of roads, our street is so narrow that the restriction must be imposed for safety reasons. The signs went up on November 29th. Anyone parking on that side of the street is subject to being towed or fined at the very least. Be respectful of your neighbors and please use your garage. Encourage your guests to park in your driveway or on Forest Hill.
- 6. Holiday Party:** Our holiday party will again be held this year. A reminder with more details will be sent out in the next week or two. Please make plans to attend.

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. And finally, watch your speed as you drive up and down the street. School is back 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 rest of the fall and Holiday season!
Tim Shuck, HOA President (tshuc2@windstream.net)