

COLDSTREAM STATION HOMEOWNERS ASSOCIATION NEWSLETTER

From the Board

March 2017

President's Report

Good Afternoon Coldstream Neighbors! What a wonderful early beginning to spring and nice warm weather! As we continue to move towards summer, 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.

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, or stop by their office to receive a copy.

Board Member Vacancies

At this time, please consider nominating yourself or someone else in the neighborhood for the At-Large Board Member position. Please submit an email to President Jennifer Burton in order to make a nomination. The board is hoping to welcome a new and excited board member to the team. Nominees will be contacted before May 1, 2017 to discuss the candidacy.

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 **June 1, 2017**. Your statement will say May 1st, but since the newsletter is going out later than expected, No late fees will be assessed until 6/1. If you have not paid your dues for any prior year, your invoice will show the amount that you currently owe, which includes 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 June 1, 2017. 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 **June 3-4**. The HOA will place an advertisement in the Lexington Herald Leader advertising the neighborhoods yard sale dates. We will also display the banner advertisement across the fence beginning the Thursday before the yard sale to advertise the upcoming sale dates. The second annual yard sale of

the year will be on **August 5-6.**

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 14, 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.

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 jlbert3@yahoo.com
Vice President – Jerry Hart 859-948-3053 or jphart1@yahoo.com
Secretary – Doug Barnett 859-948-2388
Treasurer – Steven Bowen 859-327-7941 or olbuck44@yahoo.com
At-Large – Vacant

If you would like to nominate yourself or someone else for the vacant Board position, please email Jennifer Burton at jlbert3@yahoo.com. Please provide name, address, phone number, and the main reason you would like to join the Board. We look forward to receiving your nominations and your help with the Board!

Modern Property Management (MPM) Contacts

Janie Ellis – Billing Questions (Janie@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