

# Masterson Station Neighborhood Association, Inc.

## Neighborhood News

MARCH 2007

### Board of Directors & Management

**President**  
Steve Gahafer  
559-0182

**Vice President**  
Jeff Crabb  
252-5497

**Secretary**  
Roy Campbell

**Treasurer**  
Bernie Samuelson  
381-0922

**Directors**  
Donna McMahan  
Vanessa Purdom  
Greg Stanforth  
963-1860

**Association Manager**  
Edwin Gibson  
263-7681

### 2007 Association Calendar



#### March

Board Meeting 8th  
Association Meeting  
20th

#### April

Board Meeting 12th

#### May

Board Meeting 10th

#### June

Board Meeting 14th  
Association Meeting  
19th



### MSNA Now Owns Clubhouse and Pool

This is a very exciting time for the neighborhood. On December 29, 2006 the neighborhood association paid the developers \$100 for the clubhouse and pool. The property is currently valued at almost \$500,000 by the Fayette County PVA. The MSNA Board of Directors would like to thank the developers Steve Hayden and Jim Baker for this very generous gift.

After interviewing and checking references on the pool management companies in town, we have contracted with Brad Hatton of Professional Pool Management (PPM) to manage the pool for us. Brad has been in business for 18 years and PPM currently manages ten other pools in the Lexington area. Brad, along with the Board of Directors, wants to make this the best neighborhood pool in Lexington.

We are hoping to start a swim team this year. If you are interested, or know of someone that is interested in coaching the team, please call Brad Hatton at 859-536-4999. If you are interested in swimming on or being a parent volunteer on the swim team please call 859-246-0911.

The fees for joining the pool will be about the same as last year, but have not been finalized yet. You will receive a mailing when they have been, or you can check our web page at [www.mastersonstation.org](http://www.mastersonstation.org) for further updates.

One of the biggest changes will be in renting the clubhouse. In years past you had to be a member of the pool to even be able to rent the clubhouse and it cost \$250.00. Now any member of the association in good standing can rent the clubhouse, and the rates have been reduced significantly. On Friday, Saturday and Sunday nights the cost is \$125.00. During the week, and on Saturday and Sunday afternoons, it is \$60.00. All rates are for six hours. You can find the Clubhouse Rental form on the website at [www.mastersonstation.org](http://www.mastersonstation.org). If you have any questions, you can call 859-246-0911 or email [clubhouserentals@mastersonstation.org](mailto:clubhouserentals@mastersonstation.org).



Not that anyone didn't pay attention before, but it's now more important than ever to keep an eye on the clubhouse and pool. If you see something going on that's suspicious, please call either a board member or the police if needed. It's in our best interests to keep an eye on our assets and protect our investment.

## Dues Increase

The annual homeowner assessment was increased to \$48 for 2007. This is the first increase since the formation of the neighborhood some twelve years ago. As the neighborhood has grown, the expense to maintain the common areas and manage the neighborhood has increased. In past years, the new home construction was just able to keep up with the financial needs. This is no longer the case.

The neighborhood maintains two entrances and multiple bridges throughout the neighborhood. With additional land coming under the care of the neighborhood, such as the bridge and field on Sandersville Road, comments from neighbors about the entrance signs and other possible expenses facing the neighborhood in the future, the Board started looking at the increase last summer. This was before we were approached by the developers to purchase the clubhouse.

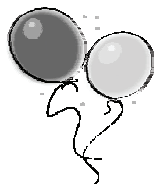
All homeowners are responsible for paying their yearly assessment. This is laid out in the Deed of Restrictions which is part of every lot's recorded deed. The by-laws for the association give the Board the responsibility to set the yearly assessments.

No one ever likes to pay more for the same return. Especially if they think they aren't getting a return. This is why each homeowner is provided with the yearly budget when the assessment invoice is sent out. The budget summarizes the expenses that the association will face in the coming year. If a homeowner needs additional information, they are provided with any financial records they wish to look at with regards to the running of the neighborhood. The return you get is a clean and well maintained neighborhood that maintains or increases your home's value and makes you proud of where you live.

If the budget for 2007 could have been completed without raising the assessments, it would have been. It wasn't just one item that led to the increase; it was a combination of items and plans for the future.

An assessment of \$48 a year does sound high compared to the previous assessment of \$24, but it is still among the cheapest neighborhood assessments in Lexington.

## Neighborhood Spring Sale



The 2007 Neighborhood Spring Sale will be on Saturday, June 2nd, 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.

### Fitness Classes

at the Masterson Station Clubhouse

Tuesdays 6-7 & Thursdays 7-8

\$5.00 for non-MSNA members

Contact Vanessa at

[vpurdom@insightbb.com](mailto:vpurdom@insightbb.com) with questions.

## EXCUSES



People have **lots** of excuses for avoiding church:

"The seats are hard," "The preacher is boring," "The dog ate my Bible."

But instead of excuses, people in **Masterson Station** have discovered new reasons to GO to **CenterPointe Christian Church**.

Real relationships, Relevant teaching, Great music and a meaningful spiritual experience for the whole family.

So whether it's been weeks, months or even years since you've visited church, you're welcome at **CENTERPOINTE**.

Come Experience CenterPointe

Sunday's— 10:45 a.m.

Meadowthorpe Elementary School

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

## GREENWAYS

By Keith Lovan, Municipal Engineer Senior (LFUCG)

The Lexington Fayette Urban County Government (LFUCG) would like to update you on the status of the Greenways Program in Masterson Station Subdivision. The Mable Lane Greenway Restoration Project located near Mable Lane, and Michelle Park is well underway.

In 2005, the existing vegetation within the greenway was removed and native grasses such as Little Blue Stem, Indiana Grass, Virginia Wild Rye and Big Blue-stem and wildflowers such as Purple Coneflower, Black Eyed Susan, and Lanceleaved Coreopsis were planted. In addition to the native grasses and wildflowers, approximately 100 trees and shrubs were planted along the perimeter of the greenway.



To the casual observer this greenway looks like it has been neglected, but the LFUCG is maintaining the greenway as planned. With the recommendation of the Natural Resources Conservation Service (NRCS) the greenway was sprayed, mid summer last year to get rid of the invasive species. The greenway was mowed in October after the wildflowers bloomed and generated seed. Weed removal also occurred around the trees and shrubs. The State Biologist recently visited the site and is extremely pleased with the plantings. He states that there will be an abundance of native grasses and wildflowers in the next year or two.

Once the grasses are established a grass trail will be mowed so that subdivision residents can start to enjoy the greenway. In the meantime, the LFUCG will be applying for grant funds to construct a trail within the greenway. Eventually, trails will be constructed to connect the entire subdivision to Masterson Station Park via a trail.

In order for the greenway program to be successful, it is essential that adjoining residents respect the property boundary, and understand and comply with plans for the greenway. A walk through the greenway has revealed the need for increased educational efforts. There is evidence of ATVs in the greenways, dumping of debris and grass clippings, and large areas have been mowed. Such alterations of public space for personal use or preference are counterproductive to the amenity we are establishing for all the residents. Moreover, they are prohibited and damage to public property could result in fines or penalties. If you observe anyone doing any of these activities please call me or the Department of Police at 859.258.3600 to report any illegal activity in the greenway.

We hope that you will enjoy this greenway and help preserve and protect it for years to come. This greenway was created as an asset to the community and neighborhood for a variety of reasons. Benefits such as environmental protection, floodplain management, retention of open space corridors and recreational opportunities are just a few of the reasons that this greenway was conserved. This project is wholeheartedly supported by your neighborhood association and its board members.

Other greenway properties to be dedicated to the LFUCG within the near future are the Greendale Hills, Masterson Station, Greathouse and Citation Village, where a short section of trail was constructed last year.

If you have any questions, comments, or to report problems, please feel free to call me at 258-3478.

### Masterson Station Community Easter Party

Saturday, April 7th @ 11am  
(Clubhouse, lower parking lot)

Egg Hunt, Games & Cook-Out



Sponsored by CenterPointe Christian Church

859.259.1512

### LEESTOWN CHIROPRACTIC

1395 N. Forbes

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

OPEN LATE AND SATURDAYS

(859) 543-0252

## Fight Crime

There have been several incidents of crimes of opportunity in our neighborhood. These are the type of crimes that are easily avoided by just a little more attention on our part.

Suspects are entering open garage doors and taking items from within. As close as our homes are to the road, it would be a good practice to close your garage door when you aren't in a position to observe it.

Residents have also fallen victim because they are leaving their car unlocked. If you are going to leave your car out at night, please make sure the doors are locked and any valuables are out of sight.

At night, you should leave at least one outdoor light on, especially if you are in an area of the neighborhood that has yet to have street lights installed.

If you suspect suspicious activity, please make a note of any details and, if warranted, call the police @ 258-3600 (non-emergency phone number). If you are curious about the criminal activity in our neighborhood, the Lexington police department has a website, [www.crimewatch.lfucg.com](http://www.crimewatch.lfucg.com), that tracks such activity.

If you are interested in being notified when there is an escape from the Blackburn Corrections Facility, you can call 1-866-445-2867. This will get you registered only for the state run facility that is adjacent to our neighborhood.

## E-delivery of Newsletter

Anyone interested in having future newsletters delivered via e-mail are encouraged to e-mail us at [newsletter@mastersonstation.org](mailto:newsletter@mastersonstation.org). This will enable you to get the newsletter as soon as it goes to press and it will be in your hands up to 7 days sooner than regular mail. The newsletters are mailed at a bulk rate and delivery within our neighborhood can vary by up to 5 days. E-delivery will save the Association money and speed the delivery of the newsletter.

## Neighborhood E-mail List

Join our neighborhood e-mail list by e-mailing [webmaster@mastersonstation.org](mailto:webmaster@mastersonstation.org). You will receive a reply, requesting for 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.

## Warm Weather Is On the Way

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 along side 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 neighbors' 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 the more welcomed.

## Babysitting

Summertime babysitting services provided by a neighborhood teenager, call Holly @ 536-7432.

*I list, sell and live in Masterson Station.*

**Century 21**  
Realty Group Hagan

**Patty Shaw** REALTOR®



1910 Harrodsburg Rd.  
Lexington, Kentucky 40503  
**Cellular (859) 421-1394**  
Office (859) 278-2322  
Fax (859) 276-4122  
Toll Free (800) 442-8909  
E-Mail [pkshawlex@alltel.net](mailto:pkshawlex@alltel.net)  
Each Office Is Independently Owned And Operated

**Curves**

**30% Off and  
30 Days  
Free\***

**Meadowthorpe Manor Plaza (next to E.W. James)**

**859-254-0909**

\*Offer based on 12 mo. c.d program. Not valid with any other offer.

## Board Fills Vacancy

Due to the resignation of Board member Karin Bostrom, Steve Gahafer, MSNA president, called a special meeting of the Board on January 25, 2007. The Board voted unanimously under Article III, Section A-6 of the MSNA by-laws to appoint Greg Stanforth to fill the vacancy. Greg will serve out the term of the vacancy, which runs until September 2008. Greg served previously on the Board from 2004-2006, during which time he served as MSNA secretary.

## A FRIENDLY REMINDER...

When you exit the neighborhood via Masterson Station Drive and make a left turn to go inbound on 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.

## Building a Fence or Shed?

Fences and sheds are regulated by our Deed of Restrictions. You must obtain a permit from the city and submit your plans to the Association for approval prior to installing your fence. For fence guidelines you can download a fence application from our website or contact our property manager and he will mail one to you. Sheds need prior approval from the Board or the developer before they are built. If you are interested in building a shed, please submit a building application to the Association prior to construction.



**KARE BEARS**  
A DAYCARE CENTER

Open Monday—Friday 6:30 AM—6:00 PM  
Saturday/Sunday 6:30 AM—6:00 PM by Special Arrangement  
Evening Care by Special Arrangement  
We pick up at Linlee!


**“We Share, We Love, We Care”**

3155 Custer Dr Suite A                      Tel: (859) 245-0606  
Lexington KY 40517                          www.karebears.localyell.com


**SOME OF LIFE'S TOUGHEST CONVERSATIONS HAPPEN OVER COFFEE.**

When was the last time you had that conversation about Life Insurance?

*Talk to me today about your life insurance needs.*



**David Lovejoy, Agent**  
125 Towne Center Dr  
Lexington, KY 40511-2087  
Bus: 859-266-2121  
david.lovejoy.cop7@statefarm.com



**LIKE A GOOD NEIGHBOR, STATE FARM IS THERE.**

State Farm Life Insurance Company (Not licensed in NY or WI) • State Farm Life and Accident Assurance Company (Licensed in NY and WI) • Home Offices: Bloomington, IL • statefarm.com P062020 0806

## LexTran Route

Since August 2006, bus service has operated on Old Frankfort Pike to McConnell Trace Subdivision as well as Masterson Station Subdivision. Days and hours of service: 6:00 am until 9:00 am, and 2:30 pm to 6:00 pm, Monday through Friday. Fares: Same as regular LexTran services & LexTran passes will be honored on this route. For more information you can contact LexTran at 253-4636.

## Restriction Letters

The property manager sent the following types of violation letters to MSNA homeowners during the months of November, December & January:

Trailer or boat in driveway	16
Unapproved signs	11
Satellite dish	10
Unscreened Gas tank	10
Trash Containers	9
Fence	6
Inoperable Vehicle	2
Unapproved home improvement	1

**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: [manager@emgms.com](mailto:manager@emgms.com)

Presorted Standard  
US Postage Paid  
Lexington KY  
Permit 539

Current Resident or  
Mailing Address Line 1  
Mailing Address Line 2  
Mailing Address Line 3  
Mailing Address Line 4

---

**Advertising:** On the website or in the newsletter,  
contact [Jeff@ 252-5497](mailto:Jeff@252-5497) or [Webmaster@mastersonstation.org](mailto:Webmaster@mastersonstation.org)

*Join us at ...*

Master's  
Church

*Keepin' it REAL*

9:15 am:  
SUNDAY BIBLE STUDY

10:30 am:  
CELEBRATION WORSHIP

*Mid-week - fill up on HIGH-OCTANE!*

5:15 - 6:15 pm:  
WEDNESDAY NIGHT MEAL

6:00 pm:  
Youth MYX @ SIX

6:30 pm:  
Children's BIBLE  
SKILLS, DRILLS, & THRILLS

ADULT PRAYER & BIBLE STUDY

Master's Church 133 Trade Street, Suite 2 Lexington, KY 40511  
859.246.3770 [www.masterschurch.com](http://www.masterschurch.com)

*come join us!*