



February 2023

Lexicon

Lexington Condo Homes Association
www.lexingtoncondohomes.org

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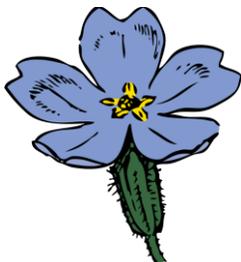
Holly Hurd

Nadine Merriman

Mary Salmon

Upcoming Events

- Board Meeting
February 22th @ 4:00 pm
Clubhouse - closed
- Annual Meeting
March 29th @ 7:00 pm
All encouraged to attend



Herriman & Associates, Inc.

FROM THE DESK OF THE PRESIDENT

By Dan Barnes

You may or may not have noticed the stains on the streets in our development. The president of North Lexington, Les DeBora, and Laura Keller, our building and grounds chair person, have determined that the stains are coming from GFL's trash pickup trucks. These oil and hydraulic fluids are attacking our asphalt streets. They have contacted the City Of Northville, who in turn will speak with GFL for answers to our problem. Darlyn Triplett, our agent from Herriman & Associates, has also taken action. She reached out to the customer service department at GLF and requested a meeting with their operations manager to discuss the stains their trucks have left on the asphalt .

Let's talk about the guest parking areas in our development. If you have a one car garage, you may have two vehicles. One inside the garage and one in the driveway. With a two-car garage, you may have up to four cars. Two in the garage and two in the driveway. If these rules do not satisfy your needs, then, perhaps you should rent a storage facility. The guest parking is not for your extra cars.

The "shame" dog sign works! Thank you to the residents that picked up their dog's waste. Lexington Condo homeowners must keep up with litter and trash that comes our way. We live at 8 Mile and Taft not at 8 Mile and Wyoming. Let's have pride in our community.

Respectfully,

Dan Barnes



New sign on Bristol Ct.

www.herriman.net

734-459-5440

Paw-lease Pickup!

A public service announcement regarding the importance of keeping our grounds clean.



According to the [Environmental Protection Agency](#), animal waste is a small source of pollution that can add up to big problems for water quality, and even human health. When dog waste is left on the ground, not only is it unsightly and smelly, but it can also leave excessive amounts of bacteria, parasites and nitrates that disrupt outdoor ecosystems. The best way to make sure that our grounds and natural wildlife stay healthy is for all pet owners to pick up after their dogs and properly dispose of the waste, ideally in a biodegradable bag, and then in a trash can. Read on for four reasons why it's important to pick up your dog waste:

1. **Dog poop is not natural.** Some think that poop is natural because we often see wildlife droppings outside. Wild animals eat nutrients from their existing ecosystem, so they are simply returning what is already there. Dogs, on the other hand, eat pet foods specifically designed to ensure a healthy diet. These pet foods can cause their poop to contain excessive amounts of bacteria and nitrates that can upset the delicate balance of an existing outdoor ecosystem.
2. **Dog poop does not decompose.** Dog waste will not fully break down on its own. It is logical to think that dog waste is compostable, but before dog feces fully decomposes, it will get washed over by rainwater, causing it to get into land and water systems where it releases harmful nutrients that cause excessive growth of algae in lakes, streams and rivers. This type

of pollution negatively impacts wildlife and humans.

3. **Dog poop contains disease causing bacteria and parasites.** Dog waste contains bacteria and parasites that can contaminate water, soil and be harmful to humans. Even if your dog does not show symptoms of being sick, their waste can carry diseases that are harmful to other animals and humans. Salmonella, E.coli and roundworms are a few of the diseases that can be found in dog poop.
4. **It's your doody to pick up after your dog.** Picking up after your dog is not only common courtesy, it is your responsibility and is required of you per our Association's governing documents. When you plan to be out and about with your dog, be prepared to clean up after them - bring a bag with you. While you can reuse plastic grocery bags, a more environmentally friendly option is a biodegradable bag made specifically for the job and available at many retailers. Also, avoid letting your dog poop within 200 feet of a body of water and do not throw dog poop into a storm drain.

Picking up your dog's poop may not be your favorite chore, but it's an important one that helps keep our outdoor spaces and our community clean and our pets safe.

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

41486 Wilcox Rd, Suite 1
Plymouth, MI 48170-3104
734-459-5440

Money Matters

By Andrea Farris



As the painting and roofing projects continue to move along, the need to make every dollar work harder also continues. Interest rates on traditional savings accounts are ridiculously low(.01). The board will be considering proposals to shift some non-reserve funds to safe but higher yielding liquid money markets or 1-year Certificates of Deposits . The CD's have an even higher yield. More information will follow as it becomes available.

Landscape Message

Dear Co-owners,

Well, it won't be long before the Landscape Committee starts getting busy for the upcoming Spring, Summer and Fall. I am eager to get started making our community better. I have a few ideas already and hope to get them accomplished. For one thing we are definitely doing mulch. The old rose bushes at the entrance need to be removed and replaced with bushes that are much easier to maintain. The roses are nice but very difficult to tend to. Also, we have a new lawn maintenance company this year and hopefully they will do a much better job than our company from last year.

I look forward to being the Landscape Committee Chair again this coming year. All suggestions are welcome.

Nadine Merriman,
Director and Landscape Chair

2022 Sales Information

By Laura Keller

A local realtor recently mailed out a summary of the 2022 sales in our community. Here, in chart form, is the information sorted in order of close date. There were 8 sales (one closed in early January but I included it here); as a comparison there were 6 sales in 2021, 3 in 2020 & 10 in 2019. And note that last year nation-wide existing home sales dropped to the lowest level since 2014. Four 2-bedroom condos (dark blue on the chart) and four 3-bedroom condos changed ownership. The prices ranged from a low of \$200,000 to a high of \$351,000. The red line on the graph shows the price per square ft which ranged from \$144 to \$237 -

interestingly the 2-bedroom condos typically sold for more per square foot than the 3-bedroom condos. No ranch condos sold last year.

As the realtor wrote "Lexington is a wonderful community" and that is reflected in the sales data as these units sold quickly and often for over asking price. Most condos had been at least partially updated; the fully updated units went for top dollar.

