



February 2024

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

- Annual Meeting
March 27th @ 7:00 pm
Clubhouse - sign in begins
at 6:30
- Easter Egg Hunt
North Commons Park
Date: TBD
- St. Patrick's Day
March 17th

FROM THE DESK OF THE PRESIDENT

By Dan Barnes

Judging by the nonresponse that we received, it seems that everyone is satisfied with the current board of directors. The new board, 7 members, will be seated by acclamation. The board of directors' terms will consist of (4) two-year terms and (3) one-year terms. The precedence was set a few years ago for the executive officers to get the two-years and the remaining board members get the one-year terms. That may be the way it is handled this year.

This year as we continue our fiduciary responsibilities to upgrade our development, we will be reaching out for volunteers on various projects. All committees would welcome help from interested and willing co-owners! No special skills needed, just a willingness to work.

Make sure you read the following report by Laura Keller, Building and Grounds Chairman, explaining the daily problems and costs that we experience. Well done, Laura!

Reminder – Make sure you attend the yearly membership meeting on March 27th, doors open at 6:30pm. Light refreshments will be served. The meeting is a good opportunity to come out and meet your new neighbors and catch-up with old friends.

Regards,

Dan Barnes



Building & Grounds

By Laura Keller



In fiscal year 2023 the B&G committee tracked MRs using Excel and its pivot table functionality to analyze where and how our dollars were being spent. Each month the bill pack was reviewed and all the payments for work were entered into a pivot table. We tracked unit number, MR number, description, vendor, category and the labor cost, material costs and trip charge for each event related to the MR. Some MRs required numerous trips to our site to complete the job. For example, drywall MRs typically required 3-4 trips and cost about \$1,000/repair and balcony repairs required 2-6 trips to complete.

57 co-owners (60%) filed MRs in 2023. The majority of the MRs were handled by Herriman's maintenance staff - they were paid \$21,000. There were a total of 98 MRs files and 162 billable visits to our site. In total we spent \$66,000 on MRs for buildings and grounds work. The work covered 31 categories such as asphalt, balconies, concrete, drywall, electrical, garages, gutters, plumbing, windows ... The \$66,000 spent on MRs plus the money spent on the painting project and on

new roofs totaled \$444,700. That averages to \$4,500/unit for building and grounds related repairs/improvements in 2023.

Our goal is to keep the buildings in top condition to preserve property values. It is expensive to do this for a couple reasons: the T1-11 wood siding requires continuous maintenance and repairs to the expansive list of items for which the Association is responsible get more costly each year. Our Association was presented with alternatives in the recent past to reduce ongoing maintenance costs (i.e. flatten the cost curve) by replacing the wood with vinyl siding and updating the Bylaws to modify the Association's maintenance responsibilities. The majority of our community voted down these proposals seemingly content with the status quo. The board will continue to search for ways to lower costs or keep them in check so that HOA increases and the need for assessments are minimized but it may be a challenge in the B&G area without any significant changes to our operating parameters.

Landscaping News

By Nadine Merriman

Dear Co-Owners,

Well, here it is the end of February and Spring will be here before we know it. All in all, this has been a mild winter. Well except for the bitter cold. Not a lot of snow but enough to make it a little miserable. And the damage done by snow removal. Speaking of damage, I have walked the grid (as I like to call it) and have taken a few pictures of the damage. The company, Brightview was notified and came out to try to fix some of it

for now. When the weather permits, they will come out to fix it properly. The Spring clean-up will be done by ACE in late March/early April. They will be cleaning out the beds and doing general cleanup of the grounds.

I look forward to being your Landscape Committee Chairman and hearing from you.

HAPPY SPRING and HAPPY EASTER

Annual Lexington Commons Easter Egg Hunt

The popular Easter Egg Hunt is being planned by the LCA, it will take place in the North Commons park off of Taft Rd; date and time not yet set - check lexingtoncondohomes.org for updates. All are welcome!

Location: North Park - off of Taft Road

Date and Time: TBD

Flyers will be posted by mailboxes



Money Matters

By Andrea Farris



Assessment matters! Thanks to all that paid or are going to pay their March 1 assessment. Checks can be mailed to Herriman and Associates, P.O. Box 88366, Carol Stream, Illinois 60188-0366.

Herriman has changed our banking partners to Alliance Bank in order to upgrade their accounting software and improve customer relationships. Alliance Bank specializes in banking partnerships with condos. After much research and reading good reviews, LCHA used them as a resource for financing of the siding project in 2021, but the project unfortunately was not approved by the vote of the owners. CFCU will continue to service our accounts until Herriman chooses to terminate the process.

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

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

Bath FANS

Run the Fan Long Enough, Clean Regularly & Consider Installing a New Fan

If water drips from your fan grille it is likely a condensation problem. Water stains on the ceiling (even a few feet from the fan) could also be from condensation. On winter days the exhaust duct in the attic is cold. When the fan is turned on steamy air enters through the duct and moisture gathers inside the duct.

Normally, this condensation process quickly stops, and the moisture evaporates as warm air heats the duct. If that doesn't happen, water continues to form and will eventually trickle back to the fan housing and drip down through the grille. There is a simple solution - turn on the fan while taking a shower or bath and run it for 10 to 15 minutes afterward. That way, condensation doesn't build up and remain in the duct.

Bath fans draw in dust and lint, which can eventually clog the grille and limit airflow. To really clean the grille, it needs to be removed and cleaned with soapy water and a brush.

When upgrading a fan consider the following: select a fan with a CFM rating that roughly equals the square footage of your bathroom and go with a fan with a SONE rating of 1.5 or less. It's better to get a fan that's quieter, pushes more air and is likely to last longer. Many new fans can be installed without getting into the attic.