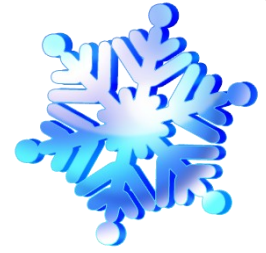


**MASTERTON STATION NEIGHBORHOOD ASSOCIATION, INC.**  
**NEIGHBORHOOD NEWS**



December 2009

**Board of Directors  
& Management**

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Greg Stanforth  
317-2812

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252-5497

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253-3996

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381-0922

**Director**

Steve Gahafer

**Director**

Janice Wilson  
523-9615

**Director**

Mary Wethington  
245-9511

**Property Manager**

Sara Barber  
246-0911  
Office Hours  
Mon-Thurs  
9am to 3pm

# Peaceful Coexistence

Due to the smaller buffer zone of neighbors in many homeowner associations, conflicts are more likely to happen. Things that bother you slightly (your dog barking, your screaming kids, and parking issues) can cause your neighbors to go ballistic, much in the same way that their behavior affects you. The key to minimizing conflict with your neighbor is to take responsibility for being a good neighbor. What does being a good neighbor look like? It doesn't mean that you have to be best friends or spend time together. Simple consideration and appropriate communication with your neighbor is all that is necessary. Here are some helpful suggestions for achieving a peaceful coexistence with your neighbor.

**Meet your neighbor:** Introduce yourself at the mailbox, while taking a walk, or just passing by coming and going to the car. Learning your neighbors' name and regularly offering a cordial "good morning" or "hello" can be the start of a positive relationship. Don't worry about whether or not they reciprocate. The important thing is that you are making an effort. Don't wait until you have a problem to meet your neighbor.

**Keep your neighbors Informed:** Contact your neighbors before you do something that might affect them such as hosting a big party, building

-a fence, or cutting down a tree. Getting their input lets you act in a way that avoids problems.

**Observe the Golden Rule:** Treat your neighbors the way that you would like to be treated. Set an example by being considerate about noise from vehicles, tools, stereos, group activities, and pets.

Be aware of differences: Differences in age, ethnic backgrounds, years in the neighborhood, etc. can lead to conflicting expectations or misunderstandings unless you make an effort to communicate and understand each other.

**Be Appreciative:** If your neighbor does something that you like, tell them! They will be pleased that you noticed the yard work or the new paint job. It will be easier to communicate later when they do something that you don't like!

**When There is a Problem:**

**Don't assume that discussing it will aggravate your neighbor:** Your neighbors can't help resolve a problem they don't know exists.

**Don't assume you know your neighbors intentions:** If your neighbor does something that irritates you, don't assume that it was done on purpose.

(Continued on page 2)

**2009-2010 Calendar**

December  
Board meeting 10th  
Christmas Party 15th

January  
Board Meeting 14th

February  
Board Meeting 11th

March  
Board Meeting 11th  
Association Meeting 16th

## \*\*Annual Christmas Party\*\*

(Continued from page 1)

Please join us at the clubhouse on December 15th, at 7pm for our annual Christmas Party. Snack foods & non-alcoholic beverages will be provided by the Association and volunteer residents. Dress is casual and children are welcome! If you have never been to an association event, why not start with one that will feed you. Come out and meet your neighbors!!



Don't wait to talk about things that bother you: If your neighbor does something that bothers you, let them know. By communicating early and calmly, you take a big step towards resolving the problem. Don't wait until a minor irritation becomes a major issue and makes it difficult to discuss.

**Separate the person from the problem:** Focusing on the issue, not the person will allow you to care of the problem while maintaining or improving your relationship with your neighbor.

**Be Respectful:** Talk directly with the neighbor involved with the problem. Don't gossip or spread rumors with the other neighbors. Problem solving is only possible when we treat each other with respect.

**Be Calm:** If a neighbor approaches you accusingly about a difficulty, listen carefully and thank them for telling you how they feel. You don't have to agree or justify your behavior. If you can listen and not react defensively, then their anger will subside and the lines of communication will remain open. There then will be a good chance of you and your neighbor working things out.

**Listen Well:** When you discuss a problem, try to understand how your neighbor feels about an issue and why. Understanding is not the same as agreeing, but will increase the likelihood of a solution that works for you both. Summarize what you hear and ask questions to clarify your understanding of their view of the problem.

**If things get heated, take a break:** If you need to, take a break to calm down and think about what you and your neighbor have discussed. Arrange a time to finish the conversation later, and then do so. It's hard to problem solve when both parties are very mad. Constructive communication can resolve conflict, and talking things over directly is the best way to handle problems, and avoid enforcement or the courts.

*~From the City of Beaverton Oregon Dispute Resolution Center*

## Christmas Decorating Contest



We will be having our annual Christmas Decorating Contest this year. Each winner will receive a check for \$30. The judging will take place on December 18th. Winners will be announced in the January MSNA newsletter.

To nominate a house please submit the address by email to [manager@mastersonstation.org](mailto:manager@mastersonstation.org), or at the Christmas party. Nominations may be submitted no later than 12/15.

## 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 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 and other area events.

## 2010 Pool Memberships

Don't forget about the discounted Pool Memberships! Please submit your application along with your check or money order to the clubhouse before April 26th to take advantage of the wonderful discounts. MSNA will also be offering payment plans. We will be accepting payments towards the 2010 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.

\*\* Rates are available on the neighborhood website: [masterysonstation.org](http://masterysonstation.org).

## ATTENTION: WE HAVE A NEW PROPERTY MANAGER

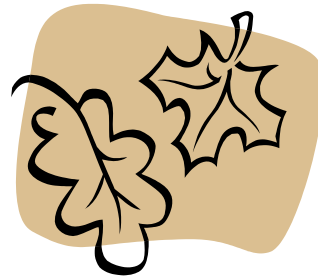
We would like to take this time to introduce the newest addition to the MSNA,. Sara Barber is our new Property Manager. Sara is available by appointment at the clubhouse during the business hours of 9am–3pm, Monday– Thursday. She is looking forward to helping you with clubhouse rentals, processing pool memberships, leading neighborhood inspections, and along with assisting in any other neighborhood issue.



## 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.

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



## Leaf Collection

The Lexington– Fayette Urban County Government Division of Parks and Recreation will be completing the final leaf collection for 2009 on December 28th. This date is for the entire neighborhood. Residents also have the option of utilizing their Lenny yard waster container or the 30– gallon paper yard waste bags. You may find these at local retail stores with coupons found in LFUCG quarterly newsletters. All leaves that are collected are composed to make mulch that is used by local landscapers and nurseries. Any questions or concerns may be directed to LexCall, dial 311 or 425-2255.

## 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/ shed. For fence guidelines you can download a fence application from our website or contact our property manager and she will mail one to you. Sheds need prior approval from the Board before they are built. If you are interested in building a shed, please submit a building application to the Association prior to construction.

## Visit us on the Web

The neighborhood association has a wide variety of information available online at [www.masterysonstation.org](http://www.masterysonstation.org). There you'll find contact info, answers to frequently asked questions, news, past newsletters, copies of the Deeds of Restrictions, clubhouse rental and pool membership info, fence and home improvement appli-



## Volunteering this Holiday Season

Have you been looking for a way to reach out and help your community during this Holiday season? Here in Lexington there are a number of charities that are in need of volunteers, funding, and donations. The biggest reason to do volunteer work for a charitable organization is because you support the cause, but there are plenty of other reasons too— including networking. According to the Fidelity Charitable Gift Fund and VolunteerMatch, 72 percent of people who volunteer do so to support the charity's work. 69 percent say it's the right thing to do, while 22 percent also aim to network while giving their time. Other reasons cited for volunteering were: to meet an unmet need in the community, to set an example for family or children, to stay socially and physically active, and to feel useful and needed. Well, here is some help you get over one hurdle in the volunteering process: finding an organization that can use your help. Here are some charities that are in need of donations whether it be actual merchandise or your time:

**\*Christian Appalachian Project, 1-866-270-4227, [www.christianapp.org](http://www.christianapp.org)**

**\*Faith and Community Christmas Store, (859) 514-7210, [www.godsnet.info.com](http://www.godsnet.info.com)**

**\*God's Pantry Food Bank, (859) 255-6592, [www.godspantry.org](http://www.godspantry.org)**

**\*Lexington Firefighter Toy Program, (859) 243-0351**

**\*Salvation Army, (859) 252-7706, [www.salvationarmylex.org](http://www.salvationarmylex.org)**

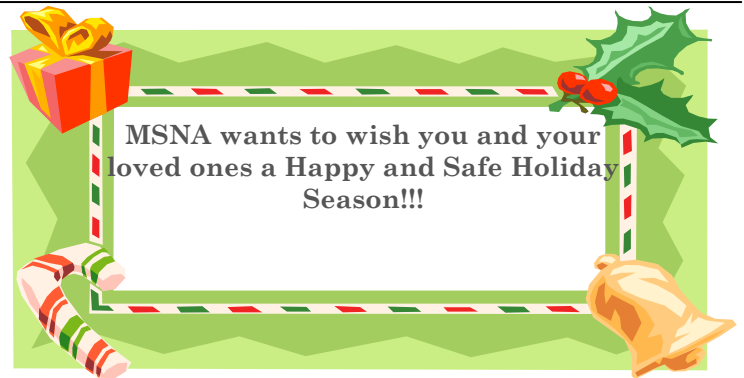


## Theft Prevention



It's that time of year again when theft is a major concern for the community. Here are a few simple things that we as a neighborhood can practice in order to keep thieves away from our homes.

Always lock your car and remove valuables or place them where they are not visible to thieves. Keep all doors and windows locked at all times in your home. Play it safe and keep your garage door closed when you are not in a position to keep an eye on it. Don't make it any easier for thieves! There are devices on the market that will help remind you when you leave your garage door open. These garage door monitors are less than \$40 and are available online or at some local retailers such as: Home Depot, Radio Shack, Sears, and Amazon.com. One such device from manufacturer Chamberlain is Model #CLDM1. Let's all work together to keep our neighborhood safe this holiday season!



### AMERICAN MINI STORAGE

Corner of Sandersville RD & US 25  
1751 Atoma Drive Lexington KY 40511  
859-271-1024 24Hour Access  
Closest Facility to Masterson Station  
Climate Control Storage, Boat & RV Parking  
Security Gate & Camera Monitored  
M-F 9:00 – 5:00 Sat 9:00 – 3:00  
The Mobile Attic Portable Storage

