

## LEXICON (June/July/August - 2021)

**The Lexicon:** The Lexicon has been a monthly publication that included information already contained in the Board Minutes. Since the monthly minutes already contain the status of current projects along with other issues discussed by the Board, going forward the LEXICON will be published quarterly. Co-owners will receive other important information and announcements directly from Herriman and at our website.

**Yearly Mulch/Volcano Mulching:** Putting your trust in the professionals doesn't always turn out well. All trees in our complex were excessively mulched in prior years and have now been diagnosed by Davey Tree with "girdled roots." "Volcano mulching" occurs when too much mulch is applied over the root ball, or the mulch is resting against the tree's trunk. This causes roots to grow upward into the mulch and results in "stem girdling roots"—a process that kills trees. The Association will pay \$200 per tree in an attempt to slow down or prevent their death.

### **Landscape/Beautification:** Reminders

ARR 3.3; The maximum distance a deck or patio may extend from the **outside wall of the co-owners unit is seventeen feet**; this **includes any plants** associated with the improvement/modification. Keep these requirements in mind when making improvements.

ARR 3.2 Encourages co-owners to assist in the maintenance of shrubs and flowers in their own entranceway. Co-owners wishing to replace or add flowers, plantings or shrubs of their entranceways are encouraged to do so, while keeping in mind the following. Shrubs require prior BOD approval. Flowers/plants do not need prior approval.

**Structural Repairs:** As most are aware many concrete sidewalks, garage floors and foundation garage block were tagged at the recent walkthrough. Bids were accumulated and the BOD selected Midwest. This contractor did an excellent job in 2018 replacing Catch Basins and other concrete work throughout our complex. They are highly regarded by the City of Northville and the Engineering firm, InterTeck, that oversaw their work. Work is scheduled to begin in the middle of August. An email blast will be sent to all co-owners when a more accurate date is known. Garage floors that are scheduled to be replaced are: 912 Williamsburg Ct, 860 Yorktown Ct, 880 Yorktown Ct, 1064 Washington Cir, 1068 Washington Cir, 1038 Bristol Ct, 1040 Bristol Ct.

*Please have your garages emptied by the start date.*

**Roofs:** The next project is the replacement of the roofs. Many existing roofs have mold underlying the shingles. These problems are often identified during a home inspection when a unit is being sold, or when damage is so severe that water infiltrates the units interior. Another

roof was just diagnosed with totally disintegrating shingles. Replacing/repairing on a piecemeal basis is expensive. Intertek Engineering Company will produce an estimate to handle the project. Roof replacement is projected to start by the end of the year.

**Radon:** Radon is the second leading cause of lung cancer after cigarette smoking. If you smoke and live in a home with high radon levels, you increase your risk of developing lung cancer. Having your home tested/radon detector is the only effective way to determine whether you and your family are at risk of high radon exposure. Radon is a radioactive naturally forming gas that seeps through cracks and gaps in buildings and homes.

The BOD was made aware of four more units that exceed EPA recommended levels and require remediation. Radon levels in these units measured over 8 in three units, and over 9 in one. The EPA recommends remediation in homes with a level at or above 4 picocuries per liter (pCi/L) of air. *The BOD stresses the importance of purchasing an easy-to-use radon detector.*

**Free Use of Club House:** A Yoga/Chair Yoga class has requested free use of the clubhouse stating that it is a healthy activity that is open to all co-owners. According to their class description, the class size is limited to twelve. Although this class is open to “all co-owners,” the limited capacity indicates minimal interest and only use for a select group. The concept of an exercise class is appealing but raises many important questions. Under what circumstances should co-owners or a group of co-owners be allowed free access to the clubhouse? A detailed specific definition is needed—a generic vague definition was provided. What is the minimum number of attending co-owners required? Many questions need to be clearly defined to prevent preferential treatment for one small group. Legal questions arise along with questions related to the instructor’s current certification status, instructor liability insurance etc. Although the concept is appealing, this can escalate into constant requests for free clubhouse access that will require endless debate on the merits of each group.

**Co-owners were asked to sign a petition supporting yoga/chair yoga. Unfortunately, they were only given partial information that did not represent the complete picture.**

## **Welcome New Co-owners:**

846 Yorktown Ct	<b>Kenneth Heeren</b>
904 Williamsburg Ct	<b>Risnab Kothari</b>
908 Williamsburg Ct	<b>Tyler Magdich</b>
868 Yorktown Ct	<b>Randy Kabban</b>
880 Yorktown	<b>Vasileios Geroulas</b>
1054 Bristol Ct	<b>Joseph Kheder</b>