



# Andover Hill News

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

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## Pleasant Ridge Park and "Rails to Trails"

Did you know that we are getting a new park? That's right! Lexington Fayette Urban County Government has been meeting with residents from Andover Forest, Andover Hill, Autumn Ridge, Banbury Hunt, and Timber Creek to plan construction of the many facilities that we hope to make available at Pleasant Ridge Park.

At our last meeting, Bill Carman, Superintendent of Planning and Design, presented a proposed layout of our new 11-acre park. It includes a lighted walking trail around the inner perimeter, a soccer field, a multi-use field, basketball and tennis courts, restrooms, off-street parking, a picnic shelter, a playground for kids, and plenty of trees and grass. According to Mr. Carman, the playground should be available before the end of this school year.

Residents living close to the park can be assured that we took their needs for peace and quiet into account. This is a neighborhood park. It is not meant to host the large sporting events we see at Ecton Park or Masterson Station. Lighting will be passive. Traffic calming measures will be

added to Pleasant Ridge Drive.

We will review construction cost estimates at our next park meeting, scheduled for November 8 at 7:00 pm at The Republic Bank. We have approximately \$40,000 available in development funding from the city and approximately \$100,000 available from the Federal government.

But that's not all the good news. This park, located on Pleasant Ridge Drive, across from Brighton Place Drive, is part of the Brighton East Bicycle/Multi-use Path Project. Perhaps you have heard about this "Rails-to-Trails" program on G-TV or in the newspapers.

"Rails-to-Trails" is a national program to purchase, connect and convert old railroad beds to multi-use trails. The Federal funds, mentioned above, are earmarked for development of the trail. However, these funds are available to provide some of the facilities we hope to have in the park, such as restrooms.

The city has about \$800,000 in Federal funding to begin the "Rails to Trails" development. They are converting a 2-mile sec-

tion of old CSX railroad tracks. The tracks eastern terminus is at Man-O-War Blvd., behind Weymouth Court in Andover Forest. Their western terminus is Walnut-Chilesburg Road, where it was closed off to through traffic. This section terminates into the King Property, which is a 22-acre piece of land that will be developed into a rural park at a later date.

LFUCG is in the process of acquiring the land and easements for the trail. It will be constructed of asphalt. It will be about 12 feet wide. It will be open to bicycles, tricycles, strollers, runners and joggers, and skaters. It will not be open to motorized vehicles.

Lighting the trail is still an open issue, because parts of the trail pass behind the back yards of many residents.

There is still time to provide feedback about both programs. You can send your comments via email to edgibson@infoteam.net. Mr. Gibson will forward these comments to park and trail committee members. Or plan to attend the next park meeting at The Republic Bank. The next "Rails to Trails" meeting is November 1 at 7:00 pm at the Courtyard Marriott.

## Forest Hill Speedway

At the request of several residents, the Andover Neighborhood Association (ANA) is attempting to have the speed limit on Forest Hill Drive reduced from 35 MPH to 25 MPH.

Forest Hill Drive is effectively a continuation of Autumn Ridge Drive and Andover Forest Drive. Both Autumn Ridge Drive and Andover Forest Drive have speed limits of 25 MPH. However, Forest Hill Drive is 35 MPH. It doesn't make much sense that someone traveling this stretch of road would go from 25 to 35 and then back to 25.

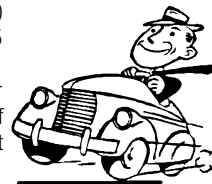
The city Traffic Engineering department spent two months conducting a speed/traffic study of Forest Hill Drive. They concluded that there is no justification to lower the speed limit.

Since the ANA feels we have made a reasonable request, the President of our Association has written to the Mayor and members of the Urban County Council, asking for their support and to overrule Traffic Engineering.

The Mayor and several Council members agreed to study the issue. Neighborhood residents are encouraged to contact the Mayor's office to voice their opinion on this matter. The Mayor's phone number is 258-3100. You can also email your concerns to Charles M. Saylor, Traffic Engineering Manager, at chucks@lfucg.com. Please send a copy of your email to comments@andover.org.

If you observe speeding on Forest Hill Drive, or elsewhere in the neighborhood, please call the police. They will increase the patrols in the neighborhood and their presence acts as a deterrent.

The ANA appreciates the support of all residents who observe the speed limits in the neighborhood.



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263-7681 or  
manager@andover.org



## Good Bye Kenn, Best of Luck!

Kenn and Wendy Martin are leaving Andover Hill and Lexington, Kentucky. They are moving to Boca Raton, Florida. Kenn plans to open a new InfoTeam office in that area.

Andover Hill will sorely miss Kenn. He has a long history of public service to both our community and to the greater Lexington community.

***"Kenn has been a pleasure to work with . . . The neighborhood is going to miss his enthusiasm."***

Kenn served as both President and Director on the Andover Neighborhood Association for four years. Kenn served on several other boards as well. He served on the 16<sup>th</sup> district Parent Teacher Association for Fayette County. He also served as a board member for the Kentucky Ballet Theatre. Kenn was also a good neighbor.

"Kenn has been a pleasure to work with on the [Andover Neighborhood Association] Board," says Dave Winters, our current Association President. Kenn "has been very willing to protect the beauty and character of our subdivision by aggressively enforcing our deed restrictions. The neighborhood is going to miss his enthusiasm."

With Kenn's help, the Board was able to affect the Walnut-Chilesburg Road closure and the construction schedule of the new fire sta-

tion. According to Kenn, "the fire station was used as a way to get many of the neighborhoods around us to drop opposition to the road closure, [but] our Board still held out for changes to the interdiction point and thus never really gave in." The Board collected almost 3,000 signatures in an effort to move the construction of the fire station ahead of schedule.

Kenn says that he frequently hears compliments about Andover Hill, especially from newcomers. He says that these individuals are impressed with the clean, well-maintained appearance of the neighborhood streets and homes. The appearance and standing that our neighborhood enjoys in Lexington is due in large part to Kenn's efforts to keep it that way.

Kenn is going to miss Lexington, as well. When asked what he will miss most, Kenn replies that he will miss the pristine Lexington landscape, the gently rolling hills, the countryside, and the beautiful horse farms. He said that he will also miss Andover Hill.

Kenn asked to pass on his best wishes to everyone in Andover Hill. He also wants to pass along his thanks to all the Board members with whom he has served. He said that he is proud of his association with Andover Hill and of the great community we have become.

Kenn wants to encourage residents to participate in the Neighborhood Association. He says that with the help of people who care, our neighborhood will continue to maintain its value and excellent standing in the greater Lexington community.

Thank you Kenn for all your years of service and good works to our community! Good

## Pets & Neighbors

This is an article better printed in the spring. However, several residents have called to complain about barking dogs.

Lexington's Good Neighbor Ordinances, Section 14-72, state that it is "unlawful to have a dog whose barking or yelping creates a noise disturbance across the boundaries of your residence. Violators may be charged under the noise ordinance and fined \$25 to \$500."

Typically, these types of articles are written for those residents who violate our deed restrictions and city ordinances. Not so this time. This article is written for those residents who respect and obey the rules. Here is what you can do about barking dogs: **Call the police!** Their number is 258-3600.

They will send an officer who will determine if the noise disturbance warrants a citation. They ask that you leave your name and phone number, however, so that they can discuss the situation with you. They will not reveal your identity to the offending resident.

If the offending resident is not at home, the police will return to issue a citation. One or two citations should get the message across that the residents of Andover Hill will not tolerate individuals who lack respect for their neighbors and for the rules.

Lexington's Good Neighbor Ordinances also require dog owners to pick up droppings from both public and private areas [Section 4-23]. While in public areas, dogs must be on a leash. Dogs may be kept "unleashed and unconfined on the owner's property only if the owner is present with the animal and the dog is under the owner's direct control and supervision [Section 4-19]. Violations of this ordinance are subject to fines ranging from \$10 to \$50 for each offence.

If you are a resident who is annoyed by your neighbor's lack of consideration, call the police. Call them as often as necessary. Remember, "the squeaky wheel gets the grease." Let's send a message that we will not tolerate ignorance of the rules.

## Country Club News

In the last issue of Andover Hill News, this author made an inaccurate statement about residents using the cart paths for exercise. The Club does not want pedestrian traffic on the cart paths. In fact, the Club has hired private security to prevent vandalism and to keep pedestrian traffic off the paths and fairways.

The Andover Neighborhood Association asks that residents not use the golf course as their back yard. For their own safety, please keep children and pets off the golf course. Please do not use the golf course to play golf unless you are a member.

Thank you for respecting the property and wishes of the Andover Golf & Country Club.

## Sign, Sign, Everywhere a Sign!

The placement of yard sale and real estate directional signs in the neighborhood common areas continues to be a problem in Andover Hill. Our property manager frequently removes several of these signs from the main entrance and neighborhood intersections each weekend.

Most residents know and respect these rules. For those residents who may not be aware, the following information is for you.

The Lexington Fayette Urban County Government (LFUCG) Zoning Ordinance, Article 17, Section 17-4(g) states that no "sign shall be attached to or painted on the surface of any tree, utility pole, street light standard, or dilapidated structure." In addition, Section 17-4(j) states that no "sign may be located within the required sight triangle of any intersection, nor within or projecting into the public or private street right-of-way."

What these ordinances mean is that it is against the law to place signs at the main en-

trance, at neighborhood intersections, or in the utility strips, either in the ground or on public poles.

Another problem is real estate signs. Once again, our property manager frequently removes directional signs placed and left at neighborhood intersections and at the main entrance. Residents are responsible for the activities of real estate agents acting in their behalf. Real estate agents may not place more than one sign per yard. LFUCG Zoning Ordinance, Section 17-6(c) states that real estate signs are "limited to one (1) sign per street frontage." These signs must be "removed within ten (10) days after completion of the sale or lease of the property." If your real estate agent tells you that they are exempt from this ordinance on Sundays, they are misinforming you. There are no exceptions!

According to Section 17-6(b), political signs are permitted in yards "no earlier than thirty (30) days prior to the election they pertain to."

*(Continued on page 3)*



## *An Irresistible Home Starts at the Curb*

By Janice Brock  
 janice@janicebrock.com  
 Prudential A.S. deMovellan Real Estate

Real estate professionals often talk about the importance of curb appeal—that subjective, intangible quality that has buyers thinking emotionally rather than logically. We've all experienced it: you know, that singular moment when you drive up to a home and it's love at first sight. Something about it has your heart beating just a little bit faster.

Perhaps it's the way the home sits on the property, or the mix of clapboard and fieldstone, the expanse of grass carpeting, the stately columns, the boisterous symphony of greenery and brilliantly colored flowers. Something calls to you and you respond, "Yes. This is it! I don't care what the inside looks like. I want it!" That's curb appeal.

So, how can you tell where your home registers on the curb appeal scale? One way to find out is to take pictures of your property from various angles. Show them to friends, family, colleagues, anyone known for providing painfully objective feedback. Find out what's appealing about the home and grounds and what needs improvement. Take photos to a nursery for a professional landscaper's opinion. Even more important, consult your real estate agent. A local real estate professional has experi-

ence selling homes in your area and can be a great resource. Ask the agent to walk around the property with you and view it from across the street. Develop a "to do" list to bring your home up to show condition and then brainstorm easy, cost-effective solutions.

Surprisingly, even small enhancements can make a big difference. Building on your home's curb appeal might be as easy as replacing a torn screen and planting a few flowers near the front door.

Here are some ideas to get you going:

Paint and polish! A fresh coat of paint breathes new life into a tired-looking home. If your home looks dull or suffers from peeling, cracked or chipped paint, a paint job is a great investment. Real estate agents often suggest using neutral colors such as white or gray. A point of interest: According to a survey by the National Association of REALTORS, white homes sell faster than others.

Whether or not you paint, you'll want to polish the door-knocker and any light fixtures by the entry. Go over the grounds. Mow and edge the grass and trim the trees and bushes. Also, clear away dead leaves and flowers, and weed and mulch the beds. Check to see that tree branches are not touching the roof or outer walls.

You can spruce up the property by hanging flower bas-

kets and placing planters of flowers in strategic spots.

Make needed repairs! Work your way through your "to do" list. In addition, see if anything is unhinged, loose, or just an eyesore. Fix everything, including broken fencing, windows and screens. Try the doorbell. Check stairs and railings. Test doors for squeaks and rusted hinges. Don't forget to take a critical look at the property at night. Make sure the lights work and replace dim and burned-out bulbs.

Unclutter! Throw out everything you can. Organize the garage and put away lawn and garden equipment and tools. Tidy up the deck, patio and back yard. Clean up the barbecue area. Eliminate any "evidence" of pets and restrict animals to the back yard when showing the home.

Clean! You want buyers to think the home has been well maintained. To make a bright impression, clean the windows, inside and out, wash down the walks and driveway, and hose down the siding. Clean outdoor furniture and cushions. Check for oil spots on cement surfaces, especially the garage floor.

Remember, a sale can be made or lost as a direct result of your home's curb appeal. So exert a little elbow grease now and you'll captivate buyers at the curb. It's a sure way to a quick sale.

Janice Brock can be reached at 859-543-2244.

## *Etcetera!*

### *First Annual Christmas Luminaria*

Please plan to take part in this event, scheduled for Sunday, December 10 at dusk.

A luminaria is a white paper bag filled with about 1" of sand with a candle in the middle. Kits have been sold in previous years at Michael's Crafts.

At dusk on the 10<sup>th</sup>, place these bags along your sidewalks and driveways. If everyone participates, it creates a beautiful sight for neighbors and visitors.

What a night it would be to have a Christmas open house, invite family and friends, or just drive around the neighborhood to enjoy the luminaria along with the Christmas decorations.

We look forward to your participation in this event. If you have questions, please contact Linda Randolph at 263-7573

### *Annual Picnic*

Our picnic at Camp Kearney was a culinary and fun-filled success. The desserts were exceptional! Our dessert contest winners were Heidi Fry, 1<sup>st</sup> place, Ed Stamm, 2<sup>nd</sup> place, and Sue Winters, 3<sup>rd</sup> place.

Special thanks go out to all who helped make the picnic a success. Special thanks go to Sue Winters for ordering and picking up the food and drinks. And special thanks to Heather Shields for organizing the children's activities and for putting together all the prizes.

### *New Telephone Directory*

If you have not returned the information sheet that was in the last newsletter, you still have time to be included in the new directory that will be delivered in January. If you have misplaced the form, call Janice Brock at 543-2244.

If we do not hear from you by November 15, we will assume we have your permission to publish the information already on file with the Association.

*(Continued from page 2)*

They must be "removed within five (5) days after such election." Political signs must be placed in your yard; they are not permitted in the utility strip.

Andover Hill deed restrictions do not permit advertising signs placed in yards and utility strips by contractors, such as painters or landscapers, advertising their services.

Failure to comply with the city Zoning Ordinance constitutes a misdemeanor, if convicted, and fines range from

\$10.00 to \$500.00. Our property manager and The Division of Building Inspection, who enforces the Zoning Ordinance, are discussing the possibility of citing residents who violate these ordinances. The Neighborhood Association will pursue legal means to bring residents into compliance with the deed restrictions.

The placement of signs illegally on poles and in the right-of-way by residents, contractors, and realtors continues to be a problem. It diminishes the clean, well-groomed appearance of the neighborhood.

Whether you agree or not with these ordinances and deed restrictions is a moot point. These are the rules by which we must all abide. These are the rules that maintain the value and appeal of our neighborhood.

If you do not like these rules, then come to the Neighborhood Association meetings with constructive ideas on how to advertise your yard sale or house for sale. If you try to work with us, you will find that we are willing to work with you. That is what community is all about.

Andover Neighborhood Association, Inc.  
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Lexington, KY 40555-4407

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## Next Public Meeting:

**November 2, 2000  
7:00 PM**

**At The Church  
At Andover**

***UK vs. Vanderbilt  
Tickets raffled Off to those  
in attendance!***

Mailing Address Line 1  
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Mailing Address Line 3  
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## ***Andover Hill's First Annual Christmas Decorating Contest!***

Deck the doors, rooftops, and yards! The Andover Neighborhood Association Board of Directors approved first, second, and third place cash prizes for the best Christmas decorations. An impartial panel of judges will review homes in the neighborhood the evening of December 18. Prizes will be awarded December 20. *Ho! Ho! Ho! We look forward to the show.* Merry Christmas and Happy New Year to all from the ANA!



Janice Brock, GRI  
REALTOR  
Email: [janice@janicebrock.com](mailto:janice@janicebrock.com)

**Prudential**  
A.S. de Movellan Real Estate

Bus: 859-266-0451 Voice: 859-293-9158  
Fax: 859-268-2636 Toll Free: 800-928-0451

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