



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**
January 25th @ 4:00 pm
Clubhouse - contact
Herriman to be placed on
the agenda
- **Annual Meeting**
March 22nd @ 7:00 pm
Clubhouse
All co-owners welcome!

FROM THE DESK OF THE PRESIDENT

By Dan Barnes

Striving for a successful and prosperous new year.

In an effort to continually improve our development, Building and Grounds chair-person, Laura Keller, along with our project manager, Darlyn Triplett, are currently taking bids for trimming and tree removal throughout the community.

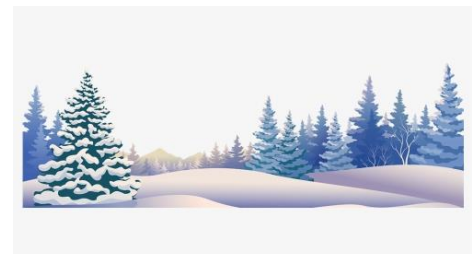
Our secretary, Michele Jasinski, along with her committee, have been working diligently to update our master deed and bylaws. After our lawyer's final draft, they should be ready for distribution to be voted on in the May timeframe.

From my experience as a plumbing contractor, I would like to pass on some information on radon gas. If you are thinking of having a radon test done in the future, you should first check your basement drains. Make sure they are filled with water to create a seal. There should be two drains in every basement. One is connected to the sanitary sewer and the other connected to the subsoil system. The subsoil system is what keeps your ground water from seeping into your basement. If the subsoil trap is not sealed with water, radon gas can escape from below the floor into your basement. RV antifreeze can also be used to create a trap seal. It takes longer to evaporate and is friendly to the environment.

Just as a reminder, all Christmas lights and decorations must be removed no later than January 31.

Enjoy our winter wonderland!

Dan Barnes



Lexington Commons Association



Look for Food Trucks in the Spring!

The Lexington Commons Association annual meeting was held on November 30th at Cooke School. There was a good showing of members, both in person and via proxy, and a quorum was achieved. Several new business items were put before the members for their vote:

Election of New Directors – 4 new directors were elected to replace outgoing directors Gretchen Eisenlohr, Nathaniel Field, Rick McGuinness and Jennifer Wright. The new directors for 2023-2025 are Anna Ivanov, John Palmer, Corey Campbell and Matt Guibord.

Other business conducted – a motion was made and supported to increase Association's yearly dues from \$120 to \$240 for the homes and \$60 to \$120 for the condos. Discussion covered the fact that dues have not been raised in over 20 years, the common areas need work which cannot be done without an infusion of money and based on 1970 dollars the dues should be over \$400/\$200. The majority of members voted YES to the increase.

During open forum the issue of youngsters riding motorcycles in the commons area off of Taft Rd was raised and many expressed that they did not approve of the use of motorcycles on the commons parkland. The issue will be addressed by the new board.

Budget News

By Andrea Farris



There has been a modest increase in monthly assessments in order to generate funding for the major (reserve funds) projects. The 2023-24 budget allows for wood replacement, painting (5 buildings) and roofs (2 buildings) equal to \$348,000. All reserve fund expenditures are budgeted at \$399,000.

The reserve fund balance at the beginning of 2023-24 is expected to be \$474,452. The reserve fund balance at the end of the 2023-24 fiscal year is expected to be \$274,732.

The budget spreadsheet that was mailed out to you compares the two budgets. 2022-2023 operating expenses exceed the budget by about \$31,000. Over budget conditions are due to three accounts that more than explain the variance. They are: Casualty losses, snow and ice melt removal, and tree related services.

Bylaws Update

By Michele Jasinski

We received the revised draft from our law firm recently (55 pages!) incorporating the suggested changes to our Master Deed and Bylaws. Your ARR/Bylaws committee spent three hours in a meeting going through this document and pointing out a couple minor items left to update. The final revision will be ready very soon.

The next step will be a Q and A with the co-owners. We are excited to get your feedback. We will notify you as soon as we have the date set. Remember these updates to our 50 year old documents determine the rules and guidelines as to how we live here at Lexington Condos. Your input is one of the most important parts of making this a successful project.



The 2023 Annual Meeting
Wednesday, March 22, 2023 at 7:00 pm at the Clubhouse
All Co-owners are urged to attend

One of the purposes of the Annual Meeting is to elect directors to the Association Board of Directors. In order to conduct the meeting, we must have at least 35% of eligible co-owners present in person or by proxy.

The membership will elect FIVE (5) positions on the Board of Directors. Terms are expiring for Holly Hurd, Michele Jasinski, Nadine Merriman, Laura Keller and Mary Salmon.

If you would like to nominate yourself as a candidate for the Board of Directors, please contact Darlyn Triplett at Herriman & Associates or download the Application for Election to the Board of Directors from the LCHA website (lexingtoncondohomes.org Documents/ARRs/ARR 1.8). Nominations as well as a biographical sketch must be submitted to Herriman & Associates no later than February 14, 2023. Please review ARR 1.8 regarding election procedures for more information.

Co-owners who are delinquent in Association dues or other assessments are not eligible for election to the Board or voting. You must have completed the Designated Voting Representative form and have it on file with Herriman & Associates. If you have not filled out the DVR please do so and return it to Herriman & Associates prior to the meeting or at the Annual Meeting. Without a DVR a ballot will not be issued and any proxy is null and void.

A proxy is included with this mailing. If you are unable to attend the meeting, please assign your proxy to a co-owner who will be attending to assist in achieving our quorum requirement.



Those with 4-legged friends - please be a considerate neighbor and pick up after your dog, leaving the mess ruins the grass and is unsanitary. Bristol Ct in particular is showing much evidence of neglect.