



McConnell's Trace Neighborhood Assoc. Newsletter



Vol. 3, Issue 3

Established 2000

A Deed Restricted Community

September 2005

Events & Announcements

Have a Safe and Happy Holiday!

Writers Needed

Writers are needed for the newsletter. For information contact William @ w_hardon@yahoo.com

Volunteers Needed

Volunteers are needed for the following year. Please contact Bob for specific needs in our community.

Ph. 859-???-???

Web Site

We will have a web site up and running after the first of the year. www.mctna.org

Reminders & Tips

- Questions concerning deed restrictions or property rights contact Ed Maggard at (859) 233-7880 or emaggard@maggardproperty.com
- All fences MUST be approved prior to construction (See Section 13 of deed restrictions)
- Please screen your propane tanks, trash, yard waste, and recycle cans. (See Section 15 of your deed restrictions). Need Assistance screening? Contact John @ 913-3585
- Please pick up any deposits (Doggie Poop) left behind from our "Best Friends".

Message from the President

Hello Neighbors

As 2005 draws to a close, I hope that everyone has a happy holiday season and that the current year has been a good one for your family with an even better New Year. For the neighborhood, 2005 has been an active one with 2006 looking to be dynamic as well.

For the MTNA, 2005 was the second year of full operation with a number of accomplishments, including creation of a **Neighborhood Watch Program**, and a soon to be launched **Neighborhood Website** for sharing neighborhood information. The website will help you to stay informed about events and activities and allow you to comment on issues of concern to you.

To make the McConnell's Trace neighborhood a better place to live and grow we can always use additional volunteers. Think of participating as a Block Captain, Garden Club Member, Social Club or serve on our Newsletter Committee. It is a great way to meet new friends and be of service to our entire community.

A big Thank You to everyone who volunteered his or her time to make our neighborhood a great place to live. Keep up the great work in 2006.

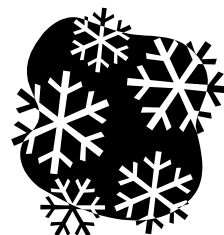
Merry Christmas and Happy New Year to All.

Bob



McConnell's Trace Neighborhood Association Mission

The mission of the McConnell's Trace Neighborhood Association is to build and maintain a flourishing community by encouraging consistent standards through communication, teamwork and cooperation of the MTNA Members.



Why should I be involved with MTNA

Hello McConnell's Trace! My name is David Henderson, and I am a new contributor to our newsletter. I volunteered for this charge while attending our last Homeowners meeting because I had great concern in that fact that over the last year, the newsletters seemed to contain mostly all negative connotations. Now I'm not a writer, but I am an opinionate. Just ask me.

For my first contribution, I wanted to talk about the Homeowners Association from my own point of view. You see, I have always thought negatively about Homeowners Associations. The fact that someone, be it a person or entity, has say over what I do with my own house and the property it sits on, has never bode well with me. Add the fact that I have to give them money on a yearly basis was one aggravating prospect. I figured that if they wanted a voice in the matter, they need to share my mortgage with me.

It turns out, that a Homeowners Association has a purpose. It is not designed to be a group of our betters that come together to build *their* grand vision. It is designed to be comprised of people from the neighborhood to collect fees from homeowners to maintain the common areas of the development, and enforce the association's governing documents. When we moved into the neighborhood, we signed the deed restriction documents that contain a vast listing of restrictions. These include detailed rules regarding construction and maintenance of individual homes.

We're all in a special situation, as we belong to a new community. So new in fact, that it is still being built upon. My wife and I have owned homes in the past, but never in a new community. So we were looking forward to our first Homeowners meeting, specifically to make sure that no one was infringing on my rights as a homeowner. We arrived to a gathering of neighbors that we've never met, in a location that was warm and comfortable. Even refreshments were available. We felt like a fish out of water. But as the meeting got under-way, I became excited in the fact that the current status and the future dreams of our little community were actually being explained to me. Issues of the neighborhood were brought up, and I was actually able to voice my own opinion. Let me say that again. I was able to address my concerns, and legitimately, have them heard. Now this is very important to me, as I am sure that it is to you. I then realized that the Homeowners Association wasn't a dictatorship.

Homeowners meetings have a specific agenda. To discuss concerns within the neighborhood; what is to be done with the monies collect from dues; to report on the progress of projects that our treasury pays for; and to discuss ways to improve the quality of life where we all live. Our Homeowners meetings are very important. Not

just to the neighborhood, but to you as individuals as well. For the benefit of our community, voice your concerns to the board. Your ideas need to be shared, and your votes on decisions need to be made. Your participation is greatly needed at these meetings. Do it for yourself; for your neighbors; for the whole community. Find out what your monthly dues are going for. Learn who your board members are. Meet your neighbors and make new friends. It's informative, as well as fun. I know I look forward to the next one, and I hope to see you all there.

Remember your Community during the Holiday's

Happy Holidays, McConnell's Trace! It's that time of year again. Cooler weather is upon us and lights will shine and twinkle in the evening. It's a time when we may see distant relatives and feast on elaborate meals. It's a time of merriment and festive song; of giving and sharing. It's time for the Holidays!

We all celebrate Christmas in our own way. One thing that we all do the same is shop. We'll sit for long amounts of time in traffic and wade through the herds at the stores. It's just what we do. So while we're out, checking off our list as we go, please remember to drive safely. Watch for pedestrians and cross-traffic. Keep a safe distance between you and the car in front of you, and be sure to use your turn signals. You're family, and your neighborhood, would greatly appreciate it.

Happy Holidays to all of you!

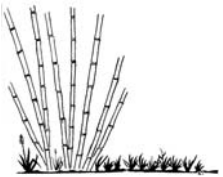
David Henderson, Writer/Volunteer

Here from the Start

We've been a part of McConnell's Trace since the beginning. We may have assisted you in the purchase of your home. All the more reason for us to help you if you are relocating. After all, who knows your neighborhood better than us?

**Community
Realty** 
www.MyHomeKy.com

Call Debbie Nelson at
Our Information Center at 233-4997
Located at 120 White Oak Trace



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