

Masterson Station Neighborhood Association, Inc.

Neighborhood News

March 2006

Board of Directors & Management

President
Jeff Crabb
252-5497

Vice President
Steve Gahafer
sagahafer@insightbb.com

Secretary
Greg Stanforth

Treasurer
Bernie Samuelson
381-0922

Directors
Roy Campbell
Teresa Geyling
Donna McMahan

Association Manager
Edwin Gibson
263-7681

2006 Association Calendar

March
20th — Board Meeting
21st — Association
Meeting

April
18th — Board Meeting
29th — Spring
Neighborhood Sale

May
16th — Board Meeting

June
13th — Board Meeting
20th — Association
Meeting

Mayoral Candidates



We have invited the four Lexington mayoral candidates to attend our Association meeting on March 21st. Our meeting starts at 7 PM and the candidates will be introducing themselves around 7:30 . Hopefully, they will be able to answer some neighborhood specific questions from those in attendance. As of this newsletter, we have only had one candidate accept our invitation.

We never know how many residents will attend our Association meetings. The average is around 30, but at the September meeting, for which the school officials attended, we had well over 100 residents. Since the clubhouse only has around 40-50 chairs, you may want to bring your own chair in order to insure that you will be comfortable.

It would be nice to have another large turnout for this meeting and I'm sure the candidates will take notice.

Lexington Spring Clean

Many of you may remember the "Fall Hauls" when you were allowed to take just about anything to one location for disposal. Because of budget constraints Lexington hasn't had a Fall Haul since 2000. The Spring Clean will be held Saturday, April 22, 2006, from 8:30 a.m. until 4:00 p.m. at the old landfill (Solid Waste currently uses it as a training site) on Old Frankfort Pike near New Circle Road.

Most types of household hazardous waste will be accepted for disposal including paint, pesticides, cleaning products, solvents, oil, batteries, mercury thermometers, etc. There are several items that will not be accepted including smoke alarms, asbestos material, ammunition, and electronic waste. If you have a specific question about a specific item, you may call 425-2255. Look for advertising to begin later this month and run through April 22nd.

Neighborhood Spring Sale

The 2006 Neighborhood Spring Sale will be on Saturday, April 29th, rain or shine. The Board will provide an ad in the newspaper and signs at the front of the neighborhood. To participate, simply tie a balloon to your mailbox or somewhere in your front yard on the day of the sale. Please do not post individual signs at the entrance, and if you put signs out, please be sure to take them down at the end of the day. Also, please avoid using the light poles for your signs. The tape adhesive will not come off when the sign is removed.



Warmer Weather Means Children Playing



The kids are starting to get out more. The days are getting longer and the temperature is rising. That means as residents, we need to be more aware of the children playing in the yards, parks and alongside the roads. Please slow down in the neighborhood, and more importantly, in areas where children are present. It takes only a split second for a child to run into the street without thinking. It may take you a moment or two more to make it through the neighborhood, but

compared to a lifetime of regret for something awful happening, it's a pretty good tradeoff.

Parents, please be aware of what your children are doing. Every year we get the usual complaints of kids messing around in the neighbor's flower beds, or on their porch or in their garages. Children will be children at times, but they do need to understand the importance of respecting other people's property. A little help from mom or dad and a little understanding from those affected and the warm weather will be all that more welcomed.

Waste Containers

Waste containers include Herbies, Rosies & Lennies.

The LFUCG Code of Ordinances, section 16.10, paragraph (b) states that containers must be kept in the rear yard when not at the curb for collection. Containers may be placed on the curb no earlier than 5pm (Oct. 15 thru April 15) on the Wednesday evening.

Section 15 of the Masterson Station Deed of Restrictions state, "All garbage cans, above ground tanks and other similar items shall be located or screened so as to be concealed from view of neighboring lots, streets & property adjacent to such lot. All rubbish, trash and garbage shall regularly be removed from the lot and shall not be allowed to accumulate thereon." This is why the Board has told residents that they may keep their containers to the side

of their houses, as long as they are out of sight. We still have residents leaving their containers at the street or in front of their garages on days other than collection day. Some neighbors have started installing container blinds in order to conceal their waste containers on the side of their homes. The Board encourages the use of container blinds and, if consulted, will gladly provide acceptable examples within the neighborhood.

Failure to comply with waste collection rules can result in fines levied by the Division of Solid Waste. For more info call LexCall # 425-2255. Failure to comply with Masterson Station DOR's can lead to you being taken to court by your neighbor.

Please be a good neighbor and comply with these rules and make our neighborhood a nicer place to live.

2006 MSNA

Board Elections

As per the association's by-laws, a nominating committee has been formed for the election at our annual meeting on September 19th, 2006. All seven Board positions will be up for election at this meeting. Board positions are for two year terms. The association elects the Board members, and the Board then chooses the officers, of which we have four. If you have the interest and time to be involved in the leadership of your association, please call Bernie Samuelson @ 381-0922.

A FRIENDLY REMINDER...

When you exit the neighborhood via Masterson Station Drive and make a left turn to go inbound Leestown Road, you MUST YIELD to traffic exiting McConnells Trace that is either making a right turn to go towards town or coming straight across. This is a huge problem in the morning when everyone is leaving and going to work, school, etc. If you are in an accident and have failed to yield, you will be at fault. Please be observant and remember to yield to the oncoming traffic.

New Voting Machines

The county will start phasing in new voting machines with the May 16th primary. All of the county's voting machines are being replaced with eSlate machines that look like large personal digital assistants (PDAs) with a red "cast ballot" button on the left side and a scroll wheel on the right. There is a link to an online demo available on the Fayette County Clerk's website at www.fayettecountyclerk.com and at www.mastersonstation.org.

Deed of Restrictions



Masterson Station Neighborhood is a Deed Restricted community. The Deed of Restrictions (DOR's) are in place to maintain the value of our homes and the quality of our home life. All homeowners are expected to know the DOR's and follow them accordingly. If you don't have a copy of the DOR's, they are available on our website www.mastersonstation.org or you can request a copy from our Property Manager for the cost of copies and postage.

A building permit from the city's Division of Building Inspection is required before a structure may be built, moved, added to or structurally altered; this includes fences, storage sheds and home additions. The DOR's state that all structures must be approved before they are built. The Association's Board has the authority to approve such structures. A resident can obtain a fence or building application from the property manager or from the website.

Association Dues

If you have resided in the neighborhood before January 1, 2006, and still have not paid your annual dues, please be advised **LATE CHARGES NOW APPLY!**

There are some owners who owe not only current dues, but also past dues. If your dues are not paid in a timely matter, we will be filing a small claims court action in order to collect.

Note to New Homeowners: If you have moved into the neighborhood after January 31, 2006, your dues are prorated at the rate of \$2.00 per month.

All dues are to be payable to MSNA c/o EMG Management Services, PO Box 54330, Lexington KY 40555-4330. If you have any questions, please call EMG at 859-263-7681.

We're on the Web

Your neighborhood association maintains a website at www.mastersonstation.org. There is a wide variety of useful information available on it. You will find contact information, frequently asked questions, news, past newsletters, copies of the Deed of Restrictions, a map of the neighborhood and classifieds.

E-Mail List

Join our neighborhood e-mail list by sending an e-mail to webmaster@mastersonstation.org. You will get a reply requesting your name and street address. This is a restricted list open only to our neighbors. The e-mail list enables notification of meetings and quicker distribution of news.



DISCOUNTS.

See me today and get the discounts and service you deserve.



David A Lovejoy, Agent

Come see our new office at 125 Towne Center Dr
behind Applebees on Leestown Rd
Bus: 859-266-2121
david.lovejoy.cop7@statefarm.com



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Animals

I know this subject has been covered in many previous newsletters, but we continue to receive complaints from our residents about it. If you have a dog, it needs to be under your control at all times, either on a leash or in a fenced yard. If you walk your dog, it's not only a neighborly thing to do, but the law that you clean up after your pet. It's not pleasant to be walking in your own yard and step in a pile of dog waste. The same applies to cats. While they do a better job of burying their waste, it's not fun to be digging in your garden and find a pile of that either, not to mention the damage that a cat can do to the surrounding vegetation. Please control your pets and be considerate of your neighbors.

Masterson Station Neighborhood Association, Inc.

P.O. Box 54330
Lexington KY 40555-4330

Business Office: 859-263-7681
Business Fax: 859-264-1112
Business Email: egibson@emgms.com

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Sunday 11 am - 4 pm

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www.mastersonstation.org



Barb and Dianne

"The Perfect Pair"
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Your Real Estate Sales Team

Hi neighbor! As property owners here in Masterson Station we love
and know this market well and want to be your Realtor of choice.

If you or someone you know is considering buying or selling a
home, please contact us:

Barb Hatfield (859)621-2230 or Dianne Locker (859)619-4283



ERA Woods Group
3151 Beaumont Centre Circle
Lexington, KY 40513
859-219-1185
Each ERA Office is Independently Owned and Operated



Advertising:

On the website
or in
the newsletter,
contact Jeff
@ 252-5497
or
webmaster
@mastersonstation.org

Our Redeemer Lutheran Preschool



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