



Masterson Station Neighborhood Association, Inc.  
**Neighborhood News**



June 2011

**Board of Directors  
& Management**

**Property Manager**

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

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**For all Board Members:**

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

**2011 Calendar**

**July**

Board Meeting 14th

**August**

Board Meeting 11th

**September**

Board Meeting 8th

Association Meeting 20th

## Revised DOR Policy

### DOR= Deed of Restrictions

The purpose of the DOR's is to help maintain high property values by preventing and providing a remedy for violations from the applicable set of restrictions for the Masterson Station Neighborhood. Homeowners are strongly encouraged to correct such violations in a timely manner in order to prevent monthly fines that will incur or further legal action that may take place. As of June 9th 2011, the DOR policy has been revised. MSNA directors hope that the newly revised edition will prevent repeat offenders from continuously breaking the rules. Generally, the first time a Board member or the Association's property manager becomes aware of the violation, the Association will send an initial "Notice of Violation" letter to the owner giving 10 days to remedy such violation. If the violation is not corrected within the allotted time frame; 10 calendar days from the date of the letter the homeowner begins to incur a monthly fine until the violation has been corrected. This time frame will be strictly enforced. The fining schedule breaks down according to the type of violation. For more information about further details regarding the DOR's, please visit the neighborhood website:

[www.mastersonstation.org](http://www.mastersonstation.org)

As always, if there are further questions, please feel free to contact our Property Manager during regular business hours.

## Neighborhood Watch

**Did you know MSNA has a neighborhood watch program? Our neighborhood is divided up into block captains and Janice Wilson, a Board member, our neighborhood watch captain. All inquiries can be directed Janice. She will be happy to discuss any ideas, suggestions or concerns with you in regards to the safety of our neighborhood. Janice may be contacted at: 523-9615 or by email [jlynnw63@aol.com](mailto:jlynnw63@aol.com).**



## Proper Storage for Trash Containers

### REVISED

In 2010 LFUCG passed an amendment to the City Ordinance pertaining to the proper storage of Herbies. Herbies now shall be placed at the curb between 4PM on the evening before collection and shall be removed by 7PM on the day of collection. Containers will be kept either in the rear yard or in the side yard when not located on the curb. **DO NOT STORE your Herbies in the FRONT OF YOUR GARAGE.** Civil fines will be assessed for the continuous roll cart violations. MSNA will be noting violations of such improper storage of Herbies and violations will be reported to LexCall.

Setting your roll-cart or bulky items on the curb at the wrong time or improperly preparing bulky items are violations of Lexington's solid waste ordinances. Property owners who receive a violation from the Division of Waste Management must now correct the violation within 48 hours. Failure to correct a roll-cart violation within 48 hours can result in the issuance of civil penalties of up to \$100 and improper set-out of bulky items can result in civil penalties of up to \$600.

<http://www.lexingtonky.gov/index.aspx?page=2470>

\*\*This policy is one that will be strongly enforced under the DOR's for Masterson Station. The storage habits for Herbies and Rosies will be monitored on a weekly basis upon neighborhood inspections.



## Building a Fence or Shed??

*Fences and sheds are regulated by our Deed of Restrictions. You must obtain a permit from the city for a fence and submit your plans to the Association for approval prior to installing your fence/shed. For fence and/or shed guidelines you can download an application from our neighborhood website or please contact our Property Manager and one can be sent to your home.*

## Let's talk about Recycling...

Many are unaware of the impact that recycling can have. Recycling reduces waste that goes to the landfills. Besides reducing waste, recycling also: saves energy, conserves natural resources, improves the environment & strengthens the economy. Items that are recyclable are: paper products, cans, plastics & glass. Items that Fayette County cannot accept as recyclable are: beverage and refrigerated packaging (drink holders and frozen-food packaging), plastic storage bags (you may return those to the grocery stores), and Styrofoam containers. To order your home's Rosie or learn more information about Recycling efforts in Lexington please visit the website below and click on waste management.



**Let's get to Recycling Masterson Station!**

**LEXINGTONKY.GOV**

# Party, Party, Party!!



Are you thinking about hosting a party? It's that time of year again to start thinking about graduations, wedding receptions, family reunions, and 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



## CERT

Do you know what you would do in the immediate aftermath of a disaster? What if you were on your own for a while before professional first responders could get to your neighborhood? Community Emergency Response Teams (CERT) training teaches you just that— how to preserve life, property and the environment until the professionals can get to you.

The next CERT training is scheduled for September and is taught by the Divisions of Environmental and Emergency Management and Fire and Emergency Services. The training consists of eight three– hour sessions spread over the course of two months. In these sessions you will learn about general disaster preparedness, fire safety and suppression, disaster medical operations, light search and rescue, team organization and the Incident Command System, disaster psychology, terrorism and weapons of mass destruction. The last session is a simulated disaster exercise where the teams get to practice what they learned in the previous eight sessions.

Masterson Station has a CERT team in place already and by completing this training you will become apart of it. If you would like more information about the CERT program, please contact

Shelley Bendall @ [859-258-3784](tel:859-258-3784) or  
[sbendall@lexingtonky.gov](mailto:sbendall@lexingtonky.gov).



## STREET TREE CARE

Many residents are not aware that they are responsible for maintaining the street trees on their property. This includes pruning or trimming any tree branches that hinder a 7-ft. clearance on the sidewalks and a 12– ft. clearance above street traffic (14– ft. for main roads such as Masterson Station Dr. and Sandersville Rd). It is also just as important to remove any that are below the 7– ft line to insure proper tree health and growth. For more information on street trees or street tree maintenance please contact the city's Urban Forester @ 258-3451.

**\*If you are interested in helping to enforce the city tree ordinance in our neighborhood please contact Nevie Everly (secretary) @ [nne@insightbb.com](mailto:nne@insightbb.com) for further details.**

## NO POSTINGS PLEASE

As the warmer months are quickly approaching, more and more postings have been reported on lights posts, trees and 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. If anyone wishes to notify residents of For Sale items 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.



*MSNA would like to wish everyone a very Safe & Happy 4th of July!!*

## FRIENDLY REMINDER:

### Share the Sidewalks

With several more warm months ahead of us, it is inevitable that an increase in two legged traffic will occur in our neighborhood. It's a wonderful time for residents to get out and get moving. Many residents take advantage of this time to enjoy walking or running throughout the neighborhood. It has become a problem for those residents to be able to stay on path while on the sidewalks. Many homes have an excessive number of cars parked in the driveways which leads to blocking portions of the sidewalk. This especially difficult problem affects those out with strollers carrying little ones. If at all possible residents, let's share the sidewalks and make sure that they are easily accessible to all of our fellow neighbors. Little things like this will help us all coexist peacefully.

## ASSOCIATION DUES

If you have resided in the neighborhood since January 1, 2011, and still have not paid your HOA dues, please be advised **FINES ARE BEING APPLIED MONTHLY!** For each month that dues continue to go unpaid, a \$5 non-payment fine per over due assessment will be added to your account. Our Accounts Receivable Policy can be found on the Masterson Station Neighborhood website. There are some owners who owe not only current dues, but also past year's dues. If your dues are not paid in a timely manner, we will be contacting our attorney to file a lien on your property in order to collect, which will also increase your amount owed by at least \$250 this year. Please contact our Property Manager to get your current balance and make checks or money orders payable to:

MSNA

**328 Masterson Station Dr.**

**Lexington, KY 40511**

**Here is a list of the homeowners who still owe annual dues, addresses reflect those homeowners whose account balances are \$20+**

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2920 Abinger Court	240 Gateway Park Cr	712 Halford Place	336 Lucille Dr	3045 Maddie Ln
2700 Bay Cedar Cove	2736 Gateway Park Ln	505 Hopewell Park	337 Lucille Dr	3065 Maddie Ln
2736 Bay Cedar cove	2737 Gateway Park Ln	508 Hopewell Park	341 Lucille Dr	3072 Maddie Ln
2817 Bay Colony Lane	2741 Gateway Park Ln	573 Hopewell Park	409 Lucille Dr	3077 Maddie Ln
2825 Bay Colony Lane	2760 Gateway Park Ln	589 Hopewell Park	429 Lucille Dr	3084 Maddie Ln
2873 Bay Colony Lane	2768 Gateway Park Ln	2701 Jacquelyn	433 Lucille Dr	3088 Maddie Ln
2820 Belle Haven	2837 Gateway Park Ln	2716 Jacquelyn	441 Lucille Dr	3089 Maddie Ln
2869 Belle Haven	2857 Gateway Park Ln	2733 Jacquelyn	452 Lucille Dr	301 Mission Hills Ct
729 Corbin Walk	2861 Gateway Park Ln	2752 Jacquelyn	456 Lucille Dr	2709 Mission Hills Dr
732 Corbin Walk	2880 Gateway Park Ln	2760 Jacquelyn	408 Lemon Drop Ln	2848 Majestic View
268 Deerfield Lane	3008 Gilmore Trace	2709 Jessica Lane	409 Lemon Drop Ln	2916 Majestic View
273 Deerfield Lane	3009 Gilmore Trace	2713 Jessica Lane	432 Lemon Drop Ln	2932 Majestic View
293 Deerfield Lane	3104 Gilmore Trace	2756 Jessica Lane	433 Lemon Drop Ln	2948 Majestic View
344 Deerfield Lane	3133 Gilmore Trace	2764 Jessica Lane	441 Lemon Drop Ln	2949 Majestic View
3004 Ellen Ct	3140 Gilmore Trace	2805 Jenna Rest	445 Lemon Drop Ln	2953 Majestic View
2716 Ella Rae Ct	2737 Green Valley Ct	600 Kenova Trace	468 Lemon Drop Ln	2957 Majestic View
2721 Ella Rae Ct	504 Green Valley Dr	612 Kenova Trace	509 Lemon Drop Ln	2984 Majestic View
2729 Ella Rae Ct	532 Green Valley Dr	669 Kenova Trace	512 Lemon Drop Ln	2985 Majestic View
305 Ella Rae Ln	548 Green Valley Dr	285 Lucille Dr	516 Lemon Drop Ln	2989 Majestic View
329 Ella Rae Ln	585 Green Valley Dr	312 Lucille Dr	524 Lemon Drop Ln	3000 Majestic View
217 Gateway Park Cr	588 Green Valley Dr	316 Lucille Dr	3004 Maddie Ln	3028 Majestic View
229 Gateway Park Cr	616 Havana Ct	328 Lucille Dr	3013 Maddie Ln	3096 Majestic View
	621 Havana Ct	332 Lucille Dr	3020 Maddie Ln	3144 Majestic View

3152 Majestic View	376 Masterson Station Dr	321 Princess Arch	2468 Rockaway Pl	405 Sandersville	565 Skyview Ln
2616 Mable Ln	205 Meadow Valley	324 Princess Arch	2476 Rockaway Pl	409 Sandersville	569 Skyview Ln
2665 Mable Ln	240 Meadow Valley	329 Princess Arch	2496 Rockaway Pl	300 Silver Creek	572 Skyview Ln
2680 Mable Ln	245 Meadow Valley	340 Princess Arch	2508 Rockaway Pl	316 Silver Creek	592 Skyview Ln
2693 Mable Ln	248 Meadow Valley	341 Princess Arch	2532 Rockaway Pl	321 Silver Creek	596 Skyview Ln
2712 Mable Ln	260 Meadow Valley	348 Princess Arch	2536 Rockaway Pl	332 Silver Creek	600 Skyview Ln
2724 Mable Ln	265 Meadow Valley	3037 Prichard	2540 Rockaway Pl	340 Silver Creek	2805 Satin Leaf
2732 Mable Ln	305 Meadow Valley	3076 Prichard	2573 Rockaway Pl	2945 Summerfield	2828 Satin Leaf
2765 Mable Ln	308 Meadow Valley	3093 Prichard	2576 Rockaway Pl	3013 Shady Knoll	2832 Satin Leaf
2913 Masters View Rd	333 Meadow Valley	3105 Prichard	2604 Rockaway Pl	3025 Shady Knoll	2841 Satin Leaf
2944 Masters View Rd	341 Meadow Valley	3121 Prichard	2625 Rockaway Pl	3029 Shady Knoll	2845 Satin Leaf
2980 Masters View Rd	389 Meadow Valley	2909 Piedmont Park	2628 Rockaway Pl	3041 Shady Knoll	2849 Satin Leaf
2804 Morsen Point	408 Meadow Valley	2417 Rockaway Pl	2629 Rockaway Pl	3045 Shady Knoll	2825 Sandersville
124 Masterson Station Dr	2716 Millwood Cove	2420 Rockaway Pl	2641 Rockaway Pl	3064 Shady Knoll	2828 Sandersville
184 Masterson Station Dr	2720 Millwood Cove	2428 Rockaway Pl	2649 Rockaway Pl	421 Skyview Ln	2848 Sandersville
217 Masterson Station Dr	2736 Millwood Cove	2436 Rockaway Pl	3025 Rockaway Pl	432 Skyview Ln	2864 Sandersville
272 Masterson Station Dr	2740 Millwood Cove	2437 Rockaway Pl	3052 Rockaway Pl	441 Skyview Ln	2864 Sandersville
284 Masterson Station Dr	2744 Millwood cove	2440 Rockaway Pl	3061 River Run	448 Skyview Ln	2868 Sandersville
288 Masterson Station Dr	3053 Our Tibbs Trail	2444 Rockaway Pl	3068 River Run	476 Skyview Ln	2873 Sandersville
292 Masterson Station Dr	3069 Our Tibbs Trail	2453 Rockaway Pl	3069 River Run	481 Skyview Ln	2885 Sandersville
305 Masterson Station Dr	3072 Our Tibbs Trail	2456 Rockaway Pl	3080 River Run	493 Skyview Ln	2888 Sandersville
333 Masterson Station Dr	3076 Our Tibbs Trail	2460 Rockaway Pl	3081 River Run	533 Skyview Ln	2901 Sandersville
360 Masterson Station Dr	304 Princess Arch	2464 Rockaway Pl	3092 River Run	561 Skyview Ln	2912 Sandersville

2913 Sandersville	3129 Sandersville	380 Valley Brook	884 Winding Oak	225 Woodbrook Pl	800 Yucca Court
2941 Sandersville	3141 Sandersville	381 Valley Brook	896 Winding Oak	233 Woodbrook Pl	805 Yucca court
2973 Sandersville	3145 Sandersville	2904 Woodbrook	904 Winding Oak	245 Woodbrook Pl	812 Yucca Court
2980 Sandersville	2917 Trailside	2908 Woodbrook	908 Winding Oak	2660 Woodlawn Way	
2984 Sandersville	2940 Trailside	800 White Wood	916 Winding Oak	2664 Woodlawn Way	<b>**Make sure to take care of your account balance as soon as possible to prevent further accumulation of monthly fines.</b>
2992 Sandersville	2956 Trailside	824 White Wood	945 Winding Oak	2681 Woodlawn Way	
3000 Sandersville	2996 Trailside	833 White Wood	948 Winding Oak	2685 Woodlawn Way	
3036 Sandersville	3008 Trailside	853 White Wood	996 Winding Oak	2712 Woodlawn Way	
3040 Sandersville	3013 Trailside	856 White Wood	1044 Winding Oak	2728 Woodlawn Way	
3044 Sandersville	309 Valley Brook	2700 Wigginton	1048 Winding Oak	2732 Woodlawn Way	
3052 Sandersville	321 Valley Brook	2725 Wigginton	1092 Winding Oak	2749 Woodlawn Way	
3084 Sandersville	325 Valley Brook	2736 Wigginton	1100 Winding Oak	2752 Woodlawn Way	
3088 Sandersville	336 Valley Brook	813 Winding Oak			
3109 Sandersville	369 Valley Brook	836 Winding Oak			