



April 2023

Lexicon

Lexington Condo Homes Association
www.lexingtoncondohomes.org

Board of Directors

Dan Barnes
President

Laura Keller
Vice President

Andrea Faris
Treasurer

Michele Jasinski
Secretary

Holly Hurd

Nadine Merriman

Mary Salmon

Upcoming Events

- Board Meeting
April 26th @ 4:00 pm
Clubhouse - contact
Herriman to attend



FROM THE DESK OF THE PRESIDENT

By Dan Barnes

Welcome Spring!

For those of you who missed the Master Deed and Bylaws meeting, our attorney presented a very thorough explanation of the upcoming changes and revisions. The updating of our 50-year-old documents was chaired by Michele Jasinski along with committee members Laura Keller, Nadine Merriman and Mary Pokryfki. A heart filled thank you to these volunteers who worked over a year on this project.

It is inevitable that some personal use items will no longer be funded by the HOA due to the cost and aging of our buildings.

We will continue to cover painting, roofing, and roads which consume the largest portion of our reserve funds as well as landscape, snow removal, irrigation, clubhouse /pool maintenance, insurance and natural gas.

Hopefully you have received your packet of the Master Deed and Bylaws revisions. Please take the time to review them. There will be a vote.

Respectfully,
Dan Barnes

Bylaws Update

By Michele Jasinski

If you wish to view the co-owners Master Deed & Bylaws informational meeting that was held 4/17 at the clubhouse, here is the link:

[video1786690062.mp4](#)

We are in a short holding pattern as to allow you a little more time to ask questions or share comments about the proposed changes to the MD & Bylaws. Please direct your thoughts to our property manager, Darlyn Triplett at Herriman:

dtriplett@herriman.net or feel free to contact any of us on the ARR/Bylaws committee.

LANDSCAPE COMMITTEE MESSAGE

Dear Co-owners,

Well, Spring is here, or is it? Of course, this is Michigan and one never knows. But I am forever hopeful. That being said, several of our Contractors will be on the grounds performing the usual spring services.

Our new lawn service, Ace Lawn and Landscape will be doing spring clean-up. Which involves cleaning out the common beds, removing debris, sticks, and leaves from all lawn areas and general pick up and clean-up of all areas. Wagenschutz will be here doing crabgrass control and fertilizer. And Spears Tree Service will be pruning, elevating and cleaning out in many areas. So, look for these Contractors and do not be alarmed when you see them working to improve our community.

We also plan on having mulching done throughout the grounds as well as planting in the entrance way and replacing many trees that were damaged by the ice storm.

I look forward to another productive year being our Landscape Chair.

Nadine Merriman

Money Matters

By Andrea Farris, Treasurer



As Treasurer, I feel compelled to express the importance of passing the new bylaw revisions and their connection to our financial success. As you already are aware, the much-needed roofing and painting projects are costly. This year, the painting of 5 units alone will be \$216,000, while roofing 3 buildings will be \$132,000. These projects, expensive as they are, along with routine community maintenance will benefit our property values in the longer term.

Supporting the bylaw revisions is crucial. By taking some co-owner responsibilities off our plate, we can avoid imposing assessments or

taking out a high interest loan. The good news is that multiple items still remain on the maintenance matrix as an Association responsibility. Our revisions were few and in line with other neighboring condo communities. Times have changed in 2023 and we can't continue to provide the amenities prescribed in 1973.

**Herriman
& Associates, Inc.**
COMMUNITY ASSOCIATION MANAGERS

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Building & Grounds

By Laura Keller

Q. How do the condo communities of St. Lawrence Estates, North Lexington, Mountain View and Villas at Northville Hills differ from LCHA?

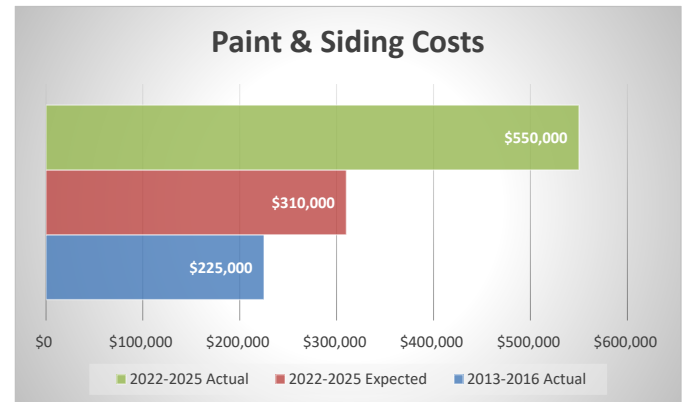
A. Fewer items are maintained by those Associations and more items are the responsibility of the co-owner.

As part of the work to revise the bylaws we looked at the Maintenance Matrix of local condominiums and asked our attorney, Jeff Vollmer, who assisted in the Bylaws revision, for the items commonly defined as co-owner responsibilities at other condo developments.

Windows, doors, garage doors, decks, utilities from the meter and exterior lights are commonly the responsibility of co-owners. It is also common for garage floors, patios, balconies, drywall, driveways and walkways to be assigned to co-owners. For example at our sister community, North Lexington, garage floors, garage doors, windows, balconies, breakers and all utilities are co-owner responsibility. St Lawrence Estates has all ductwork, all shut-offs, breakers, interior finishes (cabinets, counters, sinks ..), doors, garage doors, windows, drywall, and decks assigned to co-owners. So, you can see that making changes to co-owner responsibilities in the revised bylaws is not radical, it just brings us more in line with other Northville condos while also helping to control the cost to maintain our property.

Two expensive items our HOA fees cover that most do not are gas and wood siding. The wood siding is costly to maintain - the last paint cycle cost \$225,000 and we projected the current paint cycle to come in around \$310,000. We will end up paying about \$550,000 with the jump in inflation and higher labor and materials costs being the prime reasons. That is \$240,000 that

was not budgeted for in the reserves.



Paint cycle cost - 2013-16 & 2022-25

Gas is 13.6% of our 2023 budget and may end up being higher if gas prices continue to rise. Older condos such as Lexington were not built with individual gas meters so to control this expense we must rely on our neighbors to be judicious - keep thermostats at reasonable temps, install higher efficient HVAC, and install energy efficient windows. Since we cannot change the wood siding or the common gas in the short term we have to look at other ways to rein in expenses.

LCHA is the outlier since our 50-year-old bylaws cover maintenance on numerous items that other, newer, condo developments do not. Hence our HOAs are higher than most condos in our market. As Mr. Vollmer wrote in his memo to the LCHA “... *the condominium market changes and condominium developments must stay competitive to enhance market value. To maintain this competitiveness and protect market values, it is important to avoid high assessment levels.*” We have a choice - keep raising our already high HOAs to cover expenses and risk jeopardizing property values, or, as in the revised bylaws, allocate some items to co-owners as is done at neighboring condos.

Please consider this as you review the revised Bylaws - making adjustments to co-owner responsibilities will benefit you & the Association now and in the future.

- **65 out of 97 units in LCHA have replacement windows.**