



**MASTERTON STATION NEIGHBORHOOD ASSOCIATION, INC.**  
**NEIGHBORHOOD NEWS**  
**DECEMBER 2011**

**Board of Directors & Management**

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**Mon-Thur 9am-3pm**

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**For all Board Members:**

[board@mastersonstation.org](mailto:board@mastersonstation.org)

**2011/ 2012 Calendar**

**December**

Christmas Party 15th

**January**

Board Meeting 12th

**February**

Board Meeting 9th

**March**

Board Meeting 8th

Association Meeting 20th

**Attention Residents: We STILL need your help!**

MSNA had a terrific turnout in November for the "Volunteer Interest Session" meeting. MSNA was able to gain a number of wonderful volunteers in the neighborhood. Together with the current Board members and newly acquired volunteers MSNA hopes to start putting into action some of the great ideas that we all have. Thank you to all of the new volunteers who have shown interest in making Masterson Station a wonderful place to call home.



We can never have enough volunteers, with that said, we still need your help! MSNA Board Members have so many wonderful ideas in the making. There have been talks of Clubhouse movie nights, neighborhood socials, more free swim nights and much more! The Board consists of only 7 members who need volunteers to help plan and host such activities. With 2200+ homes in the neighborhood, the board needs your help in getting everyone involved. If you have any ideas for the neighborhood or have any free time to help with current plans, please contact us. We are always looking for fun ways to bring the residents together!

*Please feel free to contact any of the Board Members or Property Manager with your contact information so we can begin working together!*



**Let the Lighting Games Begin!!!**

It's that time of year again that we begin seeing the beautiful Christmas lights and decorations appearing all around us. This year MSNA will begin judging Christmas lights Monday, December 19th through Thursday, December 22nd. MSNA Volunteers will begin navigating the neighborhood looking for the most festive homes between 6pm to midnight. Make sure you have your lights on in full gear during this time to ensure your home will be in the running for a wonderful CASH prize! Prizes will be awarded as:

**1st place- \$75**

**2nd place- \$50**

**3rd place- \$25**

**What are you waiting for...Lets get to decorating!!**

## ELECTIONS

All seven Board positions will be up for election in September 2012. A Board member's term is 2 years. If you are interested in volunteering to serve on the Board please contact our Property Manager or a current Board Member with your submission.



### MSNA Office Closed for the Holidays

The MSNA office will be closed from Wednesday, December 21st through Wednesday, December 28th for the Holidays. Feel free to email any MSNA related information to:

[manager@mastersonstation.org](mailto:manager@mastersonstation.org)



Please keep in mind the emails will not be responded to until the office reopens.



### Selling your home in the winter?

USA Today has released five very helpful tips for selling homes in a troubling economy during the wintertime.

- 1) **Remember the basics.** Taking care of needed maintenance & repairs is essential no matter the season. A thorough cleaning to rid of clutter is equally essential.
- 2) **Think warm & cozy.** Home staging can make your home appear more appealing during the winter months. Have a fire burning during open houses, turn up the thermostat or have the home beautifully decorated for the holidays. It will give you an edge over many vacant homes on the market.
- 3) **Neatly shoveled paths make a difference.** Something so simple can make the biggest & safest difference.
- 4) **Good lighting is an essential.** Your home may appear darker due to less daylight. Turn on lights, light candles, open blinds/ drapes. Encourage open houses during the day to receive peak light within the home.
- 5) **Tasteful holiday decorations can help.** The holidays give an extra chance to make your home stand out. Keep the decorations conservative and don't overdo it. Keep a colorful wreath up even into the new year.

## Party, Party, Party!!



Are you thinking about hosting a party? It's that time of year again to start thinking about holiday dinners, Christmas gatherings, family functions & birthdays. The Masterson Station Clubhouse is the perfect venue for hosting your next celebration.

Please visit [www.mastersonstation.org](http://www.mastersonstation.org) for complete information for renting the clubhouse.



### 2012 HOA Dues

2012 is fast approaching us and Annual Homeowners dues will be sent out the later part of January/ beginning of February. Dues are \$48 per calendar year and will be due 30 days from the date of invoice. MSNA still has homes whom have not paid 2011 dues or beyond, please make sure you do not fall behind. To prevent a strict monthly fine for delinquent dues please make sure to submit payment within a timely manner. All payments should be made payable to:



MSNA

328 Masterson Station Dr.

Lexington, KY 40511

**\*\*If paying dues through online banking, please make sure that you have your account number, correct mailing address, and correct amount clearly printed on the check. This ensures payments will be received within a timely manner and credited to the appropriate account.\*\***

## 2012 Pool Memberships

Do you need a wonderful idea for Christmas presents this year, well it's not too early to start thinking and planning for next summer! Don't forget about the discounted Pool Memberships!

Please submit your application along with check or money order to the clubhouse early in 2012 to take advantage of the best discounts. MSNA will also be offering payment plans. We will be accepting payments towards 2012 pool memberships.



The minimum first payment is \$50.00 and must include the pool membership application. The discount rates will still apply as long as the membership is paid in full by the end of the discount period. Pool memberships make wonderful presents for all those that live in your household! All rates and discount deadlines can be found on the neighborhood website

## DON'T GET CAUGHT WITH YOUR LIMBS DOWN!

MSNA has received several complaints this year and in past years about how low limbs are over sidewalks and streets. It is the responsibility of each homeowner to keep street trees trimmed on their property. MSNA has combined forces with Town Branch Tree Experts, Inc. to put together wonderful discounted rates for

trimming, replacement and other tree needs. These discounted rates are only offered to MSNA residents. MSNA has already received a great amount of positive feedback from this plan. Please keep in mind, you do not have to choose to have your trees maintained by Town Branch Tree Experts. You as the homeowner are rightfully welcome to maintain the trees yourself or to contract privately with any other company. Please keep trees in compliance with the LFUCG Street Tree Ordinance, to provide clearance space to a height of 12ft over streets and 7 feet over sidewalks.



For more information on MSNA discounted rates:

[www.townbranchtreeexperts.com](http://www.townbranchtreeexperts.com)

Email: [info@townbranchtreeexperts.com](mailto:info@townbranchtreeexperts.com)

859-967-6907

## NO SIGNS PLEASE

In the past months more postings have been reported on lights posts, trees, in yards and on stop signs poles in the neighborhood. These particular postings are in violation with the Fayette County Sign Ordinance. No such postings are permitted in any form. Examples of such postings are: Yard Sale notifications and/or directions, advertisements, or lost animal notices.

### Stay Informed....

If anyone wishes to notify residents of For Sale items, suspicious neighborhood activity or make residents aware of lost animals, we encourage you to take advantage of the neighborhood yahoo email group. Masterson Station has a wonderful system of email notifications that many members are already apart of. To become a member of the email group please send an email request to [webmaster@mastersonstation.org](mailto:webmaster@mastersonstation.org) or feel free to contact our Property Manager and provide your name and email address. It's as easy as that. MSNA appreciates all efforts from residents in keeping the neighborhood looking neat and tidy.



### Lets Stay In Touch!

If you'd like to receive MSNA related documents via email please make sure to contact our Property Manager with your name, address, and email to ensure proper delivery of these items are made. If your email has changed or plans on changing, make sure to contact our property manager with the proper updated information. Emails are a quick and effective way of making sure homeowners receive HOA dues notifications, informative DOR information, and all other MSNA related notices.

**246-0911 Mon-Thurs 9am to 3pm**

**manager@mastersonstation.org**



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