



**Masterson Station Neighborhood Association, Inc.**

# NEIGHBORHOOD NEWS

**January 2013**



## **Board of Directors & Management**

### **Property Manager**

**Nancy Jackson**

**246-0911**

**Manager**

**@mastersonstation.org**

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

### **President**

**Jeff Crabb**

**jdcrabb@hotmail.com**

### **Vice President**

**Greg Stanforth**

**gregnmasterson@netzero.com**

### **Secretary**

**Lori Hindenlang**

**lhindenlang@yahoo.com**

### **Treasurer**

**Mark Treesh**

**marktreesh@juno.com**

### **Directors**

**Todd Cox**

**etatau73@hotmail.com**

**Veronica Herst**

**Veronicaherst.msna@yahoo.com**

**Nevie Everly**

**nne@insightbb.com**

## **Upcoming Events**

### **February**

**Board Meeting, 21st at 7pm**

### **March**

**Board Meeting, 14th at 7pm**

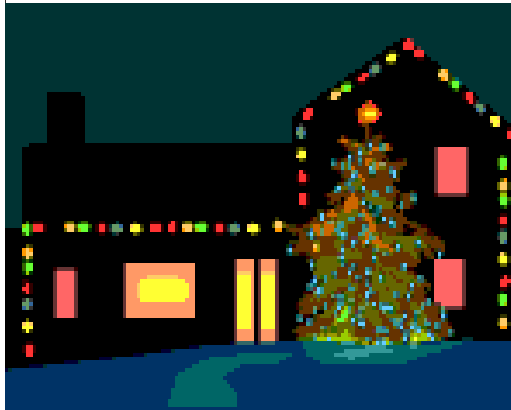
**Association Meeting, 19th at 7pm**

### **April**

**Board Meeting, 11th at 7pm**

## **AND THE WINNERS ARE...**

The winners for the 2013 Holiday lighting contest are listed below and pictures of the properties can be found at [www.mastersonstation.org](http://www.mastersonstation.org). If your home was one of the winners, please contact the MSNA Property Manager Mon-Thurs, 9am-3pm to collect your winnings.



### **Large Yard**

2865 Bay Colony — \$50 prize

### **Small Yard**

2484 Rockaway — \$50 prize

## **MASTERSON STATION SWIM TEAM**

We encourage all Masterson Station homeowners & families to join the neighborhood pool and the Manta Rays Summer Swim Team for lots of fun, exercise, practice and a great way to make new friends!

## **MSNA POOL MEMBERSHIPS**

It's never too early to start thinking about joining the Masterson Station Pool this summer. MSNA offers "early bird" discounts to those who join by April 30th.

The 2013 pool membership application can be found on the neighborhood website:

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

### **2013 Pool Rates for Residents**

	<b>By April 30th</b>	<b>Full Rates</b>
Single:	\$125.00	\$175.00
Couple:	\$200.00	\$250.00
Family:	\$250.00	\$300.00
Add-on:	\$75.00	\$100.00
Babysitter:	\$50.00	\$50.00

### **2013 Pool Rates for Non-Residents**

	<b>By April 30th</b>	<b>Full Rates</b>
Single:	\$200.00	\$250.00
Couple:	\$275.00	\$325.00
Family:	\$325.00	\$375.00
Add-on:	\$125.00	\$150.00

### **A note from**

### **Professional Pool Management**

*With the 2013 pool season right around the corner, the hiring process is in full swing. PPM is accepting applications for lifeguards, pool managers & swim instructors. Qualified applicants need to contact Brad Hatton through email for further details. Don't delay, positions are being filled on a "first come, first serve" basis."*



**[Brad40965@aol.com](mailto:Brad40965@aol.com)**

**\*\*For all other MSNA pool information such as rates, rules or pool member applications please visit the neighborhood website:**

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



## ACCOUNTS RECEIVABLE POLICY

Per the association bylaws, annual maintenance fee assessment is due and payable on the first day of each year. That said, the neighborhood association board prepares the invoices in the month of January, so every homeowner's assessment dues are actually payable in full within 30 days from the invoice date before incurring a fine. The full policy is enclosed.

After 30 days from the invoice date, members who have not paid their assessment in full shall incur a non-payment penalty fine of \$5.00 per annual assessment per month. The \$5.00 monthly penalty will accumulate until full payment has been made. Members will receive up to two overdue statement of account notices that include this fine for each month the account is overdue.

MSNA may also choose to send an additional "final" notice in a certified letter which will include an additional charge of \$15 for postage and administration costs which will be billed to the homeowner.

After the member has been sent a total of 3 or more account statements and at least 30 days have passed since the last notice, MSNA may proceed with contacting an attorney. The member will be charged an amount not less than the fee charged to MSNA by the attorney, which is currently estimated to be \$300, and will include a lien on the property for the fines assessed by MSNA for overdue accounts. Once a lien has been filed, MSNA may choose to proceed with foreclosure to recover the amount owed.

The Association will charge the member a \$25.00 administrative processing fee for checks returned for "Non-Sufficient Funds" (NSF) and stopped payments.

Members who have questions about this policy or who have general questions about the assessment may contact Nancy Jackson, Property Manager, at 246-0911 during normal business hours of Monday through Thursday, 9am—3pm or by email at [manager@mastersonstation.org](mailto:manager@mastersonstation.org)

## Question about HOA Dues Invoice



Upon receiving your 2013 HOA Dues

invoice, you may notice that the balance is different than the normal \$48 assessment fee. If this is the case please reference your past dues payments for the reasoning behind the amount.

For instance, if you did not pay your 2012 dues on time there is a monthly delinquent fine of \$5 added each month until the account is paid in full. The fines remain in tact until they are paid and will carry over to the next billing cycle. Payments received are credited towards the oldest owed amount first.

If you have any questions pertaining to late payment fines please feel free to call or email our property manager during regular business hours.

A detailed statement can be provided illustrating a timeline of annual assessment of dues, payments and fines.

On the back of your initial HOA dues invoice is a copy of the Accounts Receivable policy. This policy was amended as of January 2010 and clearly explains the late fee policy in detail.

## Call for Volunteers

The Masterson Station Neighborhood Association is seeking volunteers to fill committee spots. To sign up, just send an email to [etatau73@hotmail.com](mailto:etatau73@hotmail.com) with your name, address, email, phone and preferred committee. Additional information about the committees may be found at

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