FROM THE DESK OF THE PRESIDENT

By Laura Keller

Our 2019 annual meeting was well attended and we exceeded our quorum requirement with 52% of co-owners present or represented.

There was excellent participation in this year’s board election with 60 ballots cast. Your board for 2019-2020 is listed to the left. Directors Corcoran, Campbell, Farris and Kossak will serve 2 year terms, directors Keller, Mooney and the TBD director have 1 year to serve. The open position was created on March 25 when Sonny Vucenovic submitted his written resignation. Per the Bylaws the board will elect a director to fill this position; this will be done ASAP. Thank you to all who volunteered to serve the community. Volunteerism is the life blood of a strong Association and these co-owners who volunteer (without pay) to serve our community should be very much appreciated.

Some of the opinions expressed at the annual meeting regarding the state of our community were unsettling and it had to be alarming to hear “mold on roofs”, “all trees dying”, “failure of garages” and other such pronouncements. Had I not known better I too would have been jarred by what was being said. I want you to know categorically our community is not falling apart. All the trees are not dying - the arborist recommends routine spraying and fertilization of the crab apples, pears and pines; the staining on the roofs is NOT mold, and some garage block need repair but the garage walls are not structurally compromised. In fact a few years ago we hired a building inspector to assist in the spring inspection of the grounds and the buildings and he gave us a clean report.

Maybe the opinions expressed at the meeting should have been countered at the time and you given another perspective on the state of the community. However, given the acrimony that existed between the board members present and the leadership

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Davey Treegate

By Laura Keller

At the annual meeting insinuations were made that Carolyn Mooney and I were involved in some nefarious activities related to tree plantings in 2017. This is completely false. For those interested here is the saga of “Davey Treegate” and the facts surrounding the 2017 tree plantings.

In 2017 the board budgeted $3500 for tree removal and $10,000 for landscape rejuvenation to remove/replace approximately 12 dead/dying trees with a focus on Lexington Blvd. At the May 2017 meeting the board discussed the rejuvenation plan. Memorialized in the meeting minutes is the Landscape Committee report - “presented landscape design and location of trees to be removed and types of trees considered for replanting.” And from New Business - “Davey Tree removal bid - motion to approve Davey’s tree removal bid of $5740 by L. Keller/2nd K. Hasenstab”

In the June/July timeframe 17 trees were removed by Davey Tree at a cost of $5400. The invoice was sent to Carolyn’s address (Landscape Committee chair) due to Davey Tree having erroneously designated LCHA as a residential account rather than a commercial account. Carolyn gave the invoice to JPC and payment was made in July (check 1692 for $5400). Deborah Fedorko assumed the role as Landscape Committee chair in July.

Toward the end of July the Northville Police and Northville Code Enforcement visited our site and determined we had removed trees without a permit, a finable offense. Dave Bargerstock from Davey Tree wrote a letter to the City of Northville explaining the situation and took responsibility for failing to pull a tree removal permit. During August and September discussions took place between the City of Northville and JPC to determine how many trees we would be required to replant and what possible fines we would be assessed. In the end there were no fines assessed, we did pay the permit fee.

In October 15 trees were planted; this is the number of trees the City dictated we plant. The invoice for the tree planting was sent to Carolyn since Davey Tree still had LCHA defined as a residential account and JPC had not corrected the billing error. Carolyn gave the invoice for $8900 to JPC at the October meeting. The board did not meet in November.

The board met in early December and the tree planting invoice was not presented to the board. In mid December I delivered another invoice to the JPC office for the planting which again had been sent to Carolyn because JPC had still not resolved the residential/commercial account mix up.

The board did not meet in January. In February our account was designated as commercial and JPC paid the invoice. Our FY 2018 began in February so the payment was counted against the 2018 budget.

In summary “Treegate” is about an invoice being paid late and a paper work mistake by Davey Tree that took months to correct. The City complicated the planting process by flagging us for not pulling a permit and waffling over the number of trees we had to replant. JPC never presented the tree planting invoice to the board to approve. However the tree removal and plantings were budgeted for, planned and discussed by the board.

Nothing nefarious or unethical occurred. This was written about in the Lexicons during 2017.
Message from John P Carroll
By Jay Carroll

As we head into spring we look forward to working with the LCHA community under the direction of the newly elected Board of Directors. We believe the spirit of cooperation and teamwork with a common vision for the community will continue to reap benefits for the community and co-owners.

The spring site inspection will be conducted soon and buildings and grounds requiring maintenance will be inventoried.

Updated ARR 4.11

Sent along with the Lexicon is a revised version of ARR 4.11. Due to numerous instances of uncivil behavior it was necessary to update the ARR to address personal conduct. The lessening of civility and decorum in our society has unfortunately become an issue within our Association with board members being the primary targets of offensive and harassing behavior - example: we have received over 140 insulting and defamatory emails in the past year (from a single co-owner). And while the board has been the main target no LCHA resident, whether co-owner or community volunteer, should be berated or harassed in this manner. We all value free speech however the first amendment does not allow for defamation.

Article VI Section 4 of the Condominium By-laws addresses conduct and its intent is to guarantee all co-owners the right to quiet enjoyment of their homes and the right to live in the community without being annoyed, harassed, or otherwise interfered with by others. When you decide to buy into a condo community you agree to live by its governing documents. While some might find our Association’s rules onerous in the area of personal conduct these rules are reasonable and necessary to ensure a harmonious community.

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the situation/exchange would have likely become contentious and unproductive quickly.

Are there problems to address? Yes, of course, every year we encounter problems and surprises.

Your new board and the management company are committed to working as a team to tackle the problems with the objective to maintain and improve our community and our property values.
Building & Grounds
By Laura Keller

The board reviews the Open and Closed Work Order reports each month so we can track issues and problems that arise throughout the community. Sometimes the reports alert us to a common problem affecting multiple units or buildings - like a few winters back we had numerous instances of ice damming on the roofs. The current reports don’t reflect any trends - goods news. There is a WO that gets filed occasionally I want to address and it involves the appearance of the roofs. The WOs typically say “there is mold on the roofs”. The black staining you see on some of the roofs is NOT mold, it is algae.

Our shingles are GAF Timberline Shakewood, one of GAF’s lightest colors, so the staining is more prominent on our roofs than on other roofs of similar age. The algae need moisture, like dew, and the proper temperature to grow. The algae occur more often on the north facing roofs since it gets less exposure to sunlight. Newer shingles have a specially formulated granule that inhibits algae growth and keeps the roofs looking newer for longer.

The roofs can be treated to improve their appearance and a few years ago the board got pricing to have the stained shingles cleaned. The estimate was around $25,000 to clean the roofs and after consideration the board decided that this was not a worthwhile expenditure. The roof replacement project is scheduled to begin in 2023 and we would be wise to select a darker shingle that contains the formulated granules to minimize staining.

The dusk-to-dawn light bulbs in your exterior garage light fixture are an Association responsibility; the Maintenance Matrix on our website has them designated as co-owner responsibility. If the light bulb has failed contact JPC or a board member and it will be replaced. The current light bulbs are CFLs and should be starting to fail - we will be replacing them with an LED bulb that should last for many years. And please keep the switch which controls the garage fixture in the ON position!

Clubhouse for Rent
By Nancy Kossak

Happy Spring!! Are you thinking about hosting a baby shower or wedding shower or maybe a graduation party? Maybe a nice family get together or wedding anniversary celebration. Well, we have the perfect venue for your event - our clubhouse.

It’s tastefully decorated and has a nice kitchen for warming and serving your delicious food. We also have a lower level that has a ping pong table for some added fun. Come and see for yourself what a perfect place we have for your event. I would love to show you around. Call anytime.

Lexington Commons Easter Egg Hunt
Hello Condo Neighbors!
Come and join us in the Commons for our Annual Easter Egg Hunt. It’s at Noon on Saturday, April 13 in the Commons. Lots of eggs to collect and a great chance to meet your neighbors. Bring a bag or basket.