



April 2020

Lexicon

Lexington Condo Homes Association
www.lexingtoncondohomes.org

Board of Directors

Laura Keller
President

Scott Corcoran
Vice President

Marilyn Campbell
Treasurer

Andrea Farris
Secretary

Nancy Kossak

Open

Open

Upcoming Events

- Board Meeting
April 22 @ 1:00 pm
via Zoom
- 2020 Annual Meeting
Postponed
New Date TBD



John P. Carroll Company

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jpcarrollco.com

FROM THE DESK OF THE PRESIDENT

By Laura Keller

We hope you are doing well and staying safe while dealing with the disruptions caused by COVID-19. The board cancelled its March monthly meeting, which usually takes place immediately after the annual meeting, due to the coronavirus. We plan to hold the April meeting via Zoom (a video conferencing app) to be compliant with the Governor's gathering restrictions. Several board members have tested out Zoom and based on our experience we are confident it will meet our needs. We are thinking that the annual meeting will be done using Zoom since it is likely that gathering sizes will continue to be limited and that social distancing will continue to be encouraged well into May. Zoom is very easy to use and if you have a phone, a computer or a tablet you can participate – and we believe that all our co-owners have access to one of those 3 devices. Once a decision is made regarding when and how the 2020 annual meeting will be conducted, we will let you know.

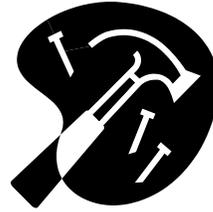
The contracts for lawn service and lawn fertilization expired after the 2019 season and had to be awarded; after all they are essential for the upkeep of the common areas. And we know at some point we will have to cut the grass! Multiple bids for both services were reviewed and we opted to bring back last year's contractors - Serene for lawn service and Wagenshutz for fertilization. Both companies did good work so we are pleased to have them back working for the community.

Before all the COVID 19 coverage I never thought I would read so much about toilet paper or learn that hoarding TP is a thing but this coronavirus has affected our lives in many unforeseen ways. This is a good time to mention that we need to limit what gets flushed through our 45+ year old sewer system and that some TPs are easier on our sewer system than others. Tests show that Scott, Angel Soft, Kirkland and Charmin TP are good (they break down quickly) and that Cottonelle and Quilted Northern are bad (they dissolve slowly). So, keep that in mind when purchasing TP, faster dissolving TPs minimize the chances for clogs and the ensuing disasters. And plumbers say to never flush wipes, floss, cotton balls, Q-tips, paper towels, feminine hygiene products, grease or cigarette butts.

Building & Grounds

By Marilyn Campbell

While we are living in unusual times, some community rules still need to be observed. Many folks are working from home and may have college students staying back at home. We remind everyone that cars are to be parked in garages and driveways, not in visitor parking lots. If you have a situation where you need extra parking, please let the BOD know, through the management company. We will consider your request and respond to you.



When the “stay at home” rule is expired, we will have contractors back working on block and brick repair and other outside repairs. We will be doing our Spring walk around to inspect the property and will hire contractors to complete needed repairs. Please be patient and understand your requested repairs will be taken care of as quickly as possible.



Spring Magic

By Nancy Kossak

Happy Spring to all!!!

Not quite sure when it's going to come though and with the restrictions we are enduring I'm not sure when we will be able to start cleaning up the remnants of winter and enjoying the new growth and beauty of all that Spring offers.

It's a magical time of year. To see the grass green up, the bushes filling out and the colorful flowers gives us all hope for better and brighter days ahead. Please be patient. As soon as our landscape contractor gets the green light we will be up and running. We are very pleased to have Serene Landscaping again this year to take care of all our landscaping needs. So, let's look forward to great and beautiful days ahead for our community.

Your landscaping committee.

Curb side yard waste pick-up resumes the week of April 20th



Welcome New Neighbors!

Mary Salmon - 1114 Washington Circle
Mary Prokryfki - 1060 Bristol Court

Just sweep the damn porch!

By Laura Keller

A co-owner sent out a number of community wide emails opining about who is responsible for removing the leaves on his porch. Here is part of one of the last emails he sent, addressed to me, on this topic:

"I am seriously tired of putting up with the pile of leaves at my front door. Almost a month ago I asked that the leaves be removed and was told it was a Co-Owner responsibility. Weeks ago I provided proof to both you and JPC that removal of the leaves is the Associations responsibility, not the Co-Owners, but you never responded. Explain the fallacies in my "proof" that the leaves are not a Co-Owner responsibility."

Is this co-owner correct - is it the Association's responsibility to remove the leaves? Here is my answer after receiving many pestering emails about the pile of leaves on his porch:

"I am seriously tired of hearing about the leaves on your porch. Removing the leaves from your porch is a co-owner task - it is hard to believe you have lived here for 35 years and have never swept leaves from your porch. Many of us do it weekly. You asked for an explanation per the governing documents why this is your responsibility, here it is, spelled out for you:

Per the Master Deed Article IV (B) a porch is defined as a "limited common element". Article IV (C) states that the cost of maintenance, repair and replacement of this limited common element is borne by the Association - this refers to the maintenance of the physical structure, not to sweeping leaves off the porch.

The Condominium Bylaws in Article VI Restrictions Section 6 state "The common elements, limited or general, shall not be



used for storage of supplies, materials, personal property or trash or refuse of any kind except as provided in duly adopted Rules and Regulations of the Association." It also states "In general, no activity may be carried on nor condition maintained by a co-owner either in his condo-home or upon the common elements that spoils the appearance of the Condominium."

The Condominium Bylaws in Article VI Restrictions Section 15 in part states "No unsightly condition shall be maintained on any balcony, patio or porch ..."

The porch is a limited common element which is your responsibility to keep free of trash or refuse of any kind. It is also your responsibility to keep your porch and balcony in such a condition that they do not spoil the appearance of the Condominium. And further it is your responsibility to ensure that no unsightly condition be maintained on your balcony or porch.

So, I hope the above satisfies your request for an explanation as to why removing the pile of leaves is your responsibility - they are trash/refuse, they are spoiling the appearance of the Condominium and they are creating an unsightly condition on your porch. So, please remove them immediately. And if you can't remove the leaves the Association can send out a handyman to remove them at a cost of \$65/hr which will be charged back to you.

Please do not engage in actions which you admittedly think will harm the Association or as you say "shoot myself and all other Co-Owners in the foot" such as your petty and vindictive threat to make local realtors aware of this ridiculous maintenance request. If I may paraphrase our governor "just sweep the damn porch!"