

# Andover Hill News

August 1999

Issue 3



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Please report any maintenance items to **Southeastern Management, 225-3334.** (This does not apply to the Estates, Townhouses or Villas)

Anyone with articles or suggestions for the newsletter should send them to **Edwin Gibson, 713 Broadmoor Place Lexington, KY 40509,** call 263-7681, or send them via internet to [news@andover.org](mailto:news@andover.org).

## Deed Restrictions

by Dave Winters

When people come to the Andover Hill neighborhood one of the first things that strikes them is how neat and organized everything is. Trees line the streets and homes are of similar size with no apartments or businesses in the subdivision. However, after moving in new residents tend to want to make changes from what they saw originally and try to customize things to their own liking.

One continuing problem area is fences. The neighborhood is governed by deed restrictions which many people feel are just a piece of paper that can be ignored. Several times I have heard people say that "no one is going to tell them what they can do with their property." But when they bought property in Andover Hill they also agreed to the deed restrictions.

About 6 years ago a homeowner on Chestnut Hill Lane was sued by the Neighborhood Association because of their fence. The homeowner insisted that they could put up a fence in violation of the deed restrictions because it was their property. The homeowner lost the suit and had to take down the portion of the fence that was in violation of the deed restrictions.

Now it has happened again. This time on Winter Hill Lane. Again a homeowner insisted on constructing a fence their way and not according to the deed restrictions. The homeowner was sued and the result was the same. The homeowner had to rebuild the portion of his fence that was in violation of the deed restrictions.

The deed restrictions are a contract and are enforceable. The above two cases resulted in a very expensive fence for the property owner.

Homeowners need to recognize that the deed restrictions are designed to protect residents from things that would change the character and beauty of Andover Hill.

## Crimewatch

Recently, a burglary occurred in Andover Meadows. An item of value was taken out of a resident's open garage. Numerous crimes of this nature have occurred in Andover over the years. Residents have reported incidents where valuables have been taken from garages and open automobiles. In previous newsletters, cases of vandalism involving automobiles and property, such as our fountains and street lights, have been described.

We cannot afford to take it for granted that crime does not happen in neighborhoods like ours. It does. Police recommend that we keep our homes and automobiles locked. Close your garage doors if you are not outside. Lock your cars.

At the risk of stating the obvious, prevention is the key. To some, an open door is an invitation. When we report suspicious people and suspicious behavior, we send the message to the perpetrators that the residents of Andover will not tolerate crime.

## Dues

Liens are being filed against households who owe \$50.00 or more in association dues over 120 days in arrears as of May 1999. If you are one of these households, please remit your dues today.

## Chili Cookoff

Mark your calendars for **Sat., August 28th.** We will be holding a Chili Cook-off at Camp Kearney in Jacobson Park.

Chili to be entered in the contest should be at the site by 4:30 p.m. Judging will run until 5:00. Prizes will be awarded. We will start eating after the judging. Soft drinks will be provided. Please bring chairs/games. Contact a board member or email [Events@andover.org](mailto:Events@andover.org) to register/volunteer.

## Chestnut Hill Ln. Club Access

Please **do not** use the private walkway on Chestnut Hill Ln. to get to the club! The owner of this walkway and several residents of the neighborhood have had tense conversations over its use. The owner's behavior toward these residents has made it clear that this private walkway is no longer available for public use.

## Country Club Groundskeeping

If you are having problems with the Club maintaining the grounds near your property, please call Code Enforcement at 258-3270. Homeowners need to call. They will require the Club to clean and maintain areas, especially those that pose a health hazard, such as standing water where mosquitoes are likely to breed.

**Next Quarterly Meeting**  
**Thursday, August 5, 7:00 p.m.**  
**at The Republic Bank**

## Andover Hill News

### May's Quarterly Meeting Highlights

On May 6, 1999 we held our quarterly meeting at the Republic Bank. Some of the items discussed were:

- Stone work at the entrance to Andover Park
- Winterhill Trees
- Neighborhood Yard Sale
- Four way stop at Forest Hill and Hunters Green
- Country Club ground maintenance near golf course homes.
- Fence applications
- Neighborhood party:
- Chili cookout
- Megan's law notification

If you have questions about these or any other issues regarding our neighborhood, please contact an Association member.

### Welcome Neighbors

The Andover Neighborhood Association welcomes all the new residents who have recently moved into Andover Hill.

Please let one of the Association members know if your name or address is not correct or if you have not received your welcome packet. Again, welcome to Andover Hill.

### Herbies

Several of our residents noticed that during periods of strong wind, the herbie lids blow open. When this happens, articles of trash are scattered about the streets and yards of our neighborhood. These residents suggested waiting to put the herbies out as late as possible prior to collection. They also suggest making sure the lid is completely closed by not overfilling the container. Thank you for your cooperation.

### 1999 YTD Expenses

The following is a breakdown of the YTD expenses for Andover Hill through May 1999:

|                     |           |
|---------------------|-----------|
| Revenues            | \$ 71,151 |
| Administrative Exp. | \$ 3,563  |
| Utilities           | 475       |
| Maintenance         | 14,178    |
| Tax and Insurance   | 62        |
| Total Expense       | \$ 18,278 |

### Street Trees

Some street trees are obstructing the sidewalks. The trees located between the street and the sidewalk are the homeowners responsibility. They must be pruned so they do not obstruct use of either the sidewalk or street.

The board has decided to authorize the management company to send the property owner a letter notifying them their tree(s) are not in compliance with the deed restrictions. They will have 10 days to trim the tree(s). If this is not done, the management company will trim the tree(s) and send the property owner a bill for this service.

This method of getting the trees trimmed last year was successful and we believe it will be this year. The homeowners who elected to use SMC to trim their street trees appeared to be satisfied with the results.

### SIGNS!

**PLEASE** only one "realtor-size" sign in "your" yard is permitted when selling your house or for a garage sale. The deed restrictions clearly state no signs can be placed in the common areas or on posts. Signs are being placed on posts, in common areas and in other residents lawns without their permission. Many signs are never being pulled down after the sale. This detracts from the appearance of the subdivision.

The management company will remove signs that conflict with the deed restrictions.

## Republic

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### SCHOOLS

The School Board had been planning to build a new middle school very close by, on property donated at the intersection of Athens-Boonesborough and Chilesburg roads (near the main entrance to Jacobson Park).

After some recent misguided comments by a group miles away, the Planning Commission denied the zoning required to allow the school to be built. If you believe that neighborhood schools are needed, please write to each of the following at 200 East Main Street, Lexington, KY 40507, expressing your support of the school.

Mayor Pam Millier  
Councilwoman Gloria Martin  
Rose Lucas, Planning Commission  
Chair  
Frank Thompson, Planning Services  
Director

## www.andover.org

Go to [www.andover.org](http://www.andover.org) on the Internet to find what's currently happening in the subdivision, find an article in the classified section, find an ad for babysitters, view a previous newsletter, view a local school schedule, etc. All of these subjects and more can be found on our website.