

Neighborhood News

MARCH 2008

Board of Directors & Management

President

Greg Stanforth
317-2812

Vice President

Jeff Crabb
252-5497

Secretary

Roy Campbell
253-3996

Treasurer

Bernie Samuelson
381-0922

Director

Steve Gahafer
559-0182

Director

Janice Wilson
523-9615

Association Manager

Lena Campbell
246-0911

On-site Association Manager Hired

In February, the Board hired Lena Campbell as Masterson Station's new association manager. As explained in the December newsletter, the Board felt a part-time, on-site manager would better serve the needs of our neighborhood which has grown to more than 2200 homes.

The burden of keeping up with payment of dues, DOR violations, fence and home improvement applications, pool memberships, clubhouse rentals, neighborhood activities, local, state, and federal docu-

ment requirements, and general responses to everyday questions had become too much for the board.

Our goal is to ensure timely responses to your membership needs and questions. An area where we have experienced past problems.

Lena will be available by email at manager@mastersonstation.org or by phone at 859-246-0911 Mon.-Thurs. 9am-3pm.

It is our hope that dedicated hours and on-site management will better serve the needs of all residents.

Pool Memberships

The 2008 pool membership rates will be as follows: Single \$150, Couple \$225, and Family \$275, with a \$25 discount for those who sign up by April 27th. These rates are the same as 2007. Other pool rates, regulations, and info will be available soon on our website.

Although rates have not changed for this season, several other pool related matters have.

To improve safety and security, photo IDs will be required for all pool members for entry into the pool area. Photo IDs will be taken

in April during our pool membership drive and as needed throughout the season.

In an effort to save costs, pool membership packets will not be mailed to all residents. Instead packets will be available on our website in April. If you do not have internet access, you may pickup an application packet at the clubhouse.

For more info on the pool membership drive, see page 2.



2008 Calendar

April

Board Meeting 10th
Pool Membership Drive 19th
Pool Membership Drive 20th
Pool Membership Drive 26th
Pool Membership Drive 27th
Pool Discount Ends 27th

May

Board Meeting 8th
Pool Opens 24th
Cookout 24th

June

Board Meeting 12th
Association Meeting 17th

Pool Improvements

Last season many of you brought your families to swim in our pool and made suggestions for improvements, including replacing the abrasive floor in the kiddie pool. We are grateful for your suggestions and happy to report we have listened. During the off season the pool and kiddie pool, deck areas, and locker rooms received some much needed renovations.

Years of use and deferred maintenance by the former pool owner had led to coarse pool floors and loose and missing perimeter tiles. Inappropriate floor surfaces in the locker rooms resulted in slippery floors.

In September, new Renosys liners were installed on both pools. The liners were constructed on-site from a 60 mil reinforced membrane of specially formulated PVC. They are textured to provide a nonabrasive, slip resistant surface and are pore free to provide ease of maintenance. Click [here](#) to view before and after pictures of the pool.

After the liners were installed, a new deck material called RecDec was installed around an 18 inch perimeter of the pool and in the locker room areas. RecDec provides a slip resistant surface that is comfortable, durable, attractive, and easy to clean.

You can learn more about the pool land deck products at www.renosys.com.

In order to provide a full-time swim lane, one diving board has been removed and the remaining board has been realigned to the center of the deep-end of the pool.

To complete our pool renovations, we are seeking volunteers to help paint the pool's restrooms, locker rooms, and vending area. If you would like to help, call Lena at 246-0911.

These improvements should prove to be long-lasting investments, if properly maintained.

Pool Membership Drive

The association has set aside four days in April to process pool membership applications and payments and take photos IDs. The drive will be held at the clubhouse on the following dates and times.



April 19th Noon to 4pm

April 20th 1pm to 5pm

April 26th Noon to 4pm

April 27th 1pm to 5pm

Pool Cookout

Dive into the summer swim season at noon on Saturday, May 24th with a cookout by the pool. The cookout will be free to 2008 pool membership holders and their guests. We will be serving hotdogs, hamburgers, chips, cookies, sodas, and watermelon.

Lifeguards Needed

Professional Pool Management (PPM) our contracted pool management company is now accepting applications for lifeguards, pool managers, swim instructors, and coaches in Lexington, Richmond, and Danville. Positions pay between \$8 and \$25 per hour. Qualified applicants should contact Brad at brad40965@aol.com to receive an application. Don't delay, positions are limited and filled on a "first-come, first-served" basis.



Neighborhood Yard Sale

Clean out the closets, attic, and garage. The annual spring yard sale will be held on **Saturday, May 31st from 7am to 2pm**, rain or shine. The association will place ads in the May 30th and 31st editions of the Herald-Leader and post large banners announcing the sale at the main entrance. 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.

Political Yard Signs

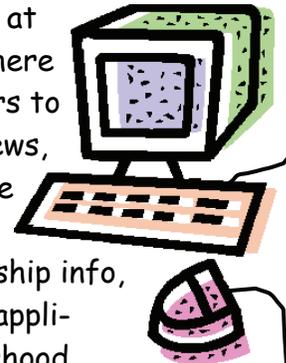
As the primary election approaches, many of you may want to post political yard signs to show support for your favorite candidate. These signs may be posted in accordance with LFUCG Zoning Ordinance, Article 17-6(b) which reads: "The following signs shall be permitted within all zones, subject to the restrictions specified: Political signs, not exceeding four (4) square feet in area, limited to one sign per street frontage; and erected no earlier than thirty (30) days prior to the election they pertain to; and removed within five (5) days after such election." Remember that signs are not permitted in the utility strip area between the sidewalk and street.

Neighborhood E-mail List

Join our neighborhood e-mail list by e-mailing webmaster@mastersonstation.org. You will receive 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.

Visit us on the Web

The neighborhood association has a wide variety of information available online at www.mastersonstation.org. There you'll find contact info, answers to frequently asked questions, news, past newsletters, copies of the Deeds of Restrictions, club-house rental and pool membership info, fence and home improvement applications, a map of the neighborhood, classified ads, and links to other useful websites.



Road Work Ahead

Pending general assembly approval of Governor Steve Beshear's proposed \$5.3B six-year road plan, we could begin seeing road work on Leestown Road as early as October 2008. The plan includes funding for the long proposed Leestown Road and Citation Boulevard projects.

The plan provides \$13M to widen Leestown Road to four lanes between Greendale Road (Coca-Cola plant) and Masterson Station Park with construction to begin in October 2008 and end in October 2009.

Also included, \$23.5M needed to extend Citation Boulevard from Georgetown Road to Leestown Road. The original Citation Blvd. plan called for realignment of the intersection of Alexandria Road and Leestown Road to a new location several hundred feet northwest on Leestown Road (behind the AT&T building). Construction would be completed in 2010.

Contact Fayette County's state legislators to voice support for the plan by emailing Representatives or Senators or by calling 800-372-7181 and leaving a detailed voice message.

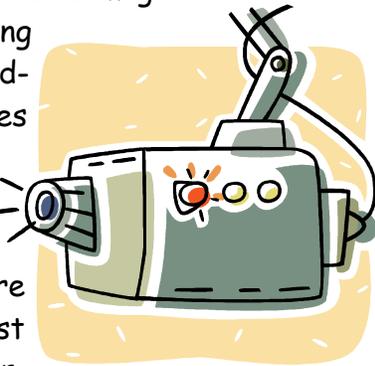
New **STOP** Sign

In February, a three-way stop was installed at the intersection of Masterson Station Drive and Jacquelyn Lane. Flashing lights were mounted on the tops of the signs but will be removed in the coming weeks. Please continue to use caution in this area.



Clubhouse Surveillance System

Evidence of trespass and vandalism have led to the installation of a surveillance system at the clubhouse. During the past several months, board members noted damage to clubhouse landscaping and signs. In mid-January five juveniles were caught inside the clubhouse. There were no damages so charges were not brought against them, but their parents were made aware of the situation.



The new system, installed in February, will record all activity in the clubhouse and pool vicinity 24 hours a day. The recordings will be used to provide evidence for any questionable activity on the premises.

Street Light Repair

Kentucky Utilities services street lights for the Masterson Station area. To report non-working lights call their automated phone system at 800-981-0600 and provide the nearest street address for the light.

Hosting a Party?

Need a place to host a birthday, wedding, anniversary or graduation party? Rent the Masterson Station Clubhouse. All association member's in good standing are eligible.

Rental rates are provided in six hour blocks ranging from 10am to 4pm or 5pm to 11pm. Weekday rates (Monday thru Thursday) are \$60 for either time block. Weekend rates (Friday thru Sunday) vary depending on the time block, 10am to 4pm is \$75 and 5pm to 11pm is \$150. Additional time on Fri and Sat nights, up to 1am, is available at a rate of \$50 per hour. Security deposits are required for all rentals.

Four 8 foot and two 6 foot tables and 40+ folding chairs are provided for each rental.

Use our online [calendar](#) to see if your event date is available. For an [application form](#) visit us at www.mastersonstation.org. If you have any questions, call 859-246-0911 or email clubhouse rentals@mastersonstation.org.

Recovering Stolen Items

Detective Sparks, LFUCG Division of Police, is trying to re-unite owners with property stolen during last year's [crime spree](#). If you were a victim, please contact him at 258-3600, leave a message if he is unavailable. He will also help you file a report if you have not already done so.

Theft Prevention

Lock your car and remove valuables or place them where they are not visible to thieves. Also, close your garage door when you are not in a position to keep an eye on it. Don't make it any easier for thieves. Use common sense! [See LFUCG Code of Ordinances, Sec. 18-111.1.](#)

811 Call before you dig!

Prior to digging that hole for your new shrubs, trees, fence post, etc., call to have the underground utilities within your yard marked. You must call at least 2 business days before you start to dig. This is a free service. More information can be found at www.kentucky811.org and www.call811.com.



Pet Peeves

The association has received several complaints regarding animal nuisances including dogs running loose and barking at passersby and at all hours, and foul odors emanating from yards. [See LFUCG Code of Ordinances, Sec. 4-12.2 and 4-19.](#)



Pets are an emotional topic for many people but please be respectful of your neighbor's peace of mind and safety.

2008 Board Elections

In accordance with our association's by-laws, the next election for the Board of Directors (BOD) will occur at our annual meeting on September 16th, 2008. All seven BOD positions will be up for election. BOD terms are two years, with no term limits. Association members elect the BOD and they, in turn, elect four officers from within. These officers are president, vice president, secretary, and treasurer.

In the months prior to the annual meeting, a nominating committee will be formed to accept nominees and publish ballots.

If you have the interest and time to be involved in the nominating committee or leadership of your association, please contact Lena at manager@mastersonstation.org.

Prison Escape Notification System



AlertXpress is a new automated telephone notification system that allows individuals living near state prisons to register for notification in the event of an inmate escape. Simply dial the toll-free number **1-866-445-2867** and follow the step-by-step guided instructions. This free service is provided by the Kentucky Department of Corrections.

Parking Violations

Over the past several months, the association has received many complaints about parking violations which violate federal law, city ordinances and deeds of restriction.

Violations of federal law: [blocking mailboxes](#). To report call 859-231-6765 or email susan.w.wright@usps.gov.

Violations of [city ordinances \(See Sections 18-106, 18-122, 18-124, & 18-129\)](#): blocking sidewalks; commercial vehicles parked on the street; parking any passenger vehicle, boat, trailer, or RV on the street for longer than 24 hours; parking "for sale" vehicles on the street for any time period; parking in yards; and parking straight into cul-de-sacs and courts (vehicles must be parked parallel to the curb). To report these violations call the LFUCG Division of Police at 859-258-3600.



Violations of the MSNA deeds of restrictions: parking any commercial vehicle, boat, trailer, or RV on any lot. [MSNA DOR, Sec. 7.](#)

New Streets: Our Tibbs Trail • Colter Pass

Coming Streets: Halford Place • Barley's Pass • Red Clover Lane • Kiser Park

Smoke Detectors

As our homes get older, we need to consider the replacement of the smoke detectors. If a smoke detector in your home is more than 10 years old, NFPA (National Fire Protection Association) recommends replacing them.

Why? According to the NFPA, aging smoke detectors don't operate as efficiently and often are the source for nuisance alarms. Like any other electronic device, smoke detectors can fail, and the chance that a detector will fail increases as it becomes older. There is about a 30 percent chance of detector failure by the time a detector is ten years old. Older detectors have even higher chances of failing.

There are two types of smoke detectors for homes. One type is called an ionization detector because it monitors "ions", or electrically charged particles. The other type of detector is called photoelectric because its sensing chamber uses a beam of light and a light sensor. The ionization detector responds faster to small smoke particles, while the photoelectric type responds faster to large smoke particles. Ionization smoke detection is generally more responsive to flaming fires and photoelectric smoke detection is generally more responsive to smoldering fires. Both provide enough time to escape.

Most of our homes are equipped with a/c powered smoke detectors with battery backup. Usually, the power to the smoke detectors isn't switched and you will need to turn off the main circuit breaker before starting to replace the detectors to avoid electrocution.

All ionization smoke detectors use a minute amount of radioactive material known as Americium 241. The amount of radioactivity inherent in the use of the ionization smoke detector is virtually undetectable with standard radiation measuring devices. It is considered

PUT DOWN SOME ROOTS!



Lexington's tenth annual
Reforest the Bluegrass

April 19

9 a.m. to 2 p.m.

Jacobson Park

You don't have to be a gardener — you'll be taught everything you need to know when you arrive.

Please dress for the weather and wear waterproof boots and gloves to help plant 5,000 tree seedlings. The planting will take place from 9 a.m. - 2 p.m.

Each volunteer will receive an event T-shirt and a tree seedling.



To sign up or learn more call LexCall at 311 or 425-2255.

'negligible' and is less than 1/1000th of the exposure received from natural background radiation sources, such as the cosmic rays from the sun. Although smoke detectors are safe to dispose of in normal trash, some individuals may prefer an alternative. Most manufacturers will dispose of the detectors if the user will mail the detectors to them and they are clearly marked "for disposal". Addresses for mailing the detectors can be found on the manufacturer's websites.

For those detectors that aren't ready to be replaced, regular cleaning is very important. If you will vacuum the detector once a month, this will keep the openings to the sensing chamber free of dust, residue from cooking vapors and insects.

All smoke detectors that have a battery backup should have the batteries replaced once a year. It is usually suggested to switch the batteries with the re-setting of the clocks in the fall.

More information can be found at www.nfpa.com (Research & reports, fact sheets, smoke alarms.)