



July 2023

# Lexicon

Lexington Condo Homes Association  
[www.lexingtoncondohomes.org](http://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  
July 26th @ 4:00 pm  
Clubhouse - contact  
Herriman to attend
- Community BBQ  
August 13<sup>th</sup> @ the pool  
1-4 pm



## FROM THE DESK OF THE PRESIDENT

By Dan Barnes

### UPDATE #1

The board is considering raising the clubhouse rental deposit from \$100 to \$250. We have experienced some unforeseen issues with renters not properly cleaning up after themselves when they leave. There is a checklist that must be adhered to before you exit the clubhouse. When you sign the lease, you are committed to following these rules. Failure to do so, will result in losing part or all of your security deposit. The board will not be responsible for your cleanup. It costs between \$75 to \$150 to bring in a cleaning service.

### UPDATE #2

To the residents who are using the guest parking spaces overnight. As stated in the past, if you have a one-car garage, you have two parking spaces. If you have a two-car garage, you have four parking spaces. If you are parking your car overnight in the visitor parking and not using your garage, then you are in violation. If you are unable to abide by these rules, you must appeal to the board and you may be issued a 6-month permit at the board's discretion.

To the residents on Yorktown:

If you have branches in front of your unit, we have called the city on numerous times for pick up to no avail. Please bag them, or at least move them to the curb in front of your unit, so that the city will take them away.

Reminder:

Before you leave the pool area, make sure that the chairs are put back in an upright position, and that the umbrellas are rolled down and tied.

Don't forget to vote on the updated bylaws!

Respectfully,  
Dan Barnes

P.S. From Sue Barnes - Thumbs up to all the people on the north side of Bristol. All of you have your garage lights on making for a warm and inviting neighborhood. ❤️

## Landscaping Update

By Nadine Merriman

I can't say enough about the great work the ACE mowing is doing. Every week the grounds look better and better. The guys have been trying really hard not to tear up the grass. It has been so wet in some areas that it can be difficult. For instance, an area behind Bristol was tore up a little, it was reported to me via Laura, I spoke to the supervisor and it was taken care of that very day. If complaints were sent directly to me, it would be taken care of even faster.

There was a huge pile of shavings behind Bristol and we had Blackstone come in to take care of it. There were complaints about the large pine at the corner of Lexington and Washington Circle. Had the company come in and elevate it. Then ACE mulched around it. Looks great and now when we pull out, there is nothing blocking the view.

Not much more for this month. I do want to add however, as I look around and walk around our condos, I am so pleased with how everything looks. Almost everyone has beautiful gardens or flowers around their area. Thank you so much.

P.S. Please do not hesitate to contact me if you have a problem/question/complaint.

## Bylaws - Time to Vote

By Michele Jasinski

You should have received your voting documents in the mail by now. If for some reason you haven't, please contact Darlyn Triplett at Herriman. The deadline to vote is August 21st. You are welcome to vote or turn in a proxy at any time before that date. Listed in your documents are myriad ways to return your proxy or vote. Speaking of voting, whether your vote is a yeah or a nay, everyone votes. Everyone provides their mortgage information (or indicates where it asks -that you don't have a mortgage if you don't). Please keep in mind that it's been 30 years since some of the Master Deed was updated and 50 years for the bylaws. Much has changed. We have a chance to evolve with the times and provide a better future for ourselves economically and technologically as well as for future residents. The immediate benefits alone are worth voting YES!

## Money Matters

By Andrea Farris



As the LCHA Community is well aware, the painting and roofing projects are a costly undertaking. Therefore, steps were taken in July to move money into higher interest-bearing accounts. The assets reflected in the June financials do not reflect these transactions. The July financials will show the new accounts. The Chase Bank funds were moved to a CD Ladder at Fidelity Investments and the Flagstar funds were moved into a

Money Market account at CFCU . Both moves will reflect a higher rate of interest.

As treasurer, I am encouraging members of the community to vote "yes" on the by-laws proposal. New, up to date, by-laws are essential to the maintenance of our community. Much time and money were devoted to the revision process. Our dedicated by-laws committee deserve our gratitude for a job well done.

# City News – water, water everywhere

By Laura Keller

## Drinking Water State Revolving Fund Project

The City of Northville will soon begin a \$24.2 million project to upgrade the aging water system. The need for this project resulted from a 2021 Water Reliability Study. At a public presentation on May 9<sup>th</sup> the scope of this major infrastructure upgrade was revealed. The work will be divided into 5 phases to “distribute the financial burden over several years”. Financing for the project will be through a 20-year loan jointly administered by the Michigan Department of Environment, Great Lakes and Energy (EGLE) and the Michigan Municipal Bond Authority. The loan rate is expected to be 2.75%. See the slide from the presentation below for more details on the costs.

As the cost breakdown shows the infrastructure improvements are projected to cost each customer \$103.22 on their bi-monthly utility bill. It was noted that “post-application grant funding, increasing user base (i.e., the Downs Project) and



additional funding sources could reduce user rate increases”. The entire presentation is posted on the LCHA website. If water was still part of the LCHA budget, as it was until 2019, the monthly HOAs would have increased \$51.50 a month or around 11% to pay for the infrastructure project.

In other water news, effective July 1st, the cost of water is increasing. The new rates are:

### Rate per unit (1,000 gallons)

	Current	New	Increase
Water	\$ 11.03	\$ 11.85	7.43%
Sewer	\$ 8.35	\$ 8.85	5.99%

There is no change to the service charge or the meter replacement fee.

## DWSRF Project Cost Opinion and User Costs

Project	Cost	Annual Debt Retirement*	Annual Increased Cost per Customer	Bi-monthly Increased Cost per Customer
Abandon Underground Reservoir and New Booster Station	\$3,650,000	\$239,700	\$93.49	\$15.58
Pressure Reducing Valves	\$1,900,000	\$124,800	\$48.67	\$8.11
Water Main Improvements	\$18,290,000	\$1,201,100	\$468.45	\$78.07
Lead Service Line Replacements	\$340,000	\$22,300	\$8.70	\$1.45
<b>Total</b>	<b>\$24,180,000</b>	<b>\$1,587,900</b>	<b>\$619.31</b>	<b>\$103.22</b>

*\*assumes 2.75% APR over 20-years*



## Building & Grounds

By Laura Keller

*The Family Handyman* published an article titled 11 Spreading Shrubs You Don't Want To Plant with the subtitle "Some are garden thugs, others are maintenance hogs or one-hit wonders. Don't bother planting these shrubs." Guess what - of the 11 plants listed 5 are part of our landscaping:

Privet - along the pool fence  
 Japanese barberry - a few entrance beds  
 Burning bush - clubhouse, many entrance beds  
 Forsythia - along the Taft Road berm  
 Sumac - on the west property near 8 Mile

The privet provides privacy but grows so quickly it needs constant pruning to keep it looking neat. The burning bushes look great in the fall and are easy to grow but are fast growers and get up to 15' tall so they need regular pruning if planted in smaller spaces. Forsythia looks beautiful when in bloom - in the spring for about a week. If not constantly snipped it gets unruly and needs hard pruning to maintain its size. Sumac spreads by its roots and forms thickets.

The burning bushes by the clubhouse just got a rejuvenation pruning - they were so large they were blocking airflow for the AC units and access to the irrigation controller. They are healthy shrubs and will grow back nicely. The many other burning bushes around the complex would benefit from a similar rejuvenation prune.

Why were these shrubs planted those many years ago? Probably because they are inexpensive, fast growers and quickly gave the younger community some color and curb appeal.

Shrubs selection has expanded over the years with many very attractive "dwarf" options now available. They require no trimming or pruning since they stay within the 3' to 4' ft size range. When new shrubs are planted around the common areas these will be considered - perfect for the goal of an attractive and low maintenance landscape!

## Summer BBQ August 13<sup>th</sup> FOOD \* FUN \* FRIENDS! At the LCHA Pool



Howdy Neighbors!  
 It is time for burgers, hot dogs and beers! Please plan to join us for some fun at the LCHA summer BBQ

on Sunday August 13<sup>th</sup> from 1-4. The grill will be hot and the pool and drinks will be cool! Games and music and a good time - rain or shine (the party will move into the clubhouse if needed). Come and hang out with your old friends and meet some new neighbors! Hope to see you there!

*(All food and refreshments curtesy of the LCHA - just bring yourself!)*

## Bylaws Voting Special Meeting - 8/21/23

There is a special meeting of the Association scheduled on Monday, August 21, 2023 at 1:00 pm at the clubhouse. The purpose of the meeting is to count the votes on the amended and restated Master Deed and Bylaws and amendment to the Articles of Incorporation.

You need not attend if you have voted - only counting will take place at this meeting. To make voting easy and convenient a lockbox is located outside the clubhouse - just drop your ballot in the lockbox.