

Masterson Station Neighborhood Association, Inc.
Neighborhood New
February 2014

**Board of Directors
& Management**

Property Manager

Dana

246-0911

Office hours

Mon-Wed 9am-3pm

Thurs 11am-7pm

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For all Board Members:

board@mastersonstation.org

2014 Calendar

February

Board Meeting 13th

Movie Night 22nd

"Seabiscuit"

March

Board Meeting 13th

Association Meeting 18th

April

Board Meeting 10th

MSNA Reserve Study and Designated Savings

This past summer the Board retained Commercial Assessments (CA) to undertake a reserve study for MSNA to make sure that we are properly planning for future capital expenditures. A reserve study consists of two parts – a plan for the timely replacement of assets (e.g., clubhouse roof, air conditioning units, etc.) and a plan to set aside the funds so that we will always have the cash available to make needed expenditures.

CA developed a 30-year plan for the replacement of the components of our physical assets, primarily related to the pool and the clubhouse. The plan involves the expenditure of over \$1 million over the 30-year life of the plan. That does not mean that we have property worth \$1 million; it is that high because many components will need to be replaced multiple times during the 30 years. For instance, the clubhouse roof is projected to be replaced in 2016, 2031, and 2046.

CA also established a funding plan as a part of the reserve study for us so that we can be sure that we will have the funds on hand as needs arise. Prior to CA's preparation of the study the Board had set aside \$90,000 in a money market savings and a CD account, including \$20,000 that had been designated prior to 2013. Our plan is currently considered to be 44% funded and starting in 2014 we will be making regular deposits into the fund with the goal of fully funding it.



Do you have a special interest or talent? Are you a planner?

MSNA has several committees with openings and we need your help. These committees include Social, Deed of Restrictions, Communications, Pool, and Facilities.

If you are interested in serving on a committee, please send a letter of interest to manager@mastersonstation.org and a board member will contact you.

LIFEGUARD



Professional Pool Management is hiring for the 2014 summer season. Interested parties must have CPR, First Aid and Lifeguard Certification completed through the American Red Cross or a similar organization. For an application, please contact:

Brad Hatton at brad40965@aol.com

Tips to Stay Safe & Warm this Winter

Lexington, Kentucky – As the temperature outside drops, Lexington families take to the indoors to keep safe and warm. What they may not realize is that turning up the heat and using alternative heat sources can increase the risk of home heating fires.

According to the National Fire Protection Association (NFPA), nearly half of all home-heating fires occur during the winter months. On average, NFPA research show that heating equipment is involved in roughly 70,000 reported U.S. home structure fires, with associated loss of more than 600 civilian deaths, almost 1,600 civilian injuries and more than \$1 billion in direct property damage.

While these numbers may be frightening, nearly all of these fires are preventable. We can help reduce the number of home heating fires in our community by taking some simple precautions and by using heating equipment properly. NFPA and the Lexington Fire Department recommend some simple home heating safety tips, so residents can help keep our community safe and warm this winter.

- Have your chimney inspected each year and cleaned if necessary.
- Use a sturdy fireplace screen.
- Allow ashes to cool before disposing. Dispose of ashes in a metal container.
- Space heaters need space. Keep all things that can burn, such as paper, bedding or furniture, at least 3 feet away from heating equipment.
- Turn portable heaters off when you go to bed or leave the room.
- Plug power cord only into outlets with sufficient capacity and never into an extension cord.
- Inspect for cracked or broken plugs or loose connections. Replace before using.
- Install smoke alarms in every bedroom, outside each sleeping area and on every level of the home. Interconnect all smoke alarms throughout the home so that when one sounds, they all sound. Test smoke alarms at least once a month.
- Install and maintain a carbon monoxide alarm in a central location outside each sleeping area.
- Never use an oven to heat your home.
- Have your HVAC units and systems inspected by a qualified professional and change your filters regularly.

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Find us at www.facebook.com under

Friends of Masterson Station

Don't Forget...

Visit the MSNA Book Exchange

Everyone, children and adults alike, are encouraged to stop in and see if there is something for your taste. Based on the idea of "Take a book, leave a book," the books are constantly changing. So stop in and see if there is something for you. Not just limited to children's books, we encourage everyone to participate.



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 28th. The 2014 pool membership application can be found on the neighborhood website: www.mastersonstation.org

2014 Pool Rates for Residents

	By April 28th	Full Rates
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

2014 Pool Rates for Non-Residents

	By April 28th	Full Rates
Single:	\$200.00	\$250.00
Couple:	\$275.00	\$325.00
Family:	\$325.00	\$375.00
Add-on:	\$125.00	\$150.00