



January 2026

Lexicon

Lexington Condo Homes Association
www.lexingtoncondohomes.org

Board of Directors

Dan Barnes
President

Laura Keller
Vice President

Andrea Farris
Treasurer

Michele Jasinski
Secretary

Holly Hurd

Gretchen Eisenlohr

FROM THE DESK OF THE PRESIDENT

By Dan Barnes

Our community works best when homeowners get involved. And right now, we are looking for a few volunteers to join the LCHA Board of Directors. Serving on the board is a great way to have a voice in decisions that affect our neighborhood, meet your neighbors, and help keep our community a great place to live. No prior experience is required, just an interest in contributing and working together.

We currently have open board positions, and all homeowners in good standing are encouraged to consider participating. Term lengths are manageable, and support is always available from current board members.

If you are interested, or would like to learn more before committing, please contact me at sdbarnes19@gmail.com or Laura Keller at lakeller826@gmail.com. We will be happy to answer questions and share what's involved.

Thank you for being part of our community. We hope you'll consider getting involved.

As we face this bitter Michigan cold, our thoughts are with our neighbors here at home, and with communities across the country affected by severe and devastating weather. Please stay safe, stay warm and look out for one another.

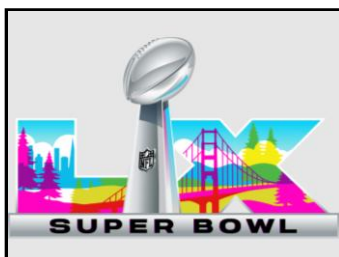
This is a winter we will always remember....or try to forget.

Warm regards,

Dan Barnes

Upcoming Events

- **BOARD MEETING**
FEBRUARY 25TH @ 4:00 PM
CONTACT HERRIMAN TO ATTEND
- **SUPER BOWL LX**
FEBRUARY 8TH
SANTA CLARA, CA
SEAHAWKS VS PATRIOTS



Money Matters

By Andrea Farris



Financial Management & Budget Oversight

Sound financial management is one of the most important responsibilities of your Condominium Board. On December 23, 2025, the proposed 2026–2027 Budget was mailed to all unit owners. This budget was developed using four key financial principles: responsible expense control, continued support of ongoing projects, preservation of reserve funds, and transparent financial reporting to homeowners.

To support the ongoing Roof Replacement Project for Buildings N and D, a special assessment of \$1,000 per unit was approved. A portion of the project cost will also be supplemented through reserve funding to ensure the work is completed properly and without compromising the Association's long-term financial stability.

Careful planning and disciplined financial oversight protect the Association from operational disruptions, declining property values, and potential legal or financial liabilities. Your Board remains committed to responsible stewardship of Association funds, ensuring both the short-term needs and long-term health of our community are met.



Building & Grounds

By Laura Keller

BrightView is our snow removal contractor, and this is the third year of the 3-year contract we signed with them. We pay a set price (all-inclusive contract) rather than a per-push price and if you looked at the budget information that was mailed out, you may have noticed that the snow removal is our most expensive service at \$60,000 per season. Last year BrightView had it pretty easy but this year they are earning their money.

We have gotten very little feedback or negative comments about their performance with the most common issue being the use of too much salt on the walkways. The changes to the slip and fall laws are always a concern so while the amount of salt may be annoying it is necessary for the safety of those using the walkways.

Living on Revere Ct. I can compare the responsiveness of BrightView to that of the contractor used by North Lexington and BrightView is often the first on-site to plow and shovel. I have heard them very early (5 am) shoveling the stairs going down to the pool! So, while \$60,000 is a large number we are getting very good service.

When we go out for bid on the next contract we will certainly ask BrightView to bid and work to get the best price. Our secret weapon is our property manager, Darlyn Triplett - contract negotiations is something at which she excels!

It is common to get MRs this time of year about ceiling drips in the bathroom. The frigid cold causes condensation in the bathroom fan ducting after showering, especially if the ducting is not insulated. It is recommended to run the fan 20+ minutes after showering to prevent water drips.

INTERESTED IN A LCHA BOARD POSITION?

Have you ever thought about getting more involved in your condo community? Serving on the LCHA Board is a meaningful way to help guide the future of our association and protect the value of our homes.

Board members play a vital role in keeping our community running smoothly, financially sound, and enjoyable for everyone. While it is a responsibility, it's also a rewarding opportunity to contribute your skills, ideas, and perspective.

What Do Board Members Do?

Board responsibilities include, but are not limited to:

- **Financial Management & Budget Oversight**
Helping oversee the association's finances, budgets, and long-term planning to ensure fiscal stability.
- **Property Maintenance & Capital Improvements**
Ensuring our property remains safe, functional, attractive, and continues to enhance unit values.
- **Rules Enforcement & Community Governance**
Establishing, communicating, and fairly enforcing association rules, bylaws, and standards.

- **Vendor Management & Contract Oversight**

Selecting, reviewing, and monitoring third-party service providers and contracts.

- **Legal Compliance & Risk Management**

Safeguarding the association's assets, minimizing risk, and ensuring compliance with legal obligations.

- **Communication & Transparency with Unit Owners**

Maintaining open lines of communication through meetings, the website, newsletters, and community events.

Interested in Running?

If you're interested in being considered for a Board position, we invite you to apply by submitting a short biography; the Board election process is outlined in ARR 1.8 which is posted on our website under Documents/ARRs. Send your bio to dtriplett@herriman.net. No prior board experience is required — just a willingness to participate, collaborate, and care about our community.

For more information or questions, please email us at andofar@gmail.com. Your involvement makes a difference. We encourage you to consider stepping forward and helping shape the future of our community!

