



Andover Hill News

Andover Neighborhood Association, Inc.
PO Box 54407
Lexington, KY 40555-4407

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New Developments in Andover

Two new subdivisions are under construction at the end of Ridge View Drive off of Winterhill Lane. Barlow Homes is developing what is currently the Tucker Farm. Dennis Anderson Real Estate is developing the property next door. Both developments are on land sandwiched between Andover Hill to the Northwest and Chilesburg Road to the Southeast.

Barlow is building 36 homes similar to the Andover Green section of our neighborhood. Mr. Anderson is developing an upscale neighborhood, similar to Andover Forest, called Still Meadows. He currently plans to build approximately 33 units. Ultimately, he will build 72 single-family custom homes and 16 town homes. Mike Kerwin and Jimmy Nash are the builders.

Access into Mr. Anderson's sub-division will be from Chilesburg Road. His development will connect with Barlow's, and Barlow's development will connect to Andover Hill at Ridge View Way. Although traffic can come through Andover Hill from

Chilesburg Road, the convoluted route should minimize speeding traffic.

Because some residents of Ridge View Way expressed concern over these developments and the expected construction traffic, the Andover Neighborhood Association contacted both developers. Jim Barlow, Sr, asked the city for a temporary construction road from Chilesburg Road to be used instead of using Winterhill and Ridge View. He was granted the necessary access.

Barlow has also agreed to use deed restrictions similar to his other development, Andover Green. Those restrictions name the Andover Neighborhood Association as the representative of the residents of that development. The deed restrictions will also include a provision for a common area maintenance fee.

Mr. Anderson does not have plans to make Still Meadows a part of Andover Hill at this time. But he has agreed to attend our next Public Meeting to discuss his plans and address any issues our residents may have.

The Wall

At its June 7th meeting, the Board of Directors of the Andover Neighborhood Association authorized construction to begin on the new stonewall that will be located on Forest Hill Drive. This wall will separate our subdivision from the Forest Hill subdivision. The Board has directed that construction begin by July 15th and be completed by October 15th.

Unfortunately, we have one more hurdle. We are attending a Board of Adjustments appeal session on Friday, July 28 at 1:00 pm. We must defend changes we made to the wall after we were asked by Traffic Engineering to remove the columns that we wanted to construct in the utility strip between the sidewalk and the street.

We have a letter from the Commissioner of Public Works, indicating that all of our changes were approved by his office. Members of the Board feel confident the appeal hearing is merely a formality. After this appeal session, construction will begin again. Our wall should be completed within two to three weeks once construction starts. Your support at the appeal session is welcome if you can come.

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2000 Board of Directors

President
Dave Winters

Vice President
Bob Kelly

Treasurer
Florine Cole

Secretary
Janice Brock

Directors
Don Finley
Kenn Martin
Heather Shields

Management provided by:
Edwin Gibson
263-7681 or
manager@andover.org

And The Winner Is... Andover Hills

Andover Hills has been honored with a first place award in the annual Lexington In Bloom Contest.

The Lexington Council of Federated Garden Clubs each year recognizes the most outstanding gardens in Fayette County.

The Garden Clubs judged five categories:

- Residence, front yard
- Residence, rear yard
- Neighborhood Association
- Business, large garden
- Business, small garden



The Todds Road entrance of Andover Hills won the Neighborhood Association category. Many thanks to our landscape committee, Sue Winters and Florine Cole, as well as the nice work by Hillenmeyer's.



ANDOVER HILL REAL ESTATE NEWS

By Janice Brock

This column will be a regular feature in our quarterly Andover newsletter. We will try to provide real estate news of interest to the residents of Andover. Feel free to get in touch with me if you have questions or suggestions for this column.

Below are the houses that have sold in Andover since the first of the year (not including new construction) and houses that are currently listed for sale (not including new construction). The average sale price of these houses is \$223,198. The average 30 year fixed rate for the week ended June 29 was 8.22%

The information provided here was compiled from the Lexington Bluegrass Association of Realtors - Multiple Listing Service. Log on to www.lbar.com to view listings in Lexington and surrounding areas.

537 Hunters Knoll	05-15-2000	\$154,900
3608 Amick Way	10-20-1999	\$165,000
596 Forest Hill Dr	03-03-2000	\$184,900
631 Brookgreen Ln	06-25-2000	\$194,500
3514 Doral Place	04-19-2000	\$221,900
829 Penny Lane	04-03-2000	\$229,900
3529 Doral Place	05-08-2000	\$229,900
669 Andover Village	05-28-2000	\$233,900
3713 Ansley Court	05-02-2000	\$237,900
3701 Mira Vista Cr	06-13-2000	\$244,900
3708 Doverhill Cr	04-16-2000	\$249,900
3525 Hunters Green	06-05-2000	\$252,900
641 Wintler Hill Ln	06-24-2000	\$267,000
813 Penny Lane	06-21-2000	\$267,900
3700 Long Meadow	06-14-2000	\$279,900
3421 Chestnut Hill	04-25-2000	\$325,000
550 Gingermill Lane	03-31-2000	\$399,900
3604 Burning Tree	05-21-2000	\$424,900
3617 Burning Tree	06-21-2000	\$495,000

812 Penny Lane	\$242,500	03-2000	3
642 Brookgreen Lane	\$235,350	06-2000	28
670 Gingermill Lane	\$234,400	02-2000	152
3601 Gingermill Ct	\$231,900	03-2000	41
764 Winter Hill Lane	\$227,500	06-2000	71
3704 Ansley Court	\$223,000	04-2000	22
679 Gingermill Lane	\$219,500	01-2000	109
680 Andover Village	\$215,000	05-2000	114
675 Gingermill Lane	\$210,000	05-2000	31
615 Brookgreen Lane	\$199,900	04-2000	106
516 Huntington Ct	\$185,000	03-2000	12
3586 Hunters Green	\$184,900	06-2000	11
553 Forest Hill Drive	\$184,500	04-2000	55
3571 Hunters Green	\$184,000	06-2000	163
660 Andover Village	\$182,000	03-2000	22
631 Brookgreen Lane	\$177,000	03-2000	7
508 White Chapel Cr	\$175,000	05-2000	51
849 Nine Eagles Lane	\$174,900	01-2000	20
618 Brookgreen Lane	\$168,000	04-2000	10
841 Nine Eagles Lane	\$158,000	02-2000	130

\$5,368,000 Total Homes Listed for Sale
\$255,619 Average Asking Sales Price

\$6,026,350 Total Real Estate Sales
\$223,198 Average Real Estate Sales
51 Average Days on Market

HOMES SOLD

Address	Price	Date	DOM
551 Gingermill Lane	\$450,000	05-2000	14
674 Gingermill Lane	\$274,500	03-2000	67
678 Gingermill Lane	\$270,000	06-2000	1
599 Gingermill Lane	\$265,000	05-2000	18
3601 Flower Mound	\$256,900	02-2000	1
756 Andover Village	\$250,000	02-2000	93
804 Andover Village	\$248,000	05-2000	21

HOMES FOR SALE

Address	List Date	List Price
3621 Amick Way	04-27-2000	\$149,900
3625 Amick Way	07-25-1999	\$149,900

Please call me at 543-2244 or write to prujbrock@aol.com if you have questions about this information or any real estate questions.

Andover Country Club: Good Neighbor or Not?

How many of you have had problems with the Andover Country Club not maintaining the property adjacent to your back yard? How many of you have complained about golfers coming into your yards while you are out having coffee and enjoying the Sunday paper? How many of you feel that the Club is not a very good neighbor?

Those of us who serve or who have served on the Andover Neighborhood Association Board of Directors or who attend the meetings hear these complaints often.

In an effort to better understand both sides of the issue, I met with representatives of the Club to hear their side of the story.

I spent a few hours with Chris Deckard, the Grounds Superintendent, touring the course. I also met with Ron Ayote, the President of the Club. I left with the distinct impression that both of these gentlemen want to do all they can to insure that the club is a good neighbor with the residents of Andover Hill and Andover Forest.

The issue the Board hears most often is

that the Club does not maintain areas behind the yards of residents. We hear that where water pools and stagnates, mosquitoes become a major problem.

Some of these areas are natural swamps and cannot be maintained without incurring major expense. Other areas that need attention are missed because the main priority of the Club is to maintain the course for its members.

One of the main concerns of the Club is with the safety of children who play on the course while golfers are playing, especially on hole 13. Another safety issue is with residents who are out walking during play. The club has told me that they do not mind residents using the cart paths for walking or exercise before or after play has ceased. But they do not want residents on the course during play, regardless of their membership status.

Other issues involve residents who play golf on the course near their homes, but who are not members and residents who dump yard waste or blow leaves on the course or in the waterways.

Finally, some residents have been seen moving the property stakes in an attempt to increase the size of their yards.

The Club wants residents to respect their property. They are happy to consider residents for membership. And according to Mr. Deckard, they are happy to try to work with residents who have maintenance issues.

Mr. Deckard tells me that, usually, he first hears about a maintenance problem from LFUCG's Code Enforcement. Once this happens, the situation changes from neighbors trying to work things out to adversaries trying to win their battle at the cost of the other side.

According to Mr. Deckard, planting and pruning trees is a contentious issue. But he has succeeded in working out win-win agreements with several residents regarding this issue. He was able to work this out because the residents called him.

Mr. Deckard has assured me that he will do his best to accommodate residents who call with issues. Mr. Deckard can be reached at the Andover Country Club at 263-3710.



Proposed By-Laws Change

The Board of Directors has proposed the following change to the Association By-Laws:

VIII. BOARD OF DIRECTORS

At every regular November meeting, the members of the Association shall elect Directors to serve a two (2) year term beginning January 1st. The Directors shall be elected from districts with Directors from District One, Three and Five being elected in odd years and Districts Two and Four in even years. The Board of Directors shall be composed of a total of nine (9) Directors, elected as mentioned hereinbefore, including the Officers of the Association, as hereinafter mentioned, all of whom shall have full standing, rights and privileges on the Board of Directors.

District One is to include Andover Estates, Andover Club, Andover Golf Villas and Andover Town homes.

District Two is to include Andover Park and Andover Green.

District Three is to include Andover Village Drive from Todds Road to Mint Hill Lane, Glen Abbey and Andover Meadows.

District Four is to include Gingermill Lane (Lakes I and Lakes II up to the Estates), Gingermill Court, Mint Hill Lane, Andover Village Drive from Mint Hill to Forest Hill Drive and Forest Hill Drive between Andover Village Drive and Chestnut Hill Lane.

District Five is to include Winterhill Lane and all of its related cul-de-sacs: Penny Lane, Ridge View Way, Lake Valley Drive and Park Ridge Lane.

Elections are upon us. Please turn to the rear page for information about serving on the Andover Neighborhood Association Board of Directors. Your participation is appreciated.

Love a Tree!

One of our concerned resident writes to remind us to keep mulch away from tree trunks. When piled up around the trunk, mulch can cause major damage, such as rotting bark which promotes disease and provides an access point for boring insects.

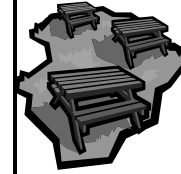
This resident reminds us that proper mulching involves keeping mulch very shallow directly around the trunk and mounding it deeper by about six to 24 inches around the circumference. If your tree appears ill, try this technique and look for improvements.

Here is another reminder to help our trees. Please remove the brace from your street side tree if it is no longer needed. Many trees on Winter Hill and Nine Eagles still have the braces. If not removed, they scar the tree as it grows.

Please contact our property manager if you have a tree that has died or has been damaged. He can help you with information about replacing it.

Announcements!

Annual Picnic



The annual neighborhood picnic is scheduled for Saturday, September 9th from 4:00 p.m. to 7:00 p.m. at Jacobson Park.

This year it will feature a dessert contest with the first place winner getting \$100, second place \$75 and third place \$25.

Kids 5 and under will have a treasure hunt, and those 6 and over can participate in a water balloon tossing contest.

The Andover Neighborhood Association will be supplying hot dogs for the kids and Subway sandwiches for adults.

Those planning to attend should bring a covered dish to serve 8 to 10 persons.

A reminder letter will be sent in August to all Association members.

Fall Yard Sale

The date for the fall yard sale is Saturday, September 30. Our rain date is October 7. Tie balloons to your mailbox if you plan to participate. The Association will advertise the sale in the newspaper and put up signs in the neighborhood. Please do not put up your own signs anywhere in the neighborhood. They will be removed.

Vandalism

The fountain soaper has struck again. Fortunately, the fountain was not damaged. But it took one of our volunteer residents several hours to clean out the soap. If you have any knowledge of the vandal or vandals, please report this information to the police or to our property manager. Your identity will remain confidential.

Fall Haul

Do you want to rid your basement or garage of hazardous household items? If so, please call Bax McClure at 258-3400 or Louise Caldwell-Grant at 258-3473 for more information on disposing of these items or volunteering to help.

Highlights of Deed Restrictions

No commercial vehicle or truck over 3/4 ton shall be regularly parked on any lot or street in the subdivision other than for delivery or construction purposes, unless housed within a garage; and no person shall engage in major car repairs either for himself or others at anytime.

The owner and occupant of each lot shall maintain its lawn in a first class manner. Lawns not maintained will be cut at the owner's expense, plus 25%.

No residential vehicle, trailer or boat shall be parked in any front yard or on any street in the subdivision for a period in excess of twenty-four (24) consecutive hours or in any manner that may be construed as an intentional attempt to circumvent this restriction.

No fence, wall, hedge or any

nature may be extended toward the front or side of the property line beyond the building set-back line as shown on the record plat in the Fayette County Clerk's office and may not extend toward the front of the house past the rear corner. Any fence must conform with the character of the subdivision and shall be in accordance with appropriate governmental regulations, and shall be approved prior to construction. Chain link fences, horizontal plank fences and stockade fences shall not be permitted.

No signs shall be permitted on the property except for house number and name plates and standard, small, temporary "For Sale" signs when the lot is for sale.

No television, radio or

other similar microwave receiving dish shall be permitted on any lot.

No owner of a lot abutting the golf course shall construct any hedge, fence, wall or barrier of any nature within twenty (20) feet or any border which abuts the golf course, nor plant any evergreen tree in such area, nor plant any other tree or place any other construction or matter in such area.

All swimming pools shall be in-ground. No above-ground pools are permitted.

The Developers and any lot owner, including the Neighborhood Association on behalf of any lot owner, may enforce the restrictions and covenants by appropriate legal procedure.

Andover Neighborhood Association, Inc.
PO Box 54407
Lexington, KY 40555-4407

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Next Public Meeting:

**August 3, 2000
7:00 PM**

**At The Republic Bank
In the Brighton Shoppes
Shopping Center**

***Door Prizes!
Awarded to those
in attendance***

Mailing Address Line 1
Mailing Address Line 2
Mailing Address Line 3
Mailing Address Line 4
Mailing Address Line 5



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Attention Public Minded Individuals

The Andover Neighborhood Association needs you to serve on our Board of Directors. Nominations are being solicited for the 2001 term. Elections are in November. Directors serve for two years. All other officers serve for one year. We are also looking for a new Newsletter Editor. Please call Don Finley at 263-5487 or write to DONALDMFINLEY@aol.com if you are interested or would like to nominate someone. We respectfully urge you to get involved with your neighborhood.

**Visit our Website at
www.andover.org**

**Send your ads or news articles to
news@andover.org**