

# Masterson Station Neighborhood Association, Inc.

# Neighborhood News

JUNE 2007

## Board of Directors & Management

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963-1860

**Association Manager**  
Edwin Gibson  
263-7681

## Thank You

To all our dear neighbors and friends in Masterson Station:

Sometimes you cannot find the words to express how you feel. Our family would like to thank each and every one of you from the bottom of our hearts for your support and prayers during this difficult time. The prayers and funds that were so graciously given were used to get things going until the insurance kicked in. All of the neighbors and friends in Masterson Station make us proud to be living in such a wonderful neighborhood. You were God's an-

swer to prayer. According to the rebuilders we are expected to be back in around September 1st, so please stop by and say hello when we get moved back in and always feel free to call on us for anything.

Sometimes we ask why things happen and our answer to this is, we have found so many new and old friends.

Thanks again.

The Higginbothams  
305 Mission Hills Ct.

## Neighborhood Party: June 2<sup>nd</sup>

### 2007 Association Calendar

**May**  
Pool Opens 26th

**June**  
Neighborhood Party 2nd  
Board Meeting 14th  
Association Meeting 19th

**July**  
Board Meeting 12th

**August**  
Board Meeting 9th

**September**  
Board Meeting 13th  
Association Meeting 18th

CenterPointe Christian Church & the MSNA would like to welcome you to a neighborhood party. Saturday, June 2<sup>nd</sup> from 3-7pm. There will be a free swim, an inflatable city for the kids and hot dogs and hamburgers available for everyone. The inflatable city has seven inflatables and has a modest \$2 charge per child for unlimited play. Hot dogs and hamburgers are available for \$1, with chips and drinks for only 50¢. Show your pool pass and receive one free hot dog or hamburger.

If you haven't paid for your pool



membership yet, the discounted prices are still available through June 2<sup>nd</sup>. Try out the pool during the free swim and don't forget to pay for membership before leaving to take advantage of the discount. You will need to show a proof of resi-

dency to get in without a pool pass.

While MSNA is partnering with CenterPointe Christian Church for this event, we are not affiliated with any particular religious organization. Please come out and meet your neighbors and friends and enjoy the start of summer.

## Signs in the Neighborhood

With summer now here, we will soon start seeing all kinds of signs appearing throughout the neighborhood. It is the association's policy for signs in the right-of-ways, for sale & open house signs, to be left in place from 9am Fridays to 9am Mondays. Any signs left in place after 9am Mondays, excluding holidays, will be removed and disposed of. Please make sure that your real estate agent is aware of this policy.

Please refrain from removing real estate signs that fall in the above time frame and aren't yours. These signs can be very expensive.

As far as garage and yard sale signs go, please remember to take them down once your sale is over. Also, please refrain from using light poles in the neighborhood to display your signs. The adhesive is hard to get off the light poles, which leaves the poles looking less than desirable and use of the light poles in such a manner is against city law.

If you are going to place your sign at the front entrance, please be aware that there are buried electrical and water lines. Under no circumstances will signs be allowed in the flower beds. If a sign is found in a flower bed, it will be removed immediately and disposed of.

## 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 July 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 team gets to practice what it learned in the previous eight sessions.

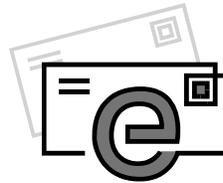
Masterson Station has a CERT team in place already and by completing this training you will become a part of it. If you would like more information about the CERT program, please contact Shelley Bendall at 258-3784 or [sbendall@lfucg.com](mailto:sbendall@lfucg.com). You may also visit the CERT website at [www.lfucg.com/deem/CERT.asp](http://www.lfucg.com/deem/CERT.asp).

## Newsletter

The Board produces four newsletters a year. The purpose of the newsletters is to let the residents know of news and activities that affect each and every one of us and to provide proper notice of Association meetings.

The March newsletter had 1,955 recipients. Our current Association membership is around 2,100. One of the reasons for the difference between these two numbers is homeowners with multiple homes within our neighborhood. To save costs, we try to eliminate duplicate recipients. Another reason would be a few of the residents are now receiving their newsletter via e-mail.

The March newsletter was 8 pages and cost us \$1,357.68 to copy and assemble and \$457.47 to mail. Some of this cost is made up with advertising, but not all of it. We mail the newsletters via bulk mail. We save about 40% of the mailing costs using bulk mail, but we also have been getting reports that the newsletters are not being properly delivered. We could go to first class delivery, but that would nearly double the postage expense.



Currently, we have about 30 residents who have signed up to have the newsletter only delivered via e-mail. This saves the Association money and gets the newsletter delivered up to 7 days sooner than regular mail.

If you are interested in getting your newsletter delivered via e-mail, you are encouraged to e-mail us at [newsletter@mastersonstation.org](mailto:newsletter@mastersonstation.org). Please include your name and your street address in the e-mail so we can remove you from the regular mail delivery.

**811** This is the new number you should call before you begin any digging project. You need to call, at least, 2 business days before you start to dig. This is a free service to mark all underground utilities within your yard. More information can be found at [www.kentucky811.org](http://www.kentucky811.org) and [www.call811.com](http://www.call811.com).



## SWIM/DIVE TEAM

There will be an informational meeting regarding the organization of a swim/dive team at the clubhouse on Monday, June 11<sup>th</sup> @ 7pm.

## The \$10,000 Question

In 2006, the neighborhood was awarded \$10,000 for development of a basketball court in Masterson Hills Park (our neighborhood park) by the city council. We have since been informed by Parks & Recreation that it would cost over \$40,000 to build such a project.

In the September 2006 newsletter, we asked for those that were interested in our neighborhood park to contact us. Due to the lack of response from that request, this project hasn't been pursued.

Recently, our council member, Tom Blues, has told us that we could use the money anyway that we see fit, as long as it is for the "good" of the community. It would take an act of the full council to get it approved, but he believes it wouldn't be that difficult to get done.

Concerned over the feasibility of a basketball court in close proximity to the homes that back up to the park, mainly because of issues of noise and safety, Board members have started discussing alternative uses for this money.

We've discussed expanding the current playground on Lucille Drive, using fill dirt to develop a flat grassy area within the park to make it useable for multiple activities or using the money for improving the Spurr Road entrance.

We would like to get your input on what you would like to see done with the money. You can either attend the June Association meeting on the 19<sup>th</sup> or send an e-mail to a Board member.

## Neighborhood Spring Sale

The 2007 Neighborhood Spring Sale will be on Saturday, June 2nd, rain or shine. The Board will provide an ad in the newspaper and signs at the front of the neighborhood. To participate simply tie a balloon to your mailbox or somewhere in your front yard on the day of the sale. 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 because it is against the law.

## Check us out on the Web

Your neighborhood association is on the web at [www.mastersonstation.org](http://www.mastersonstation.org). There is a wide variety of information available on the site. You will find contact information, frequently asked questions, news, past newsletters, copies of the Deed of Restrictions, a map of the neighborhood and classifieds.

## 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 for 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.

## 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 sidewalks and a 12-ft. clearance above street traffic (14-ft. for main roads such as Masterson Station Drive & Sandersville). It is also just as important to remove any branches that are below the 7-ft. line to insure proper tree health and growth.



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## SAFE DRIVING

Well neighbors, it's that time of the year again. Spring has sprung. Our neighborhood children are excited about getting outdoors and unleashing their energy with plenty of running, bike riding, skateboarding and various other forms of play.

Many residents, if not most, are making excellent efforts to take care to ensure our neighborhood remains safe--for our children, our neighbors (street watching) and for visitors. This time of year, however, is the time for us all to make that 'extra' effort to monitor our driving speed and keep a watchful eye for playing children, some of whom will be enjoying their child-like fun a bit too much to effectively keep their eyes on us, hopefully cruising our streets at, or below the speed limit. As of last fall, the neighborhood wide speed limit is 25 mph.



Neighborhood speeding, along with excessive failure to come to a complete stop at stop signs, has become an increasingly serious matter. If you have yet to witness one of our neighborhood auto accidents or near accidents (one recently involving a speeding driver and a skateboarding child) possibly you've noticed some of the lingering, swept auto glass in places. Hopefully, our continuing efforts will help keep our streets much safer, not only for our children, but for drivers as well.

All of your efforts to ensure a safe neighborhood are indeed appreciated. Let's all continue to make that 'extra' effort to keep a watchful eye out for our playing children, along with utilizing proper driving speed and stop sign obedience.

Let's all have a safe and enjoyable spring and summer.

## Association Dues



If you have resided in the neighborhood before January 1, 2007, and still have not paid your annual dues, please be advised **LATE CHARGES NOW APPLY!**

There are some owners who owe not only current dues, but also past dues. If your dues are not paid in a timely matter, we will take legal action in order to collect.

Note to New Homeowners: If you have moved into the neighborhood after January 31, 2007, your dues are prorated at the rate of \$4.00 per month.

All dues are to be payable to MSNA c/o EMG Management Services, PO Box 54330, Lexington KY 40555-4330. If you have any questions about your account, please call EMG at 859-263-7681 or send an email to [billing@emgms.com](mailto:billing@emgms.com).

## WASTE CONTAINERS

Waste containers include Herbies, Rosies & Lennies.

The LFUCG Code of Ordinances, section 16.10, paragraph (b) states that containers must be kept in the rear yard when not at the curb for collection. Containers may be placed on the curb no earlier than 7pm on Wednesday evening.

Section 15 of the Masterson Station Deed of Restrictions state, "All garbage cans, above ground tanks and other similar items shall be located or screened so as to be concealed from view of neighboring lots, streets & property adjacent to such lot. All rubbish, trash and garbage shall regularly be removed from the lot and shall not be allowed to accumulate thereon." This is why the Board has told residents that they may keep their containers to the side of their houses, as long as they are out of sight. We still have residents leaving their containers at the street or in front of their garages on days other than collection day. Some neighbors have started installing container blinds in order to conceal their waste containers on the side of their homes. The Board encourages the use of container blinds and, if asked, can provide acceptable examples within the neighborhood.

Failure to comply with waste collection rules can result in fines levied by the Lexington's Division of Solid Waste. For more information or to report trash cans not emptied by 4pm on Thursdays, please call LexCall by dialing 311 or 425-2255.

## Selling a Home?

Are you having a difficult time advertising your "for sale by owner" home? Starting in July, our neighborhood website will start publishing homes that are for sale within the neighborhood. For those of you who wish to advertise your home, the cost will be a one time \$25 fee. The ads will need to be renewed on a monthly basis. Sellers will need to provide all of the information, including pictures. For more information you can e-mail, [webmaster@mastersonstation.org](mailto:webmaster@mastersonstation.org).

## Computer Service

### Kevin J. Hinchman

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## Animals

I know this subject has been covered in many previous newsletters, but we continue to receive complaints from our residents about it. If you have a dog, it needs to be under your control at all times, either on a leash or in a fenced yard. If you walk your dog, it's not only a neighborly thing to do, but the law that you clean up after your pet. It's not pleasant to be walking in your own yard or on a sidewalk and step in a pile of dog waste. The same applies to cats. While they do a better job of burying their waste, it's not fun to be digging in your garden and find a pile of there either, not to mention the damage that a cat can do to the surrounding vegetation. Please control your pets and be considerate of your neighbors.

Please remember that all homes are private property. Several residents have lost bushes because dog walkers allowed their animal to urinate on the bushes. Also, brown spots will appear in the yard because of the concentrated nitrogen in the urine.

A few residents are at the point that they are ready to seek legal action against offending dog walkers. This is basically property damage. Remember, your dog, their property. Please make an effort to minimize the damage to your neighbor's property.

### SOME OF LIFE'S TOUGHEST CONVERSATIONS HAPPEN OVER COFFEE.

When was the last time you had that conversation about Life Insurance?

*Talk to me today about your life insurance needs.*



**David Lovejoy, Agent**  
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## Hosting a Party?

Need a place to host a birthday, anniversary or graduation party? Any member of the association in good standing can rent the clubhouse. On Friday, Saturday and Sunday nights the cost is \$125.00 for six hours, during the week and on Saturday and Sunday afternoons it is \$60.00. All rates are for six hours. You can find the Clubhouse Rental form at [www.mastersonstation.org](http://www.mastersonstation.org). If you have any questions, you can call 859-246-0911 or send your email to [clubhouserentals@mastersonstation.org](mailto:clubhouserentals@mastersonstation.org).

## Schools OUT, Let's Celebrate!!!

### Inflatable City, Pool Party, & Cookout

Sponsored by CenterPointe Christian Church & Masterson Station Neighborhood Association



4 hours of FUN

7 INFLATABLES for the kids

COOK-OUT with hotdogs & hamburgers

Free Swim for neighborhood residents (no pool membership needed, ID required)

Just \$2.00 per child for unlimited play. Hot dog or hamburger only \$1.00.  
(show your pool pass and receive free hot dog or hamburger.)

## Come Out & Enjoy the Celebration!

**Masterson Station Neighborhood Association, Inc.**

P.O. Box 54330  
Lexington KY 40555-4330

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Business Fax: 859-264-1112  
Business Email: [manager@emgms.com](mailto:manager@emgms.com)

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**Advertising:** On the website or in the newsletter,  
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*Keepin' it REAL*

9:15 am:  
SUNDAY BIBLE STUDY

10:30 am:  
CELEBRATION WORSHIP

*Mid-week - fill up on HIGH-OCTANE!*

5:15 - 6:15 pm:  
WEDNESDAY NIGHT MEAL

6:00 pm:  
Youth MYX @ SIX

6:30 pm:  
Children's BIBLE  
SKILLS, DRILLS, & THRILLS

ADULT PRAYER & BIBLE STUDY

Master's Church 133 Trade Street, Suite 2 Lexington, KY 40511  
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*come join us!*