



## Masterson Station Neighborhood Association

May 1, 2001

Dear Neighbors;

First, we would like to take this opportunity to thank you for your support of the Masterson Station Neighborhood Association (MSNA). We are committed to the success of our association and hope to continue to represent our neighborhood as it grows. It is anticipated that Masterson Station will become the largest residential development in Lexington. Therefore, earning us the status of the "largest voice in the community". Our goal is to make our voice a positive one both for our neighborhood and community.

Immediately after being seated in November, we began meeting with developer Steve Haydon and past board presidents to discuss difficulties facing the association. During these meetings, it was determined that the greatest obstacle facing the association was enforcement of the deeds of restrictions. Having identified the problem, we decided to find a way to control violations without causing conflict between neighbors.

After researching other subdivisions' dealings with these issues, we discovered that many were utilizing the services of a management company. Therefore, we contacted several management companies and found that only one, DellaValle Management Group, actually performed the kinds of services in which we were interested. Subsequently, we invited Glenn DellaValle to present a proposal to the board based upon the services that his company would provide to our neighborhood.

Upon viewing the proposal, we agreed that Mr. DellaValle should present his proposal to the MSNA members during our February, 2001, meeting. The presentation was met with approval. After the meeting adjourned, the board met with developer Steve Haydon. Mr. Haydon decided that we had consensus from the members present at the meeting to proceed with hiring the management company.

The DellaValle Management Group has been providing management services to other homeowners associations for seven years. Some of these associations include: Firebrook, Hartland, Waterford and most recently Hamburg. The management group will provide MSNA members with the following services at no additional cost to homeowners:

- Collection of association assessments or other charges levied against owners,
- Enforcement of deeds of restrictions affecting any property,
- Twenty-four hour on-call complaint service,
- Office operations from 9-5, Monday through Friday,
- Daily logging and addressing of all complaints,
- Annual resident directory and quarterly newsletter,
- Trash removal from streets and entrances,
- Landscaping and mowing,
- All necessary labor and materials to perform services.

This list is not intended to cover all services offered by the management company. Therefore, a list of the most commonly asked questions is included with this letter. If you would like to contact the management company, then please email [dellmgmtgroup@aol.com](mailto:dellmgmtgroup@aol.com) or call 859-273-6000.

What will the MSNA Board be doing now?

- Attending Lexington-Fayette Urban County Government meetings;
- Meeting with Councilman Jacques Wigginton regarding issues such as:
  - Widening Leestown Road,
  - Expanding Citation Boulevard,
  - Planned shopping centers and subdivisions,
- Expanding safety awareness programs;
- Increasing the number of social activities hosted by the MSNA, including:
  - neighborhood garage sale (see below for more info),
  - block party,
- Administering all other powers entrusted to the board, including quarterly budget reports. This quarters report is as follows:

Projected 2001 revenue from dues:	\$	19,200.00
Actual (as of 04/01/01):	\$	13,406.00

<u>Expenditures:</u>	<u>Projected:</u>	<u>Spent to date:</u>
Kentucky Utilities (KU):	\$ 500.00	\$ 200.00
KY. American Water:	\$ 900.00	\$ 700.00
U.S. Postal Service (PO Box):	\$ 38.00	\$ 38.00
Office Supplies:	\$ 200.00	\$ 358.27
Welcoming Committee:	\$ 800.00	\$ 0
Social Committee:	\$ 1,500.00	\$ 0
DellaValle Management Group:	\$ 18,000.00	\$ 3,000.00
Sprinkler System:	\$ 6,000.00	\$ 0

The neighborhood yard/garage sale is scheduled for June 2<sup>nd</sup>, 8:00am – 2:00pm, rain or shine. If you would like some great yard sale tips log on to: [www.learn2.com/04/0464/0464.asp](http://www.learn2.com/04/0464/0464.asp).

If you have any questions, please contact any member of the board. Our email addresses and phone numbers are as follows:

Lena Campbell, [lenaboo@home.com](mailto:lenaboo@home.com) or 253-3996; Roy Campbell, [royrcjr@home.com](mailto:royrcjr@home.com) or 253-3996; Helen Hanlon, [pmhanlon@earthlink.net](mailto:pmhanlon@earthlink.net) or 233-4125; or Larry Tweeten, [latwety@aol.com](mailto:latwety@aol.com) or 231-5887.

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MSNA

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WHITEBERRY DR  
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APPLE FOREST CT  
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STONEY PARK LN  
CLOVER VALLEY DR

MAGGIE CV  
MERCER CT

MERCHANT BT  
TRADE BT  
OVER DR

WESTHAMPTON DR

TRANSPORT CT

# \$250.00 REWARD!!!

THERE WILL BE A \$250.00 REWARD FOR THE ARREST AND CONVICTION OF ANYONE CAUGHT STEALING A PIECE OF THE STONE WALL RUNNING ALONG LEESTOWN ROAD ACROSS FROM ALEXANDRIA DRIVE (CURRENT SITE OF SPRING VALLEY NEIGHBORHOOD).

PLEASE CALL STEVE HAYDON @ 272-3741 OR JIM BAKER @ 223-2949 WITH ANY INFORMATION. ALL INFORMATION WILL BE KEPT CONFIDENTIAL.

# THANK YOU!