

Events & Announcements

SEE IF YOUR NAME IS LISTED ON THE BACK PAGE!

Neighborhood Cook-out See pg. 1

Enforcement of screening effective

June 1st...contact Maggard Properties with questions about compliance or refer to Deed Restrictions Section 15.

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".

McConnell's Trace Neighborhood Cookout

Time: 6:00 p.m. Date: 08/12/06

Masterson Station Park Shelter #1

Mark your calendar for the 1st annual McConnell's Trace Neighborhood Cookout! The fun begins Saturday, August 12 at 6 PM and will be held at Masterson Station Park Shelter #1. This shelter is located close to the Dog Park and Playground so it should be a fun location for both adults and children. The Neighborhood Association will provide hotdogs, chips and beverages. If you plan on attending this festive event, we ask that **you bring a dish of your choice**. We will have games for the children to play!

This is the perfect time to get out and meet others in the neighborhood. Please remember that no alcoholic beverages are allowed in the parks. Hope to see you there!!



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.

Leestown Rd. in clutches of traffic monster



By Mark Chellgren

The wild gestures by the guy in the SUV made me wonder if he was being attacked by a swarm of killer bees. Another glance in the rear view mirror showed the guy was now proclaiming UK No. 1. But there wasn't a game on the radio, so maybe he thought I was No. 1.

He was in the wrong lane, and that lane was ending. Apparently he hadn't read the warning sign or just figured the rules didn't apply to him. And, as a regular on the road, I wasn't going to let him cut me off.

Welcome to the traffic trauma that is now Leestown Road. If you like puzzles, try traveling north on U.S. 421 from downtown Lexington.

The lanes have more positions than Gov. Ernie Fletcher on the hiring scandal. They juke so much, Rajon Rondo couldn't keep up.

2-3-2-3-4-3-4-2-3-5-6-4-6-5-4-5-7-6-7-6-5-4-5-4-5-4-2-4-2-3-2-3-2-3-2-4-2-4-2-3-2.

That is not the next winning Powerball number or the code to get into Vice President Dick Cheney's undisclosed secure location.

It's the number of marked lanes on Leestown during the roughly 3 miles from Lexington Cemetery to the entrance to the federal prison. More than 40 of them. (I was trying to write them down during the bumper-car parade that has become the drive from downtown. So maybe the guy in the SUV just thought I had missed one.)

Not too many years ago, it was a quiet drive, almost bucolic once past the Veterans Affairs Hospital.

According to traffic count figures held by Lexington's planning services division, the average daily vehicle count on the section of Leestown between New Circle and Greendale roads (that's at the Coca-Cola bottling plant) was 22,500 in 1996.

By 2005, an average of 31,200 vehicles was traveling that stretch each day, an increase of nearly 39 percent.

I venture a guess that number has increased dramatically since last year. Recently, the Herald-Leader reported that there were more building permits issued in Masterson Station than any other area of Fayette County.

And that's all well and good. The city's master plan contemplated, even encouraged, growth toward the northwest.

But like so many things in government, the execution didn't keep up.



The reason for the maze of lanes is the piecemeal addition of asphalt to create entrances to the subdivisions, light industrial parks and shopping areas that have sprung up along the road. With the heavy construction equipment that accompanies such growth, the asphalt has begun to rut and crumble.

It would be easy to blame developers. After all, they are the ones who added the collection of willy-nilly lanes, curbs, medians and painted lines on the eroding asphalt. But the root of the problem is actually the Kentucky Transportation Cabinet, which has allowed it all to happen. Leestown Road is also U.S. 421, a state-maintained highway for the most part. The state -- and city, for that matter -- have chapters of technical specifications on standards that must be met before additions can be made to public roads.

Simply put, the standards are too low.

Developers meet the rules and then skate by once the roads fall into disrepair. You and I get the bill because once the road is accepted, it becomes the responsibility of the state or city to repair and maintain it.

An even bigger problem looms.

Hundreds of cars pour out of the four or five new subdivisions that have sprouted in the last decade, creating monstrous traffic jams. And the subdivisions keep growing. There are no plans to widen Leestown for several years.

If you're going north, take a lunch.

How Can I Advertise in the McConnell's Trace Newsletter?

We want your Ads! You can advertise directly to your friends, family, and neighbors with one local newsletter, The McConnell's Trace Neighborhood Association Newsletter! It's cheap and easy. Maybe you do not have an advertisement but want to place an article in the newsletter? Contact William @ w_hardon@yahoo.com.

Zandale Center

2220 Nicholasville Road
Lexington, KY 40503
Phone: (859) 278-3040
Fax: (859) 278-7880

The UPS Store™



UPS *Retail Shipping* Rates

- UPS Next Day Air
- UPS 2nd Day Air
- UPS 3 Day Select
- UPS Ground
- UPS International

Beaumont Center

3070 Lakecrest Circle
Lexington, KY 40513
Phone: (859) 296-9177
Fax: (859) 296-0282



Town Branch Trail Update

Hello to the neighbors of McConnell's Trace.

I hope you have been enjoying the half mile of Town Branch Trail (TBT) which Town Branch Trail, Inc., the non-profit group working to promote construction of a shared-use trail linking downtown Lexington with Masterson Station Park, dedicated last fall in your neighborhood. In January of this year, we made an initial application for Federal Transportation (TE) funding for an ambitious third phase of TBT. The proposed trail section would be two miles in length, acquire pioneer stone structures from the 1780's along the Town Branch, and give McConnell Springs Park direct bicycle and pedestrian access. But because LFUCG has not fully spent previous grants it was awarded (announced 2001 & 2002) for TBT, we were not invited to submit the full application for this grant cycle.

In light of this setback we have been working very intensively to resolve whatever issues stand in the way of constructing the funded section so that we may re-apply for our next grant. As various coordination problems, staffing shortages, and other obstacles have delayed construction, inflation has been devouring the purchasing power of existing grants. So today, we are between \$21,000 and \$98,000 short of needed funds for construction.

In addition to this funding issue, Town Branch Trail, Inc. (TBT, Inc.) is committed to raising additional funds to design the trail. As a condition of the 'local match' of previously awarded grants, the LFUCG promised to design the trail in-house. But after five-years-and-counting, LFUCG cannot promise the design will be done in the foreseeable future. For this reason TBT, Inc., a six-year-old 501(C)(3) nonprofit, has no choice but to raise \$45,000 to fulfill the design with a private engineering firm in the next 45 days.

It is in this effort that we appeal to you now, a crucial juncture in bringing this project to reality. We have over \$750,000 worth of 'banked' in-kind funding that we can put to future grants but only as long as we execute the grants we've already received! We are not waiting to act. We are bound and determined to complete the funded section of the trail by the fall of this year. Our goal is to complete the remaining 1.5-mile section, running from the end of the constructed section all the way to Alexandria Drive, and have a big dedication in October. The funds we raise for design and construction will pack a huge punch; every dollar contributed to this trail's design-build process will attract four dollars in future TE funds. If you care about this project or greenway trails in general, your help is needed right now. Lexington cannot afford to fall farther behind with this important project.

In addition to raising money through supporters' donations, it is also critical that we demonstrate to Lexington leaders and administrators that this project is important to the residents of this city. Please communicate with your elected officials and tell them you support Town Branch Trail, and they should as well.

Sincerely
Van Meter Pettit, President
Town Branch Trail, Inc.



Update on Masterson Station Park by Donna McMahan

A group of residents from our neighborhood has been meeting over the last several years to discuss ongoing issues with Masterson Station Park, such as the need for a playground and walking trails, the use of police to keep the public off the soccer fields, and other soccer related issues. Tom Blues from Meadowthorpe and Bob Russell-Tutty, President of McConnell Trace Neighborhood Association, joined our group last year. Tom Blues and I have spoken to and met with officials from various government agencies, including the city's Parks and Recreation department. We have learned some interesting information that we want to pass along to you.

As you may be aware, the world equestrian games will be held at the Kentucky Horse Park in Lexington in 2010. As a result of construction for the games and the need for an expansion of equine facilities, horse shows and other equine events will have to be held at alternate sites. For over 30 years Masterson Station Park has been used for equestrian activities and currently has a large indoor show ring, several dressage arenas, an outdoor show ring, a cross country jump course which runs the length of the park, and a city-sponsored horseback riding lesson program. Consequently, plans are being made to use Masterson Station Park as an alternative site for equine activities held at the Horse Park.

Also, Masterson Station Park is a historic area. See my article on the history of Masterson Station Park in this newsletter. The Kentucky Heritage Council, the state agency responsible for identifying, protecting, and preserving historic and cultural sites in Kentucky, is interested in submitting Masterson Station Park for inclusion in the National Registry for Historic Places. Tom Blues, Brian Begley, a resident of Masterson Station, and I are going to be working with the newly formed Fayette County Cemetery Trust (FCCT) and other historical agencies to continue research on the park's history. The FCCT was formed by Lisa Sanden, a Masterson Station resident, in an effort to preserve the old cemetery dating back to the early 1800's that she found in our neighborhood. She formed the FCCT to help protect all historical cemeteries in Fayette County, including additional cemeteries that have been discovered as development of the subdivisions next to us have occurred. Masterson Station Park also has a cemetery dating back to the same time period. These were the days of Daniel Boone and the early pioneers who first crossed the Cumberland Gap.

Considering the benefits the equestrian games will bring to our city and the importance of preserving our historic and cultural heritage, we are not advocating major development of active recreation in Masterson Station Park. LFUCG Parks and Recreation officials have recommended we find alternative sites for active recreational use, such as our own neighborhood park, or other areas in our vicinity that can be developed for active recreational use. Perhaps Masterson Station Park could be developed for active use, if needed, in ways that minimize the impact on possible cultural and historic sites and minimize conflict with horse related activities. One idea would be to develop "islands" of activity, such as small basketball courts or open fields for pick up sports, adjacent to picnic areas surrounded by landscaping.

We are enclosing a survey to determine what kind of recreational activities are most desired by local residents. We plan to tally this information and share it with LFUCG Parks and Recreation and the Masterson Station Park Advisory Committee. Please take the time to fill out our survey and return it to: Donna McMahan, c/o Friends of Masterson Station Park, P.O. Box 11034, Lexington, KY, 40512-1034. If you are interested in helping with historical research or preservation, please include your name, address, phone number, and /or email address and a note to us with your survey.

MASTERSON STATION PARK SURVEY

Masterson Station Park is a 650 acre public park, the largest park in Lexington and significant to the nation's history. In the 1930's and 1940's during the Great Depression the federal government established a rehabilitation hospital and operated a working farm at this site. Some of those farm buildings can still be seen in the park today. The park was also the site of a pioneer cabin built by Richard Masterson who, along with Daniel Boone and others, helped settle the Bluegrass area. The first Methodist congress west of the Alleghenies was held by Bishop Asbury at the Masterson cabin in 1790. A cemetery dating to the early 1800's is also located in the park

Masterson Station Park was deeded to Lexington by the federal government in 1972 and was specifically dedicated for use by the general public. The park is only three and one-half miles west of Lexington's downtown area and is ideally situated to serve the downtown area as well as Leestown Road and surrounding areas. Masterson Station Park is a chief destination of the Town Branch Trail.

The purpose of this survey is to obtain public opinion on how Masterson Station Park may best serve the recreational needs of the general public, for whom this park was specifically dedicated. Please take a moment to fill out the survey and mail to Donna McMahan, P.O. Box 11034, Lexington, KY 40512-1034.

Name: _____ and/or Address: _____

What neighborhood or area do you live in? _____

How many are in your household? _____

How many times do you go to Masterson Station Park per year?

Frequently 10+ _____ Infrequently _____ 5-10 _____ Rarely _____ 1-4 _____ Never _____

If so, for what purpose?

Walking/cycling trail _____ Dog park _____ In-Line Hockey _____
Soccer _____ Horseback riding _____ Other _____

If you never visit the park, why not? _____

What would attract you to the park? Check all that apply.

Walking trails _____ Nature trails _____ Picnic areas _____
Open play areas _____ Baseball fields _____ Basketball courts _____
Playgrounds _____ Beautiful landscaped areas _____ Other _____

Do you view Masterson Station Park as a family friendly destination? Why or why not? _____

Lexington Urban County Government and Lexington Youth Soccer Association have signed a concession agreement that reserves 64 acres of public park land for LYSA's soccer fields. This area has been designated off limits to the public, except spectators and competitors during events only, to protect LYSA's investment. Off duty police are hired to keep the public off the fields. Do you agree with a policy that reserves large areas of public park land for the exclusive use of private organizations? Please comment.



Darby Dan Farm

"Good fences make good neighbors"

Good fences may make good neighbors, but good fences and a dose of understanding will make even better neighbors.

Darby Dan Farm, one of your neighbors, across the creek and over the tracks to the south, has survived for over sixty years and three generations. Darby Dan Farm and the newly refurbished and renamed Casa Farm prospered for forty years in the first half of the 20th century as the famed Idle Hour Farm of the colorful E.R. Bradley. These farms represent Bluegrass heritage as well as any equine farms in Fayette County. When they were established as equine nurseries over 100 years ago, the edge of Lexington was miles away. In those days, Idle Hour had its own fire truck, dairy, cafeteria, water system, and even its own chapel. The thought that the area would be serviced by city water, police, and fire and that broodmares would look out of their stall doors over a suburban community was hard, if not impossible, to imagine.

The reality of the 21st century is upon us. Generations of sweat and capital in the form of legendary horse farms are bumping into new suburban growth across the Bluegrass. It will take some serious understanding and cooperation for Fayette County to remain the acknowledged horse capital of the world. There is more than just notoriety at stake; it is the number 1 and 2 economic engines in our community (horses and tourism). Moreover, the notion that farms can simply move further out as the city expands is mistaken. The Bluegrass Region may not have as discernable boundaries as an ocean shoreline or a mountain ridge, but they are every bit as real. The unique and very special maury silt loam soils atop a limestone dome define the Bluegrass. Sadieville, 15 minutes north by car, may be a nice community, but not the best place to raise a horse.

So what do you need to know to keep yourself, your children, and your pets safe?

A few simple rules and lots of common sense can keep everybody on both sides of the fence happy and most importantly safe.

First, it's obvious that the railroad tracks that separate our worlds are still very active. While there are some inactive side rails from days when E.R. Bradley horses loaded train cars for transport across the country, the main line is still used daily. Less obvious is the mid town branch of Elkhorn Creek. This stream can at times look inviting, but please be warned it is very contaminated. Monitoring behind Darby Dan is conducted regularly by officials. This stream finds its primary source in the sewers of Lexington and has out flow from the sewer treatment plant. While the treatment plant does a good job, the city sewer and storm sewers are tied in together and, in significant rain events, create overflow situations directly into the stream. The result is that the stream has at times very high bacterial counts. One should never fish (not that there is anything to catch), or play in the stream. Nor is it safe for animals (pets or horses).

In terms of the farms, in particular, should you or children find yourself for whatever reason across the tracks and stream, please do not enter the fenced pastures. Horses are beautiful but powerful and sometimes unpredictable. They can inflict serious injury even in most innocent of circumstances. Should someone need to go into a pasture to retrieve something (balloons, umbrellas, model airplanes, etc.), please just call the farm. There is always someone around to assist.

Also, do not feed or pet horses. Horses may have no intention to be hurtful but fingers can easily be lost when they are fed by hand. Similarly, reaching to pet a horse can have surprising unintended consequences. Working farms are not a horse park. Catching a ring on a halter or a hand between planks of a fence when a horse head jerks skyward can have painful results.

Darby Dan Farm cont.

Perhaps a horse farms greatest fear is the wandering "city dog" who finds a young horse an enticing target to chase. Last year, one of the worst calls Darby Dan had to make was to owners whose horses had jumped a fence due to loose dogs who, once discovered, retreated across the creek. Sadly, one young horse was severely cut during his panicked escape. He ultimately survived but is not capable of equine athletic participation. Suffice to say, farm owners must exercise strong force in life and death situations and we implore dog owners to be vigilant about their pets. Again, a telephone call to alert farms of dangerous situations (i.e. loose dog, fence down, etc.) will make for better relations.

Remember too that the beautiful scenery is not by accident. Helping keep pastures free of trash and litter by securing possible windblown debris would be much appreciated, both in terms of beauty as well as the digestive health of the curious horse.

In advance, we the equine farmers wish to thank you for your help in keeping you, our neighbors, and our equines safe and the environment clean. We trust you will enjoy the scenery that our "factory floor" affords.

Your McConnell's Trace Street Representatives

The MTNA Board is still looking for "Street Captains" for some of the streets below. By establishing "Street Captains" we have increased your accessibility to reaching the board and making your voice heard. The Street Captain is your point person in the association. A Street Captain's responsibility is to hear/address your concerns and convey them to the board. If your street is not listed, we have not recruited anyone yet. If you are interested, please contact Bob at 859-255-2121 or secureins@alltel.net.

Leatherwood Lane — David Milby dmilby@csg.org

Long Branch Lane — Robert Ybarra ryb6202@aol.com

McConnell's Trace Blvd. — Pam Russell-Tutty pamrusselltutty@alltel.net

Black Water Lane/Burnt Mill Road — Rhonda Thornton wthornton@insightbb.com

Blue Heron Place — Wilamena Jenkins wejenkins1@insightbb.com

Town Branch Road — Irma Kay Blues kblues@netzero.net

Angel Falls Drive — Angie Parker angie.parker@bgfh.com

Caddis Lane — C. J. Cunningham kelliec2212@yahoo.com

Trailwood Drive — OPEN

New River Place—Jeff Humble jhumble@insightbb.com

New River Court—Jeff Humble jhumble@insightbb.com

White Oak Trace — Matthew Silver msilver@lfucg.com

Ocoee Court— Barbara Strucker Barbara@lexmark.com

Briggs Place — OPEN

Peaks Mill Road — OPEN

Yamacraw Place — Ellen Ratliff

Gauley Lane—OPEN

Contact List for 2006 Board of Directors & Committee Chairs

President: Bob Russell-Tutty, 104 McConnells Trace Blvd , 255-2121, secureins@alltel.net

Vice President: Angela Miller, 245 White Oak Trace, 258-9822, angela@teator.com

Treasurer: Curran Scarlata, 3028 Town Branch, 913-0447, cbscar01@yahoo.com

Secretary: David Melanson, 108 Angle Falls, 420-3228, dpmelanson@hotmail.com

Board Members: Joyce Everly, William Hardin

Social Chair: Lisa Martin, 129 Yamacraw, 948-8365, lisaquintet@alltel.net

Deed Restriction Chair: Curran Scarlata, 3028 Town Branch, 913-0447, cbscar01@yahoo.com

Garden Club Chair: William Hardin, 2948 Peaks Mill Road, 225-0989, w_hardon@yahoo.com

Newsletter Chair: William Hardin, 2948 Peaks Mill Road, 225-0989, w_hardon@yahoo.com

Who to Call with Neighborhood Issues

If you are wondering who to call about your neighbor's barking dog, their unkempt yard, or other issues in the neighborhood, then this article is for you. Here is a list of appropriate numbers to resolve a variety of problems you might be faced with:



Who you gonna call?

Unkept yard	Call LexCall	425-2255
Trash cans left at street edge	Call LexCall	425-2255
Barking Dogs	Call LexCall	425-2255
Loud Parties	Call LexCall	425-2255 or Lexington Police 258-3600
Problems with Builders	Call Lexington Assoc. of Home Builders	273-5117

The city has ordinances to deal with these nuisances. Please call the numbers listed above to get the problem resolved.

Fence Application	Call Maggard Properties	269-2222
Neighborhood Deed Restriction Violations	Call Maggard Properties	269-2222
Advertising in Newsletter	Call William Hardin	225-0989

Get to know who your Street Representative is. They can help get answers to your questions. Their information is listed on page 6. For all other questions or concerns contact Kathy Dial @ Maggard Properties.

Missing Frog



Anderson Communities is offering a \$500.00 reward for the safe return of their friend, the Frog. The very cool, laid back, friendly neighbor of the beautiful McConnell Trace subdivision was taken from his new pad on the early morning of July 21, 2006. If you know where we can find our friend, call **231-0099** and you will be a hero!

Property Liens, Are you on the List?

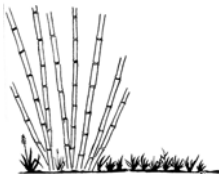
The following members of the McConnell's Trace Neighborhood Association have liens on their properties because they are delinquent on their home owners association fees:

- | **Lisa Barker - 268 McConnell's Trace \$427.50**
- | **Daisy & Joshua Brown – 100 Blue Heron Place \$664.42**
- | **Christie & Mike Carter – 125 Blue Heron Place \$435.00**
- | **Dennis & Tracy Darnell – 3028 Trailwood Lane \$423.33**
- | **Kimberley Felker – 108 Ocoee Court \$477.50**
- | **Deron Hickerson – 232 Long Branch Lane \$423.33**
- | **Alisha & Renardo Johnson – 180 Black Water Lane \$265.00**
- | **Sheila Lawson – 149 White Oak Trace \$320.00**
- | **Anthony & Amy Lobianco – 113 Blue Heron Place \$435.00**



| If you are on this list, please make the necessary arrangements with Maggard Management Co. to make your account current and lift the lien on your property.

| Our association needs these fees to help beautify and maintain our neighborhood, inform our community of current events, and fund social activities for our members. Thank you to those members who have paid their fees.



McConnell's Trace Neighborhood Assoc.
c/o Maggard Properties
133 Walton Avenue
Lexington, Kentucky 40508