



June 2023

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
June 28th @ 4:00 pm
Clubhouse - contact
Herriman to attend

Happy 4th of July!



FROM THE DESK OF THE PRESIDENT

By Dan Barnes

A call out to residents – homeowners assistance please! The planting of new trees (within the last 24 months) requires hand watering of 5 gallons a day for trees; this helps establish a healthy root system. If you live near a newer tree or newly seeded lawn please water daily.

There was a good turnout at the food truck that was parked at in the North Common newly resurfaced parking lot. Young people with children everywhere. A good time was had by all.

With the opening of the pool a few reminders of pool etiquette:

- Lounge Chairs put upright and chairs returned to tables
- Umbrellas down and tied
- Please clean up your litter

Make note of the 2 new reroofed buildings – A on Revere and E on Bristol have just been completed and M on Yorktown will be completed in the fall. Plywood replacement, baffle installation, new hot stack venting material, special attention to kickout flashing and trim boards are all part of the new roofs and the quality has met our expectations.

Painting, we have completed Washington Circle (buildings F, G and H) with buildings A, E and B to follow. Wood replacement unfortunately has exceeded the estimate as we get into the older buildings. Hopefully the thoroughness of the painting contractor will give us longevity.

Enjoy the pool while it's open,

Respectfully,

Dan Barnes

Building & Grounds

By Laura Keller

A co-owner requested that the community be reminded that feeding wildlife is not allowed. She has had issues with chipmunks and others have had issues with mice getting inside their condos which can turn into a big mess. The chipmunks, while cute, can be quite destructive to the property. These pests are attracted to areas where there is easy access to food. Do not encourage them by providing tempting treats!

The LCHA ARR 4.10 states that feeding wildlife is prohibited. It also says that bird feeders are permitted, however, birdseed is a favorite food of rodents and feeders that drop seed are a food source. Cleaning up fallen seeds and nuts will help eliminate the food source for the unwanted wildlife and be a first step in ridding the area of the pests. Consider a rodent proof feeder and ultra sonic repellents to keep the chipmunk and mice away.



**Rodent Proof
Suet Feeder**

The entrance island at 8 Mile & Lexington is looking very nice this year, as noted by our Landscape Chair, and even has gotten compliments from the neighboring subs. I was

stopped the other day by a South Lexington neighbor who wanted to know who did the island landscaping and said it looked beautiful and that the entry ways to the Lexington Commons homes did not have the same well-manicured look. (Apparently the LCHA entrance sign and island landscaping are the envy of the neighborhood!) He is new to the area did not know the Commons history and that the dues had not been increased in decades - without sufficient funds it is very difficult to have beautiful grounds, up to date amenities and attractive entrance islands. The

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Landscape News

Dear Co-Owners

As you can see a lot was accomplished in the past month. ACE Lawn our new contractor has been great with the edging, weed whacking, trimming the bushes in areas that were specified and of course mowing. All of the guys have been very nice and accommodating.

I am especially pleased with the way the grounds are looking. The mulch really looks good making our community neat and inviting to people as they drive through and around. The front entrance is coming along and starting to look good. With the new perennial plantings, it will look better year after year. New trees have been planted where we lost others from the ice storms. All we have to be is diligent when it comes to watering our trees and plantings. I encourage everyone to pitch in and help.

One more item. I would like to thank Dan Barnes and Laura Keller for cleaning up and bagging all the pine cones on the sidewalk from the North Lexington entrance to the corner of Taft and Eight Mile Rd. It could have been a hazard if someone had fallen because of them. I truly appreciate all the help they have given as board members.

Let's keep our community looking good.

Thank You,

Nadine Merriman, Landscape Committee

B & G Continued from page 2
2023 Commons budget will allow for improvements.

The annual inspection of the buildings and grounds was just conducted and on the whole things are looking very good. A few co-owners have their areas meticulously maintained with beautiful flowers and furniture - Better Homes & Gardens worthy. The biggest issue noted are the weeds and untrimmed shrubs around many patios and decks. If your patio/deck area needs work please take care of it! Letters will be going out to those co-owners who need to address weeding or any other item for which they are responsible. If you receive a letter, please take care of the item(s) cited in a timely manner.

Money Matters

By Andrea Farris, Treasurer



After researching numerous bank and investment groups in search of a better return on our money, the savings account (0.1%) at Chase was closed. Chase offered no good savings options for our association at this time. While Fidelity Investments recommended a one year, 4 rung, CD Ladder at (5.3%). Implementing a CD Ladder is an easy and safe way to earn extra money to fund our reserves.

The Fidelity account was opened and funded this week.

LCHA Bylaws Update

By Michele Jasinski, Bylaws Committee Chair

We had a meeting on May 30th and finalized the input received from co-owners. That resulted in mailing the additional changes to the bylaws to all co-owners the first week of June and allowing another 14-day response period for comments. We did not receive any comments.

Our law firm is now in the process of preparing the documents for us to vote on the Master Deed and Bylaw revisions. Of course, voting documents will be sent to each co-owner and a meeting date where you can drop off your proxy or ballot will be determined. There are several ways to return your documents besides the meeting. Stay tuned as we will give each co-owner plenty of notice as we proceed with each step.

Thank you.



Welcome New Neighbor!

Ginny Decoursey - 1048 Bristol Ct.