



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
September 28th @ 4:00 pm
- Dogs & Suds Pool Party
September 3rd 1-3 pm
- Labor Day
September 4th
Last day pool is open

LABOR DAY



FROM THE DESK OF THE PRESIDENT

By Dan Barnes

To my fellow residents, our by-law revision vote failed. Your board members, with many hours of discussion, had hoped for a positive outcome.

COMMUNITY: A group of people living together in one place, especially one practicing common ownership.

Unfortunately, some people don't understand that we are living in an ever-aging community. This fact leads to an ongoing maintenance and preservation effort. Looking into the future, we must now turn to a reserve study to ensure monies for future projects. Roofing, painting, landscaping, pool, and roads are all continuous expenses. Whether or not we can accomplish these projects, without assessments, are yet to be determined.

Laura Keller and I have completed the dryer vent inspections. We were able to access 95% of the resident's attic spaces. We discovered many bath vents that were not connected to the roof. As for dryer vents, not all were galvanized connected through the roof. Therefore, a clarification with our roofing contractor, as per the material he used, will be discussed and corrected.

This weekend is a tribute to those who work. Paid or unpaid, part time or full, happily, or not, you help make the world a better place. When you see an unpaid board member, thank them.

HAPPY LABOR DAY!

Dan Barnes

P.S. From 1-3 on Sept. 3rd we are having a "Dogs & Suds" party at the pool. The menu items are leftovers from the Summer Pool Party so we'll be grilling hotdogs & burgers and serving cold beer, wine, chips & pop. Stop by and enjoy the last days of the pool and summer!

Building & Grounds

By Laura Keller



A fifth building has been painted this year - building A on Revere Ct. The building needed more wood replaced than anticipated, both trim and T1-11. There were 58 sheets of T1-11 replaced on the building which contributed to the \$11,000 change order. Overall, this year's painting project is slightly over budget but we think the overage will be in the 5% range which is quite good for a project of this size. \$216,000 was budgeted for painting in fiscal year 2023.

We finally found a solution for the failing concrete patios on building N. We have a proposal from Comer & Cross to repair and resurface the concrete. Work to be scheduled in September if all goes as planned.

Remodeled Clubhouse Bathrooms

The clubhouse bathrooms have been given a much-needed refresh on a very modest budget and the transformation has gotten many thumbs up. The retro Harvest Gold color scheme remains due to the cost of replacing the floor (1" mosaic tile - gold & white) and the bathroom stalls (gold) but the new vanities, countertops, light fixtures, sinks, faucets, and mirrors all work to give the rooms a contemporary and updated look. The grey paint and wallpaper (gold, greys & white) pull it all together. We were able to get all this done so cheap due to smart material choices and the skilled labor of the volunteer Board members who did the demo, the installation and the decorating. Prior to the update the bathrooms had most of the original 1973 fixtures (rusted sinks, 29" vanities, gold Formica countertops ...) so they were in need of attention. When the clubhouse is rented, as an extension of our homes, we want the place to shine and the refreshed bathrooms help bring the clubhouse décor into the 2020s.

Summer Pool Party

A great time was had by co-owners and guests at the LCHA Summer Pool party on August 12th. The weather cooperated and it was a beautiful, warm day which made the cold drinks all the more enjoyable. The grilled hot dogs and burgers were tasty but the contribution of Bill and Nancy Sutton - smoked pulled pork - was the big hit, everyone love it. Thank you, Bill & Nancy, for upping the food options!

The Corn Hole games were a lot of fun and while spirited the players kept the trash talking to a minimum, very civil!

All had fun - let's do it again next year!

Remodeled Clubhouse Ladies Bathrooms - accent wall with geometric wall paper



Money Matter

By Andrea Farris



As Treasurer, Money Matters are a particular concern to our LCHA Community due to the defeat of the bylaw proposal. In 2023 our beautiful condo community is aging and the necessary maintenance carry a heavy price tag. Unlike in the 1970's when buildings were new, repairs were minimal and less of an expense. Thusly the bylaws were broad and covered more repairs.

I am asking all owners to participate actively when this subject is revisited. Take the time to read the documents, attend informational meetings, and email questions, concerns to the Bylaw Committee. When and if another vote is put before you, PLEASE VOTE YES!

This Labor Day, I would like to acknowledge all the co-owners who contributed their time to volunteer. Special thanks go to our dedicated Board Members who work countless hours to make our community a great place to live. Things like the renovations in the clubhouse bathrooms would not have happened without the hard work of Dan Barnes and Laura Keller. Thanks again to all!



Bylaws Update

By Michele Jasinski, Bylaws Chairperson

Proposal 2, the proposed amendment to the Articles of Incorporation passed with 37 Yes votes. What was needed to pass this is known as a "simple majority" that required 35 votes. The benefits to co-owners include expanded voting options and maximum protection for the HOA volunteer Board of Directors and Officers.

Proposal 1, proposed Amended and Restated Master Deed and Bylaws received 34 Yes votes, but needed 66 Yes votes to pass or 2/3rds of the majority of co-owners. For the 22 who voted No and the 41 who didn't vote at all, we would be interested in feedback as to what you objected to by voting No or not voting.

I do want to give a shoutout to the 56 co-owners who voted (out of 97). That is an impressive level of participation. No matter how you voted, we thank you for caring about Lexington Condos and getting involved!

Landscape News

This has been a rather uneventful month. The mowing is being done and it has been very wet so some areas have been dug up. Hopefully it will be taken care of by the contractor. Other than that, the grounds are looking great. We have comments and compliments all the time. It makes one feel really good.

Nadine Merriman, Landscape Committee