



April 2026

Lexicon

Lexington Condo Homes Association
www.lexingtoncondohomes.org

Board of Directors

Dan Barnes
President

Laura Keller
Vice President

Andrea Farris
Treasurer

Michele Jasinski
Secretary

Holly Hurd

Gretchen Eisenlohr

Galina Koriduzki

FROM THE DESK OF THE PRESIDENT

By Dan Barnes

For those of you who did not attend last month's general membership meeting, I have the election results for you. Elected for a two-year term are Michele Jasinski, Laura Keller, Holly Hurd, and Dan Barnes. A new volunteer has stepped forward, and her name is Galina Koriduzki. She has been a resident for 25 years, semi-retired, and is looking forward to helping on the landscaping committee. Galina will be serving a one-year term. Stepping forward, on our HOA board, volunteering her time and energy to support our community is truly appreciated. Completing our board are Andrea Farris, and Gretchen Eisenlohr who were not up for election. They are currently serving their second year of a two-year term.

The board's willingness to take on these responsibilities, helps ensure that our neighborhood continues to be well-managed, welcoming, and an enjoyable place to live. The role of a board member comes with many challenges, but also an opportunity to make a meaningful and lasting impact for all residents. Wishing all of you a productive and rewarding term ahead.

The installation of a new concrete pool deck and drains is scheduled for early May. Arrangements have been made to coordinate the installation of decking, electrical, and any pool maintenance that needs to be repaired after the existing concrete deck is removed. The new deck will include trench drains to help remove surface water that accumulates during the winter months. This will prevent damage to the pool in the future.

Goodbye winter, hello spring!

Dan Barnes

Upcoming Events

- Board Meeting
April 22nd @ 4:00 pm
Contact Herriman to attend



Building & Grounds

By Laura Keller



If you have spent any time on our website, you may have checked out the Documents section. This is where the up-to-date Master Deed, Bylaws and Adopted Rules and Regulations (ARRs) can be found.

The Bylaws, in Article VI, Section 11 state: *Reasonable regulations consistent with the Act, the Master Deed and these Bylaws, concerning the use of the common elements may be made and amended from time to time by any Board of Directors of the Association. All copies of such regulations and amendments thereto shall be furnished to all co-owners and shall become effective thirty (30) days after mailing or delivery thereof to the designated voting representative of each co-owner. Any such regulation or amendment may be revoked at any time by the affirmative vote of more than fifty (50%) percent of all co-owners in number and in value.*

The ARRs are frequently reviewed by the Board of Directors and, when appropriate, updated. Last year six of our ARRs, some of which relate to B&Gs, were updated. As required, per the Bylaws, the modified ARRs were sent out to the community.

In case you missed the notices there was a change in the Association's position on bird feeders. ARR 4.10 was modified to limit the type of bird feeders LCHA will allow: **Bird feeders are not permitted except for hummingbird feeders using liquid nectar.** *The feeder must be accessible for co-owner cleaning and for removal in the event of maintenance of a condo unit or in the limited condo areas.*

ARR 4.10 was modified because bird seed attracts squirrels and mice. The squirrels and mice create problems in units – many MRs were filled to remove squirrels and mice from in and around the buildings. Eliminating bird seed as a food source should reduce the odds that mice and squirrels will find the areas around the

community to be fertile feeding grounds.

If you enjoy feeding the birds, please change your feeders so they comply with ARR 4.10.

Another ARR should be mentioned since it has been overlooked by some co-owners. ARR 4.6 states **that no wind chimes, no air/windsocks, or banners may be displayed at any time.** The regulation on these items is not new so if you have wind chimes, air/windsocks or banners up please take them down before we conduct the annual property inspection in a few weeks.

Clubhouse Updates

The clubhouse will be getting new windows and doorwalls in early May. The Board selected Pella's fiberglass product line with bronze-colored frames to replace the 53-year-old windows. The single pane glass around the front door (sides and transom) will also be replaced with dual pane, tempered glass.

The built-in bench along the north wall in the lower level has been refreshed. The brown indoor/outdoor carpeting that covered the bench, installed in 1973, was ripped out. The plywood bench was patched, sanded and painted. The revived built-in bench looks much more attractive (and is certainly cleaner)!



Before (with carpet removed)



After

Money Matters

By Andrea Farris



In response to a question asked by condo owner about our current LCHA Financials, we are providing the following updated report.

Cash in Money Market - Alliance Bank 3.75%	\$208,205.58
Cash in Money Market - Orsa (formerly CFCU) 3.75%.	\$125,982.10
Cash in Checking - Alliance Bank	\$19,337.48
Cash in Checking - Orsa (formerly CFCU).	\$5,362.92
Cash in Savings - Orsa (formerly CFCU)	\$0.01
Cash in Fidelity - CD Ladder (Interest varies between 3.5% & 4.0%)	\$196,217.87

Total = \$555,105.96

The up-to-date Fidelity information is not reflected in the Board’s monthly financial report; the Fidelity statements are not sent to Herriman. The Fidelity data is provided to our accountant for the Association’s annual financial review.

Reminder – the \$1,000.00 2026 assessment is due June 1st

Lexington Commons News

The Lexington Commons Association held their Annual Easter- Egg Hunt on Saturday, April 11. Approximately 40 children hunted for 1500 eggs. The event was fun and well attended. Thank you LCA Board for your hard work! The LCA is planning other activities for the summer.

Herriman & Associates, Inc.
COMMUNITY ASSOCIATION MANAGERS

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