



May 2021

Lexicon

Lexington Condo Homes Association
www.lexingtoncondohomes.org

Board of Directors

Deborah Fedorko
President

Holly Hurd
Vice President

James Freeman
Treasurer

Michele Jasinski
Secretary

Michael Stevens

Andrea Farris

Dan Barnes

From the Desk of President Fedorko

**Your BOD Stands for
Transparency, Communication, Open Meetings,
Fiscal Responsibility**

*Your new BOD hit the ground running and
encountered many challenges along the way.
Several items demanded urgent attention.*

New Management Company: Based on co-owners' past feedback, many of you will be happy to hear that John P Carroll management company will be replaced by **Herriman Associates** effective **June 1, 2021**. Herriman previously managed LCHA for many years and has a good grasp of our structural and operating needs. Transitioning to Herriman, already underway, is a major undertaking. Transferring Outstanding Maintenance Requests, Co-owners information, Association documents, Contracts past and present, and Financial information and decisions are only a part of a lengthy to-do list. Co-owners will soon receive a welcoming packet from Herriman including monthly dues payment information.

Open Meetings: Your BOD looks forward to resuming Open Meetings ASAP. This remains on hold due to COVID restrictions and will be re-evaluated on a month-to-month basis. The BOD is currently reviewing the State guidelines. The management company is responsible for coordinating ZOOM meetings. The transition to a new management company has delayed ZOOM participation. Stand by—we're working on it.

Communication and Transparency: In addition to the Lexicon, Emails are sent to co-owners from the Desk of the President as important items impacting our community arise. You don't have to wait until monthly meetings or the Lexicon to be informed about important or emergency issues.

Next Board Meeting

May 26th 4:00 pm at the
Clubhouse

FISCAL RESPONSIBILITY?

Listen to the Professionals and Save Money!

Dead Boxwoods and An Ounce of Prevention:

In 2018 the Association invested \$9,947 refurbishing the 8-mile exit island. With an eye towards economy, and on the landscaper's recommendation, low maintenance boxwood shrubs were planted. These hardy slow growing shrubs are low maintenance and do not require annual trimming. The landscaper also recommended burlap to protect the boxwoods from winter elements but especially the road salt. During a prior BOD transition, the incoming BOD was advised of the importance of protecting the boxwoods with burlap and told where it was stored in the clubhouse. This information was ignored, the burlap was discarded, and the shrubs left exposed to winter elements and road salt. Predictably the boxwoods did not survive—replacement cost \$6,035.

Pool Pump Room:

The prior BOD planned to replace drywall in the pump room that was reportedly water damaged by leak in the Chemical Feeder in-line valve. The present BOD sought a second opinion. Verdict the drywall did not have to be replaced. Two coats of mold and mildew control Kilz paint on the walls at a cost of \$160 solved the problem at a fraction of what it would cost to replace and paint drywall.

Pool: Main Drain and Skimmer Valve:

The current BOD is also looking at a new main drain and skimmer valve replacement. These valves have been drawing air for years and continue to worsen. The existing valves are pulling air and no longer sealing properly. Loss of seal can cause severe underground breaks or equipment damage. Estimate includes two new commercial grade ball valves for \$865.

NEW BUSINESS

Mulch:

Numerous trees within our complex have been excessively mulched Too much mulch over the root ball or resting against the trunk causes problems and can kill trees. It will cost \$200 per tree to correct this.

Structural Repairs:

Concrete sidewalks, garage floors and foundation garage block were tagged during the recent walkthrough. Bids are in progress. Work will start the end of May if all goes well.

Roofs:

Next on the agenda is the replacement of the roofs. Bids in progress.

***Star-nosed Moles—pretty name, but truly ugly critters:***

These pesky destructive critters formed big piles or volcanoes of soil on the surface of some of our community lawns. Wagenschultz mole expert treated these areas to control further infestations.

Dryer Vent Cleaning:

Although the prior BOD planned to charge co-owners for this service, your new BOD decided that the Association will be responsible for dryer vent cleaning as it is seen as a **safety issue**.