



January/February  
2020

# Lexicon

Lexington Condo Homes Association  
[www.lexingtoncondohomes.org](http://www.lexingtoncondohomes.org)

## Board of Directors

Laura Keller  
*President*

Scott Corcoran  
*Vice President*

Marilyn Campbell  
*Treasurer*

Andrea Farris  
*Secretary*

Nancy Kossak

Raymond Rodriguez

## FROM THE DESK OF THE PRESIDENT

By Laura Keller

A reminder - our 2020 Annual Meeting will be held on Wednesday March 25<sup>th</sup> at 7:00 pm at the clubhouse. Doors will be open at 6:30 for registration and light refreshments will be served. This meeting of the Association is open to all members and your participation is needed; if you are unable to attend please assign/authorize your proxy to a current director or co-owner who will be attending the meeting. We need 35% of co-owners present (or have their proxy) to establish a quorum for the annual meeting. The popular raffle prizes will be back (gift cards donated by contractors); you must have submitted your proxy or be present at the meeting to win!

The budget for 2020 was approved at the December Board meeting. Thank you to Scott Corcoran, Marilyn Campbell and Neil Manley for the time and effort put into getting the 2020 budget put together. The letter explaining the new budget as well as the new payment procedure was mailed out in late December. Unfortunately, the wrong letter was sent which created some confusion – JPC is in the midst of switching to a new software system which contributed to the SNAFU. Hopefully everything has been straightened out but if not contact JPC to get your questions answered.

One business item to be conducted at this year's Annual Meeting is the election of 3 directors to the Board (2-year term of service). The election procedure is outlined in ARR 1.8. Jean Holmes and Lynn Ryan have agreed to serve on the Nominating Committee, thank you ladies for volunteering. If you would like to run for the Board please fill out form 1.8b which is available on the [lexingtoncondohomes.org](http://lexingtoncondohomes.org) website (under Documents/ARRs) and submit it to JPC. The ARR states that the deadline date is February 15<sup>th</sup>. Our Association's success and your property values are highly dependent on having a strong and capable Board of Directors so please participate in the election and vote – and support and encourage co-owners with upstanding character and common sense to represent us on the Board of Directors.

## Upcoming Events

- Board Meeting  
Feb. 5th @ 6:00 pm  
Clubhouse  
Contact JPC if you want to address the Board with a concern



## Building & Grounds

By Marilyn Campbell

Happy New Year to all from Buildings and Grounds Committee!

With the mild weather in December, the garage block repairs on five units have been completed. Hopefully, the weather will allow for all additional units to be completed in the next few weeks.

During the dark winter nights our community looks very welcoming when each unit's garage fixture that faces the street is illuminated. Newer co-owners may not be aware that the garage light is equipped with a dusk-to-dawn light bulb (either CFL or LED supplied by the Association) and needs to be kept in the ON position 24/7. The switch controlling the



fixture is located in the garage, either near the garage door or the door leading into the unit. Please keep it ON and if the bulb has failed contact JPC so that a new bulb can be installed.

The City recently filled in several potholes on Lexington Blvd – we can thank Michele Jasinski for making that happen. She called and called the DPW to request they attend to those annoying potholes.

## Clubhouse News

By Nancy Kossak

I don't know about you but I enjoyed looking at our entranceway this Holiday Season every time I turned onto Lexington Blvd from 8 Mile. It was tastefully festive and so many co-owners expressed how nice they thought our complex looked as they drove down 8 Mile and came up to our entrance.

I would like to thank Laura Keller, Andrea Farris and Scott Corcoran for all their help in decorating the entrance and the clubhouse. Great Job!!!

### Reminders!

*Rules and regulations are designed to maintain order and aesthetics, protect commonly owned resources, and provide certainty and safety to all residents.*

PLEASE know that you are responsible for removing your animal's waste from the common areas and depositing it in your own trash receptacle! The problem is especially noticeable on Yorktown. So, be a considerate neighbor and do the right thing - please clean up after your pet. And remember that dogs must be on leash when on Association property.

Per ARR 4.6 all Christmas decorations (lights,

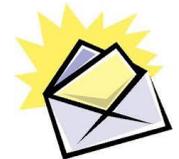
wreathes, garland) need to be taken down by January 31<sup>st</sup>.

Needed repairs and problems must be sent to JPC so that they can documented and then assigned to contractors. While Board members are available to listen to issues, the Board is not a maintenance staff or building supers. The Board's role is to manage the affairs of the Association, oversee its operations and set policy. Please don't email problems to the Board, for the process to work and to get repairs and problems assigned to contractors all issues must be send to JPC.

## 2019 In Review

Here's a brief summary of some of the many projects and tasks the Board oversaw that were completed during 2019:

- Rebuilt the last staircases on Bldg N with low maintenance TREX, reverted to original design so stairs not so steep, added new stringers to support treads
- Installed new black hand rails and painted existing handrails to match throughout complex
- Engineering study (included core drilling) to investigate cause of marshy area behind bldg. D
- Replaced the last 8 interior wood doors with metal exterior doors on balcony storage sheds
- Misc deck, balcony and garage block & tuck-pointing repairs
- Preventative maintenance of sewer lines in Bldgs D & F, Metro Sewer has completed 6 buildings to date
- Continued work on Siding Study & finalized material and color selection
- Curb appeal: dead trees removed, 4 street trees replanted, trees pruned throughout complex, replanted 2 entrance beds
- Entrance island landscaping: plantings stretched out to improve aesthetics, installed low voltage up lighting
- Trimmed dogwoods on east side of Lexington Blvd intruding on creek to improve water flow & appearance
- Placed boulders to prevent drivers from driving on lawn in areas showing damage
- Lawn fertilization: 2<sup>nd</sup> year working with contractor, grass much improved - North Lexington now complementing our grass!
- Summer Pool Party - great weather and great time



## Board Responds to “The Concerned Co-Owners”

The Board received the 2 anonymous letters sent to the community just as you did and read them with a fair amount of skepticism. After all, it is reasonable to dismiss letters that are sent without a signature. However, the Board thinks you deserved to hear “the rest of the story” in case you thought there was any validity in what you read. Here is our response to the 2<sup>nd</sup> letter sent 12/2019:

### Fiscal Responsibility

1. An easement agreement does not dissolve property rights or ownership, an aerator was in the 2018 budget but the 2018 Board President was opposed so it was not installed, written permission to install an aerator was obtained from the Chief Engineer of the OCWRC in 2019, the aerator will prolong the time between pond dredgings and delay future expenses
  - the City spent over \$200,000 to dredge the pond and the next time it needs to be dredged they plan to implement an assessment district and tax the property owners (that includes us) living along the Randolph Street InterCounty Drain for the cost of the work.
2. The City should plow Lexington but they do not, it is a low priority for the City, a 5 on a 1-5 scale. North Lexington has paid to have Lexington plowed for years; sharing the cost of plowing the Blvd so that co-owners are not inconvenienced is reasonable and fair.
3. No erosion control vegetation was removed.

*Continued on page 5*

## Behind the Scenes at LCHA *Legal Counsel*



Ever wonder why the Association needs an attorney as part of the team overseeing our affairs? Like our property manager, our community's attorney is one of the most important people, other than volunteers and residents, involved in our Association. Not a volunteer, but a paid—and integral—member of our Association's professional team, our attorneys at Hirzel Law are intimately familiar with what is happening in our community. And because community association law is complex and ever changing, our Association's attorney is knowledgeable in a wide variety of practice areas that can affect our Association, including:

Contracts	Architectural and Design Review
Real Estate	Insurance
Premise Liability	Employment
Construction Warranty	Taxation
Directors' Liability	Environmental Law
Water Regulation	Collections and Foreclosure

Our attorney doesn't represent the Board, individual Board members, individual co-owners, any group of co-owners or the property manager; he or she represents only our Association. Our Association is a non-profit corporation so our attorney acts as legal counsel to the corporation and works with the Board because Board members are the elected representatives of the Association. One person on the Board acts as the primary contact with our attorney - usually the Board president.

In addition to acting on our Association's behalf in legal matters, our attorney also advises the Board on its responsibilities and obligations. And as Board terms expire, our attorney acts as the de facto Association historian as well, so that our Board can provide continuity in policy-making and operations.



*Welcome New Neighbors!*  
Melinda Hubbard – 906 Williamsburg

## Board Responds

*Continued from page 3*

4. ?
5. The letter from the OCWRC was given to Mr. Dave Sutton to satisfy his request for proof that permission had been obtained to trim shrubs within the easement. The parts of the letter not applicable to shrub trimming were redacted.

### Common Sense

1. See above - 2019 Review
2. To educate themselves & be better directors Board members attended legal seminar on insurance and participated in legal conference calls with Q&A.
3. See above - 2019 Review
4. \$500 was spend on burlap for the boxwoods last year, and if as intended the plants are low maintenance this an unnecessary expense.
5. A part of the \$1100.00 received from the Lexington Commons Association for the entrance island upkeep was used for low voltage LED up lighting which adds to the curb appeal.
6. During an event last year tires were slashed on 3 vehicles while parked in the Clubhouse visitor parking so security cameras may deter future vandalism. They would also assist in identifying pools intruders.
7. Visitor parking areas being striped with defined spots will maximize the number of cars that can be parked. Some streets have limited areas and cars now often take up more than 1 spot. The color orange was never considered for the stripes - stripes will be white
8. It was felt that the black handrails improve the look of the community.
9. Legal proceedings are private matters.
10. ARR 1.3 will be followed.

### Contractors

1. The 2018 Siding and Roofing Committee shared very little information with the 2018 BOD so their “determinations” were never communicated. The Board has found working with Steven Eggleston to be very helpful and his work on the project has been stellar. The design work has revolved around materials, colors and façade changes and does not involve any structural modifications.
2. The Board has repeatedly stated that per the Bylaws the siding project will require the approval of 60% of the community to move forward - a vote is required. Speculating and spreading unfounded concerns that the Board “will initiate the major and costly façade upgrade project without giving the co-owners an opportunity to vote on it” is irresponsible and deceptive - i.e. fake news.
3. The repairs to the infrastructure are on defined and well publicized cycles - paint: 7 years, roofs: 20 years, roads: 25 year. The roofs are scheduled to be re-shingled starting in 2023. The 2018 Roofing and Siding Committee was in favor of accelerating the roof replacements to start in 2020 to coincide with the siding project. Some Boards members objected on the grounds of total cost, that the roofs are in OK shape and will last 3 more years and that trying to manage 2 major projects simultaneously would be rife with problems and difficulties. An engineering firm (SME) was hired to oversee the last roofing project and the were still many issues.