



Lexington Condo Homes Association
www.lexingtoncondohomes.org

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FROM THE DESK OF THE PRESIDENT

By Laura Keller

In the past few weeks, I have had conversations with two co-owners about their water bills. Both thought their bills were too high and each took steps to address the issue. They shared their findings which I am passing along as well as some information on water consumption in our community since the individual meters were installed.

First from the co-owners – one found that replacing an original toilet (vintage 1973) cut her water bill in half. The second co-owner was certain she was paying too much for water and did a dye test on her toilets. It showed that a new, dual flush toilet was not shutting off properly and the running toilet was running up her bill. She was surprised that the running toilet could not be heard. So, if you're looking to save on your water bill consider a new toilet or check to make sure your toilets are not running.

Regarding the water meters - it's been 2 + years since the individual meters were installed so there is data available from the City of Northville to review and see how/if water consumption changed when the bill became an individual responsibility. As anticipated the data shows that it was a fiscally wise and environmentally friendly decision for the Association to get out of the water business.

In researching the move to individual meters, the board expected, based on the experience of other communities, that water consumption would drop by around 20-30% once the meters went in – people tend to consume less when they pay the bill. However, we have examples of even more extreme savings.

Chart 1 (see page 3), a baseline, shows water usage in one of our condos with two residents. A little fluctuation but water usage and expenses are fairly constant since the meter was installed. However, the next 2 charts demonstrate exactly why the board made the correct decision to install the water meters.

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Upcoming Events

- Annual Meeting
May 27th @ 7:00 pm
Via Zoom
- Memorial Day
May 25th



Building & Grounds

By Marilyn Campbell

The siding committee and buildings and grounds met with a contractor on Thursday, May 7, on site, to look at several buildings and enable him to bid on the siding job. He had the specs prior to his visit and offered many suggestions. When we have three bids we will set up a meeting to present our findings to all co-owners. Contrary to past comments from some co-owners, the



committee will not make a decision on the siding project without input from the community and co-owner voting.

Buildings and Grounds is working on replacing mailboxes on Bristol and Saratoga, as well as a parcel box on Yorktown. The old boxes will be removed.

Spring is a good time for some simple home maintenance like checking smoke detectors (replace every 10 yrs), cleaning the bathroom vents (remove accumulated lint), having the A/C serviced, and lubricating the garage door spring. While the Association is responsible for replacing garage doors a little care will prolong the life of the door and save the Association money. Garage doors cost between \$900 and \$1100 and should last 20+ years. All garage door

springs will eventually break because of metal fatigue and/or corrosion, but lubing them at least once a year will make them last longer. Coat the overhead torsion springs mounted above roller tracks with a garage door lubricant. Lube the rollers, hinges and track while you're at it. Spraying can be messy; it's smart to protect the wall behind the spring with a piece of cardboard. Garage door lubricant is available at Home Depot, Lowes and Menards.



PPE - Masks

Co-owner Margaret Fleming at 912 Williamsburg (mjfcbaol.com) has been busy making masks and wants to get the word out that her masks are available for purchase. They are made from 100% cotton and are washable. The masks are made from fun and interesting prints and are available in two styles, one is a trifold, tie mask the

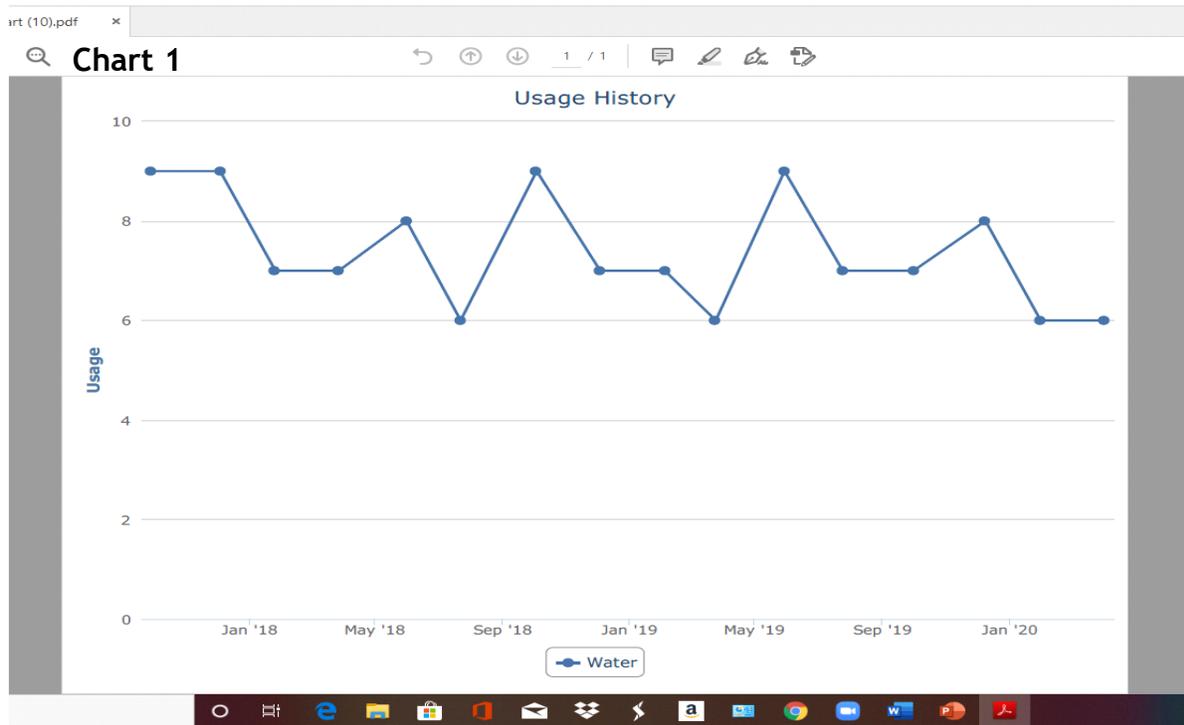
other is a cup style, with adjustable elastic ear pieces. Both styles have a nose wire which is adjustable for individual comfort.

It seems that wearing masks is going to be our new normal for a while, so if you are in need of a mask please contact Margaret for more details and for pricing. Stay safe!

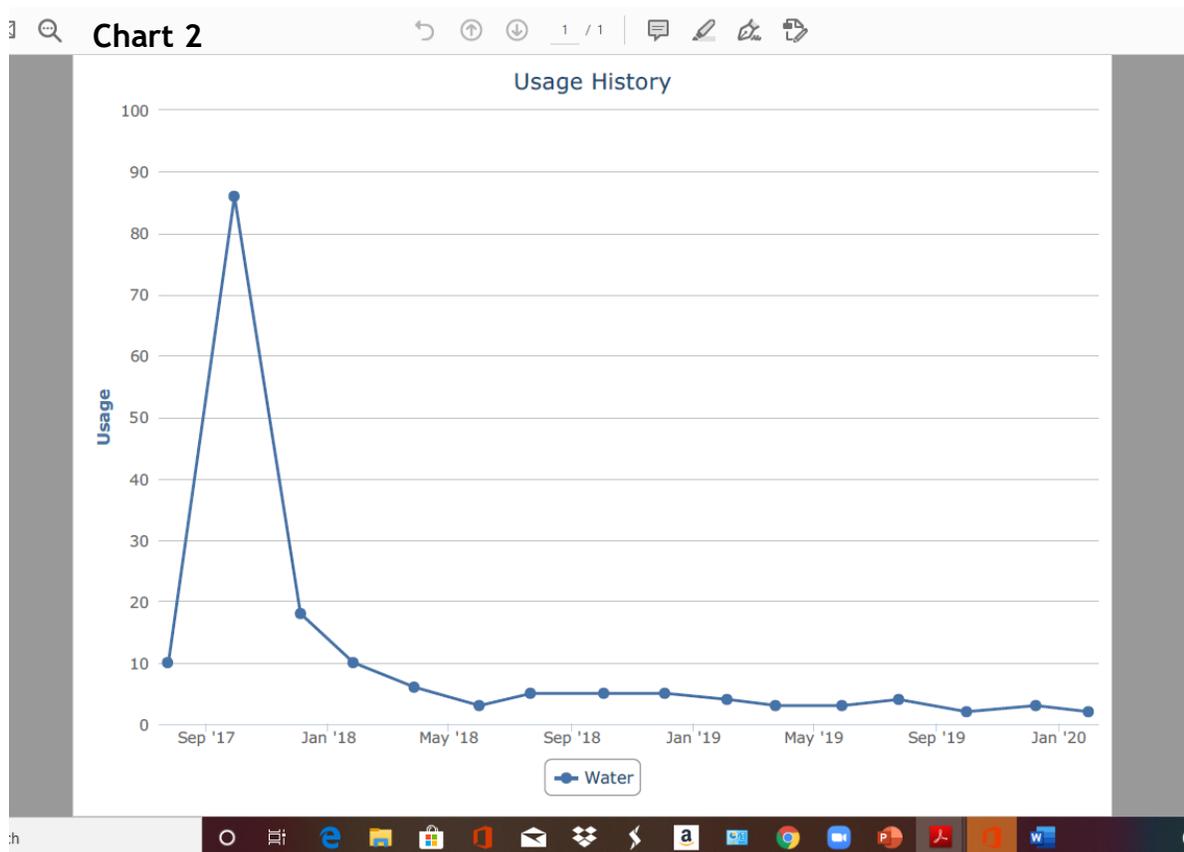
Bulk waste items, such as refrigerators, bedding and furniture, will be picked up at curbside beginning Monday, May 11 by Waste Management. Pickup of bulky items may be delayed by a day or so but will be completed that week.

From the President - Water

Continued from page 1



Below is Chart 2 which shows the water usage since a water meter was installed in another unit and the extreme reduction in consumption after the meter was installed.

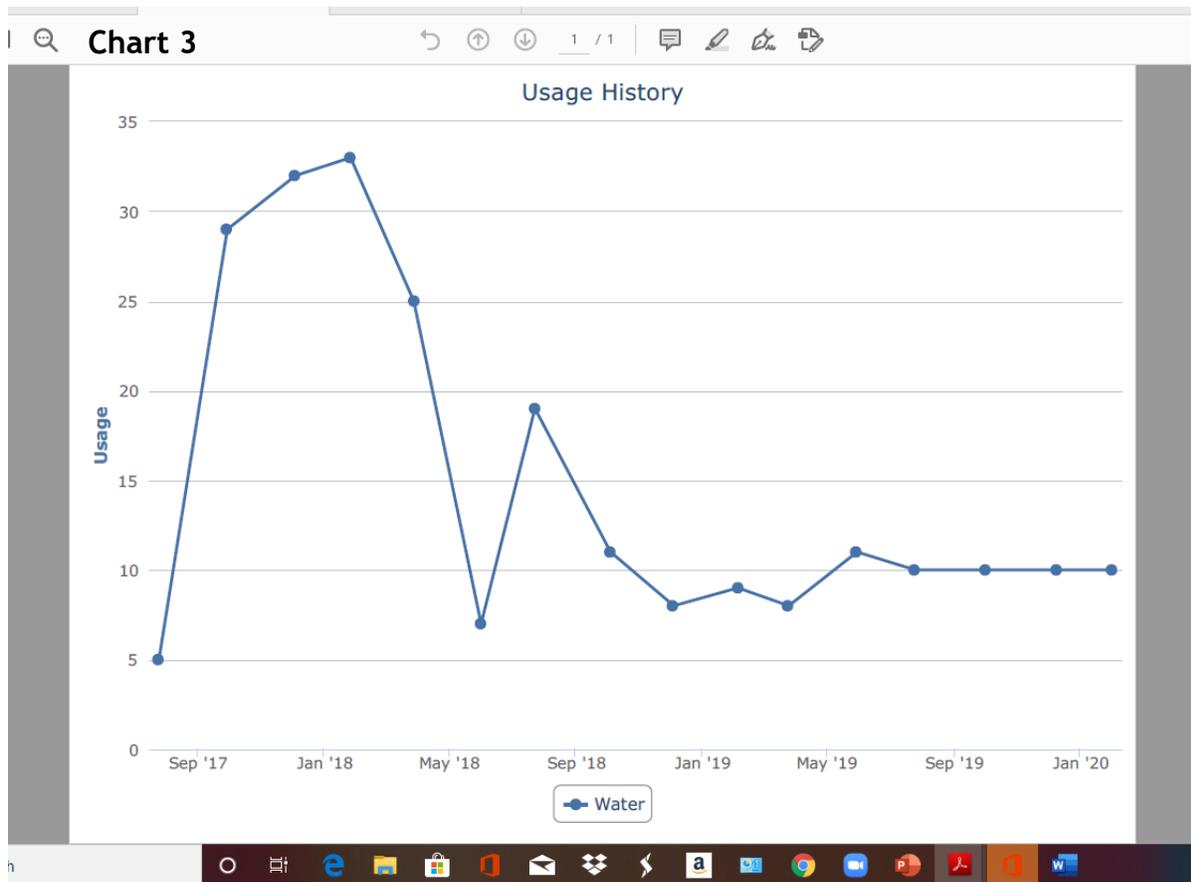


Water

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The first water reading came in at 86,000 gallons! With one resident living in the condo. This unit had several plumbing issues - running toilet, dripping faucet - that were fixed after the bill arrived. As you can see the water usage has steadily dropped and has evened out to 3,000 gallons per billing cycle - a 96% reduction in water consumption!

Chart 3 shows another example of how water consumption dropped after paying for water became a co-owner responsibility. The first few meter readings were in 30,000 gallons range with a high of 33,000 gallons. The consumption has dropped and now has evened out to about 10,000 gallons per billing cycle. This has resulted in a 70% drop in water usage after the water meters were installed.



The data here demonstrates how people will conserve when they are personally responsible for the cost. Before the individual meters were in place there was very little incentive for people to conserve water or fix issues like running toilets or leaking faucets - the Association was paying for water and co-owners never saw the bill or knew how much water they were actually using and, after all, plumbers are expensive.

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Water

Continued from page 4

Prior to the individual meters the amount of money the Association wasted on water expenses annually was likely in the tens of thousands of dollars (based on the 20-30% excepted savings). Extrapolate a reduction in water consumption of any kind across the other 95 units in our community and it becomes clear that paying for water was a losing proposition for the Association. And now that co-owners have personal responsibility for water costs each household can do as they wish, conserve or not - their choice.

As you may know the City of Northville has raised its water rates yearly so taking the water expense out of the Association's budget has allowed us to avoid increasing our monthly fees.

To those who criticize the board for being fiscally irresponsible or who publicly stated their opposition to individual water meters - the board got this one right! A future board would be wise to look into individually metering the gas - similar results and savings would probably be achieved.

Reminders!



Rules and regulations are designed to maintain order and aesthetics, protect commonly owned resources, and provide certainty and safety to all residents

- Now that the warmer months are approaching and outdoor grilling starts again, please remember that grills must be 10' from the building when in use, they cannot be used on decks or in garages - this is a City of Northville fire code, and please keep your grill away from your vinyl fence.
- The pool opening, which historically happens Memorial Day weekend, is on hold due to COVID-19 until the board gets more clarification from the State of Michigan. If you are new to the community and have not gotten your pool fob (needed to enter & exit the pool area) please contact Adam Amin. Adam manages the computer software the Association uses to control access to the pool area and he can set you up

with a fob. The fob left by the previous owner will be deactivated so you must get in touch with Adam for the fob to be reactivated. He can be reached at aamin@nova-env.com, or at the phone number in the LCA Directory. You may contact JPC for more information.

- Dogs must be on leash while on Association grounds - there have been several sightings of dogs running loose around the common areas which is not allowed. While we believe the dogs in our community are all people friendly not all co-owners are comfortable around unrestrained dogs. Please be considerate of your neighbors, follow the rules and keep your dogs on leash.



LCHA pool fob

Zoom Meeting

The LCHA 2020 Annual Meeting will be held using Zoom. If you are new to Zoom you will find some short instructional videos at:

<https://support.zoom.us/hc/en-us/articles/206618765-Zoom-Video-Tutorials>

To view the meeting on video, you need to log in to the meeting from a computer, tablet or smart phone. On a smart phone, in advance of the meeting, download the Zoom mobile app. For first-time users from a desktop or laptop, when you click on the meeting link (hyperlink) in the emailed invitation you will be prompted to download the software (takes approx. 30 seconds). You will be prompted to connect audio and/or video, then click on the button that says "Join Meeting." If you are using a landline or VOIP phone, you can join a Zoom meeting via

teleconferencing/audio conferencing by simply dialing the number provided by the Zoom meeting invitation.

Each meeting has an ID number with a password. For the LCHA Annual Meeting the ID number is:

Meeting ID: 817 1117 9957
Password: 410682

When you join the meeting your audio will be muted.

There is no charge to participate in Zoom meetings. You may create a (free) account in Zoom in advance of these meetings, but it is not required to participate in a meeting.



Landscaping/Beautification Around Lexington

The crew from Serene, our lawn service contractor, has made a few visits to our site since the Governor gave them the OK to start work again. Very noticeable is the mulch that has been added to the tree rings, the front of the clubhouse, the entrance island and other beds throughout the community. It is amazing how just adding mulch gives the grounds a neat and refreshed look! The Serene team doing the weeding has also made a visit so the common beds around the pool, clubhouse and entrance island are looking very nice.

Pristine Pool has removed the pool cover and is starting the procedure to prepare the pool for opening. Pristine has been in contact with the State and is hearing that some direction will be given regarding COVID-19 and pool openings around June 15th. Stay tuned.

During the spring walk around, it was noted that many patio areas and flower beds need attention. We understand that many co-owners have not been able to attend to their planting beds as of yet. When you are able please take care of those weeds (and benefit from soaking up some vitamin D). Please have your areas cleaned up by June 15th.