

**Masterson Station Neighborhood Association**

**NEIGHBORHOOD NEWS**

www.mastersonstation.org

**STREET TREE REPLACEMENT SUPPORT PROGRAM**

Street trees... Who do they belong to and who maintains them?

The answer is easy...you do! If a street tree is dead or removed, you are required to replace it. You must also provide all other maintenance necessary to keep the tree healthy and in compliance with the LFUCG Code of Ordinances.

During our June 2003 meeting, MSNA members voted to set aside \$1000 to provide financial support to encourage residents to replace dead or damaged street trees.

The guidelines of the Street Tree Replacement Support Program are:

**ELIGIBILITY:** All residents may apply. However, street trees less than one year old are under warranty by the developer. If your street tree falls within this category call the developer to have the tree replaced.

**REIMBURSEMENT AMOUNT:** Reimbursement of up to \$100 will be provided on a first-come, first-served basis to those who complete an application, provide proof of

purchase and confirmation that the tree has been planted.

**TREE TYPE & SIZE:** For consistency, replacement trees must be of the same type as the other street trees in the section of the neighborhood involved and must have a minimum tree trunk diameter of 2 inches.

**DURATION:** This program is effective immediately and will conclude on December 31, 2004 unless our \$1000 cap has been reached sooner.

**APPLICATION:** For tracking and record keeping purposes, residents must complete and submit a brief application (located inside newsletter).

**REMINDER:** A permit to remove or plant a street tree must be obtained from the LFUCG.

**DISCLAIMER:** The MSNA Board is the final authority on any questions of interpretation relative to this program.

We encourage residents with dead or badly damaged street trees to take advantage of this program.

**2003 CALENDAR**

<b>December</b>	
Board Meeting	9
Christmas Party	16

**2004 CALENDAR**

<b>February</b>	
Board Meeting	10
Annual Meeting	17

<b>April</b>	
Board Meeting	13
Association Meeting	20

<b>June</b>	
Board Meeting	8
Association Meeting	15

<b>August</b>	
Board Meeting	10
Association Meeting	17

<b>October</b>	
Board Meeting	12
Association Meeting	19

<b>December</b>	
Board Meeting	14
Christmas Party	21

**PRESIDENT'S PEN**

Our subdivision continues to grow by leaps and bounds, and as such, I'm happy to report that our developers have relinquished control of the finished portions of the subdivision to the neighborhood association by entering into a legal agreement with the association last month. This means that there is no longer any ambiguity with regards to the association's judgments and responsibilities for the finished portions of the neighborhood.

As our neighborhood has grown, so has the number of our four-legged friends. My thanks to all of you who have demonstrated that you are responsible pet owners. It's great knowing that we can enjoy our pets and at the same time be able to walk our neighborhood streets without constantly looking at our feet.

I'd like to mention something else that's been brought to my attention by several of our residents. Some of our children are not behav-

ing as they should while waiting for the school bus. Rather than waiting on the street corners where they're supposed to, some children have been reported standing in nearby yards sometimes trampling plants, standing on porches, dropping cigarette butts and soda cans in yards, etc., etc. Parents and guardians, please advise your children that this is trespassing and that they are not to do it. Our residents are certainly within their right to call the Board of Education and/or the Division of Police on children who continue to disregard their property rights. A little common courtesy will save us all a lot of grief.

As I close, I want to wish each and every one of you a happy, joyous and safe holiday season. I look forward to next year and hope that it brings prosperity and friendship to us all.

**2003 DIRECTORS**

**PRESIDENT**  
ROY CAMPBELL  
253-3996

**VICE PRESIDENT**  
JEFF CRABB  
252-5497

**TREASURER**  
JANET GRIFFIN

**SECRETARY**  
LENA CAMPBELL  
253-3996

**PROPERTY MANAGER**  
ED GIBSON  
263-7681

# GARBAGE, RECYCLING & YARD WASTE CONTAINERS

Several residents have called to complain about containers being stored in front of homes. These containers are in plain sight of streets, sidewalks, and some neighbor's windows.

The LFUCG Code of Ordinances, section 16.10, paragraph (b) states that these types of containers must be kept in the rear yard when not at the curb for collection. Our collection days are Monday (garbage only) and Thursday (garbage, recycling & yard waste). Containers may be placed on the curb no earlier than 5 pm (Oct. 15 thru April 15) on the evening before a scheduled collection.

Section 15 of the Masterson Station Deed 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 and 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."

Failure to comply with waste collection rules can result in fines levied by the Division of Solid Waste. For more info call LexCall at 425-2255. Failure to comply with Masterson Station DOR can lead to your 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.

# NEW DEVELOPMENT AT TOWNLEY CENTER

Wondering what's going up in the new development on Leestown between Winn Dixie and New Circle Road? Everyone is speculating. According to the project developer, Dennis Anderson, the development will include a gas station/convenience store, banks, restaurants, motels, a pharmacy, office condos and residential apartments. To date, both a Shell gas station and a Community Trust Bank have committed to the center. Mr. Anderson says a deal with Applebee's is about 98% complete.

# SPURR ROAD ENTRANCE

Our neighborhood's long awaited back entrance is now open at the end of Sandersville Road. Turn right onto Spurr road to get to Georgetown Road and Linlee Elementary School. Turn left to connect with Yarnallton Road.

# FOUNDATION PAINTED?

If the foundation of your house is exposed more than 12 inches, it must be painted. According to Section 3 of the MSNA Deed Restrictions: "...any foundation exposed over twelve (12") inches in height must be painted a color complimentary to the color of the completed house."

If this pertains to you and your house is still under the "new" construction warranty, please remind your builder of this requirement. If your "new" construction warranty has expired, you are responsible for painting the foundation.

# NOMINATING COMMITTEE

Shirley Burress, Donna McMahan, Elizabeth Rose, Larry Snipes, and Bernie Samuelson have agreed to serve on our nominating committee which will select candidates for board elections in February.

If you would like to nominate a candidate for president, vice-president, secretary, or treasurer, please forward his/her name to Ed Gibson by calling 263-7681.

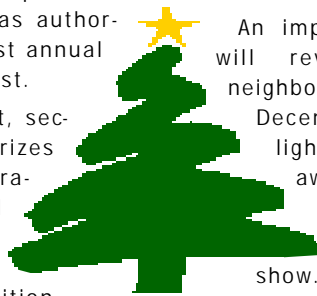
## HOLIDAY WASTE COLLECTION SCHEDULE

NO COLLECTION	YARD WASTE & RECYCLING DAY	GARBAGE COLLECTION DAY
THANKSGIVING Thursday, Nov. 27	Wednesday, Nov. 26	Monday, Dec. 1
CHRISTMAS Thursday, Dec. 25,	Wednesday, Dec. 24	Monday, Dec. 29
NEW YEAR'S DAY Thursday, January 1,	Wednesday, Dec. 31	Monday, Jan. 5, 2004

# CHRISTMAS DECORATING CONTEST

Deck the doors, rooftops, and yards! The MSNA Board has authorized the neighborhood's first annual Christmas Decorating Contest.

The board approved first, second, and third place cash prizes for the best Christmas decorations: 1st Place: \$50, 2nd Place: \$25, and 3rd Place \$15. The winners names will appear in the next edition



of our newsletter. An impartial panel of judges will review homes in the neighborhood on the evening of December 17th. Be sure your lights are on! Prizes will be awarded December 20th. Ho! Ho! Ho! We're looking forward to the show. Happy Holidays from the MSNA Board!

# NEIGHBORHOOD EMAIL LIST

Join our MSNA email list, by sending your name and street address to: webmaster@mastersonstation.org.

This is a restricted list open only to residents of Masterson Station. The list enables notification of meetings, quicker distribution of news, and a place for neighbors to converse.

# SNOW & ICE REMOVAL

Section 17-31 of the LFUCG Code of Ordinances states that all snow should be removed within four hours of daylight and after snow has stopped falling. Ice must be removed or covered with sand, salt, or other suitable substances.

To report non-compliance call LexCall at 425-2255.

# NEIGHBORHOOD WATCH PROGRAM

Theft, Vandalism & Criminal Mischief. Crimes that victimize, intimidate, violate, and frustrate.

We have received several reports of homes and cars being egged and doorbells being repeatedly rung late at night. Several residents have also reported theft of items from garages and cars.

Our goal is to reestablish the Neighborhood Watch Program. However, we cannot achieve this goal without volunteers. If you would like to join the neighborhood watch program please call our property manager and ask him to add your name and phone number to our list. We will contact participants to provide more information on the program.

Research indicates that this program can be a very effective tool in

protecting neighborhoods from many types of crime.

Other immediate steps we can take include closing garage doors when not in view of the opened door, locking doors and windows on homes, turning on outside lighting after dark, garaging or locking cars, being more attentive to unfamiliar people and suspicious activities, learning who your neighbors are, and reporting ALL crimes to police—the more data they compile, the more effective they can be in responding to our neighborhood's needs. Call the POLICE at their non-emergency number (258-3600) to report suspicious observations.

To view a list of crimes in our neighborhood, log onto crimewatch.lfucg.com and enter our neighborhood's name into the map selection.

## PROPERTY MANAGEMENT COMPANY

Our company, EMG Management Services, LLC, is under contract to provide management services to your Association. One of those services is Deed Restriction Administration.

To administer this service, we inspect the neighborhood two to three times per month for violations, such as boats and trailers in driveways. Members also contact us to report problems. When we receive a complaint, we verify the violation independently during an inspection. This information is recorded on an inspection report, which is used to generate notices.

Our letters request abatement of the violation. If our letters are ignored, we authorize our attorney to mail a final notice letter. This letter advises the member of the legal consequences and cost of non-compliance with the restrictions. A lawsuit is filed against the member, if he or she chooses to ignore the attorney's letter. The Association has filed one lawsuit to date: Masterson Station Neighborhood Association, Inc. vs. Rhonda Phillips and Michelle Music, for failure to remove a trailer from the driveway.

We hope this explanation is useful

to those members who feel like nothing is being done about violations. The process is time consuming, especially when members choose to ignore our letters. Moreover, the Association wants to provide those non-compliant members every opportunity to abate the violation in order to avoid litigation. In addition, we hope that those of you who feel like you are being "singled out" now understand that every member who is noted on our inspection report receives a letter. Again, the process takes time and depends on the cooperation of members who violate the restrictions.

Our restriction administration activity is reported to the Board of Directors as part of our monthly reporting service. We work together with the Board to minimize restriction violations in your community.

We encourage members to contact us at 263-7681 or at edwingibson@qx.net with questions or complaints. We appreciate your patience and support. We hope you have noticed the difference our service makes. And we thank you for the opportunity to be of service to your Association.

## Box Tops and Labels for Linlee Elementary

Students at Linlee Elementary need your help to raise money and earn materials for their school. Linlee participates in the following programs: Box Tops for Education, Campbell's Labels for Education, and Tyson Project A+.

Box Tops for Education are worth \$0.10 each and can be found on many General Mills products including: General Mills cereals, Pillsbury, Betty Crocker, Green Giant and Old El Paso. For a complete list of products log onto: [www.boxtops4education.com/how/brands.asp](http://www.boxtops4education.com/how/brands.asp).

Campbell's Labels For Education program includes brands such as Campbell's soups, Franco-American, Pepperidge Farm (cookies and Goldfish), V8, and Prego. A complete list of products can be found at [www.labelsforeducation.com/eligible\\_products.asp](http://www.labelsforeducation.com/eligible_products.asp).

The Tyson Project A+ program gives schools \$0.24 for each label. A list of product labels can be found online at: [www.tyson.com/projectaplus](http://www.tyson.com/projectaplus).

Labels and box tops can be dropped off at the school, given to a child who attends Linlee, or placed in a collection box at association meetings. Thank you for supporting our school!

### CHILDCARE NEEDED

Baby Sitter/Nanny Needed beginning Feb or March for Premature Infant  
Non-smoker w/ good references  
Julie or Joe Smith  
859-330-3843  
[jcrime1@bhsi.com](mailto:jcrime1@bhsi.com) or [jewelsrn@insightbb.com](mailto:jewelsrn@insightbb.com)

### CLEANING

Holiday Blessings/Holiday Rates  
Jackie's Blessed Hands  
Commercial - Residential  
Insured & Bonded  
Jackie M. White 396-5555

### CHILDCARE NEEDED

Baby sitter needed M-F 8-5 for 1 yr old  
Non-smoker w/good references  
Call Kathy Castle at 455-8748 or  
Email [kathycastle7@yahoo.com](mailto:kathycastle7@yahoo.com)

### NEED A BABYSITTER?

I have 2 daughters who are Red Cross Certified. Colleen is 13 and Kaitlin is 12. If in need, call 225-2627 or email Diane at [DianeOmite@yahoo.com](mailto:DianeOmite@yahoo.com).

# MS

Masterson Station  
Neighborhood Association  
P.O. Box 53440  
Lexington, KY 40555-43300

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## CHRISTMAS PARTY

Please join us at the clubhouse on December 16, 2003 at 7:00 pm for our annual Christmas Party. The Association will provide food, non-alcoholic beverages, and music. Dress is casual and children are welcome! Please bring your neighbor and plan to attend! Happy Holidays!

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

**DOES YOUR STREET NEED STREET LIGHTS INSTALLED?**  
CALL NEIL MCGEE, LFUCG TRAFFIC ENGINEER, AT 258-3581.

**DOES YOUR STREET LIGHT NEED A NEW BULB?**  
CALL KENTUCKY UTILITIES AT 1-800-981-0600.



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Crystal Thompson 492-3133  
Holly Martin 846-9719

## MSNA STREET TREE REPLACEMENT SUPPORT PROGRAM APPLICATION

**MAIL TO: MSNA P.O. Box 53440, LEXINGTON, KY 40555-43300**

(INCLUDE ORIGINAL RECEIPT)

Member Name \_\_\_\_\_ Phone Number \_\_\_\_\_  
Street Address \_\_\_\_\_  
Street Tree Type \_\_\_\_\_ Number of Trees \_\_\_\_\_

### Board Use Only

Application #: \_\_\_\_\_ Receipt Copy Received: Y N  
Date of Initial Site Examination: \_\_\_/\_\_\_/\_\_\_ Installation Confirmation Date: \_\_\_/\_\_\_/\_\_\_  
Reimbursement: Approved Denied Reimbursement Check #: \_\_\_\_\_  
Comments: