

# COLDSTREAM STATION HOMEOWNERS ASSOCIATION NEWSLETTER

## From the Board

March 2015

### President's Report

Good Afternoon Coldstream Neighbors! As we continue to trudge through the colder months, please continue to keep your property looking nice in order to make Coldstream a very pleasant place to live. The HOA has several things to inform you of this month, so please read all the information in the newsletter carefully.

### Winter Weather / Neighborhood Management

As a board of directors, we are always looking for ways to help our fellow neighbors. However, plowing of the neighborhood streets is something that we have requests for each and every year, but we have not been able to find an affordable vendor for this. It is also very unlikely for neighborhoods to be plowed, because while it does allow some people to be cleared out, in turn it also blocks some people in. We understand that everyone wants to be able to leave their homes, but we are not able to provide plowing services at this time.

### Yearly HOA Dues

It's that time of year – Coldstream Station HOA yearly dues are due at this time. The yearly dues are \$75 per residence, which allow us to manage and maintain the common areas of the neighborhood, carry insurance on the neighborhood, and pay taxes and property management fees.

Enclosed in this envelope, you are receiving an invoice showing the **YEARLY DUES for this year of \$75** which are due by **May 1, 2015**. If you have not paid your dues for any prior year, you have also received a statement that will show the amount that you currently owe, plus past due amounts and late fees. We hope that when you receive this invoice you will take immediate action and make payment, as collection efforts are underway with Collection Agencies.

**Methods of Payment:** Call Modern Property Management today at 859-388-2000 to make a payment by phone or send your check for payment before the due date of May 1, 2015. You may also pay by credit online at [www.mpmlex.com](http://www.mpmlex.com). Any resident that does not pay by the due date will be assessed a late fee.

### Coldstream Station Annual Neighborhood Yard Sale

The neighborhood will hold our first annual yard sale on **May 30 and May 31**. The HOA will place an advertisement in the Lexington Herald Leader that will run on May 29 – May 31 advertising the neighborhoods yard sale dates. We will also display the banner advertisement across the fence beginning on May 28<sup>th</sup> to advertise the upcoming sale dates.

The second annual yard sale of the year will be on **August 29 and August 30**. The HOA will also run an advertisement and hang the banner.

Please participate in this event in order to draw a large population of shoppers to the neighborhood. You may also do advertising of your own if you wish; however, the HOA does prohibit the placement of signs and sign holders at the front of the neighborhood near the Coldstream Station stone wall entrances.

## **Coldstream Station HOA Annual Meeting**

The neighborhood will hold our annual HOA meeting on June 17, at 7pm. The meeting will be held at the Lexington Public Library – Russell Cave Branch. The meeting will take place in the large meeting room. We look forward to everyone attending and bringing questions or concerns to the HOA Board members.

## **Property Management and Covenants**

Please remember that the Coldstream HOA is governed by covenants that were set in place when our neighborhood was first established, back in 2000. These covenants are rules that all residents must abide by. Any resident that is in violation of a Coldstream HOA Covenant will be contacted by our property manager, Kathy Caldwell (kathy@mpmlex.com), of Modern Property Management and will be asked to fix the violation within 14 working days.

If you are unaware of the covenants and would like a copy of the Coldstream Covenants, please contact MPM, visit their website (www.mpmlex.com), or stop by their office to receive a copy.

## **Fence Approvals**

As per the Coldstream covenants, any resident that wishes to install a fence, must have the fence approved by the Coldstream Board of Directors. Please contact one of us below, if you are considering installation of a new fence to ensure proper procedures are in place.

## **Stay in Touch! ~Facebook~**

Please “LIKE” our Neighborhood’s page on Facebook by searching “Coldstream Station Neighborhood HOA”. We would really like to send out communications through this useful social media tool if you can get more followers.

## **HOA Board of Directors**

President – Jennifer Burton	859-537-9672 or jlburt3@yahoo.com
Vice President – Jerry Hart	859-948-3053
Treasurer – Steven Bowen	859-327-7941
At-Large – Brent Dawson	859-396-3956

## **Modern Property Management (MPM) Contacts**

Bethany Carmichael – Billing Questions (bethany@mpmlex.com)  
Kathy Caldwell - Enforcement of Covenants (kathy@mpmlex.com)  
John Kendall – Accounting Manager (johnk@mpmlex.com)

Please direct your specific questions to the appropriate person listed above. MPM can be reached at 859-388-2000.

Best Regards,

Jennifer Burton  
President, Coldstream Station HOA  
859-537-9672  
Jlburt3@yahoo.com