



Lexicon

Lexington Condo Homes Association
www.lexingtoncondohomes.org

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ROOFS, ROADS AND ASSESSMENTS

Freewheeling social media allows for the quick exchange of opinions and ideas but it comes with a major downside - the ease with which false information can be spread. If exaggerations and lies are not corrected, they can be perceived as legit, often with damaging consequences. Case in point is Dave Sutton's recent email about assessments, reserves, roofs and roads written after he attended the Open House for the siding project. During the Open House Mr. Sutton raised the topic of the roofs but it was not really discussed – those who have tried know it is near impossible to discuss with Mr. Sutton. However, since the “assessment” word was employed in his email to the community, perhaps to create “fear, uncertainty and doubt”, the facts about the roofs and the reserves must be explained.

In a nutshell - future roofs and roads will be paid for out of reserves. The governing philosophy of the LCHA Board since the early 2000s has been to have healthy reserves and avoid assessments for the 3 major expenses - roads, roofs and paint/wood. That is why the budget calls for setting aside 30% of the income from HOAs into reserves when the requirement is 10%. The roofs are planned to be a 3-year project and the roads a 2-year project. The roofs are projected to cost \$600,000 and the roads slightly more. To meet these budget projections the plan was to have \$630,000 in reserves at the end of 2020. The plan also called for spending \$70,000 on the paint cycle in 2020 which was not spent – the 2021 siding initiative is intended to replace the paint cycle. We ended fiscal 2020 with \$650,000 in reserves vs the \$700,000 that was targeted. With these big projects a few years off there is time to replenish the reserves savings. Those who attend the annual meetings know that information regarding reserves, roofs, roads and paint has been presented and explained.

There was a large special assessment that hit the community in 2002 to pay for new roofs and roads. It was needed because up to that point the HOAs had been kept low and the reserves



St. Patrick's Day
 March 17th

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Open House a Big Hit!

By Laura Keller – Siding Committee

The Siding Project Open House held on 2/27 was a big hit with co-owners who came to review the selected materials for the proposed exterior refresh and meet with the professionals. Glenn Klocke from FiberClass Contracting and Steven Eggleston, the architect, were able to answer many questions regarding the project. The 3D model of building A was shown on a 40" screen; rotating and zooming the model allowed the co-owners to see the details of the building's new look from all perspectives. The feedback was very positive - even some who were not proponents of the project showed up to check things out and came away impressed.



Material Samples

Siding Assessment Voting Until March 15th

Reminder - we need you to submit your ballot by March 15th. And co-owners who cast a vote prior to the Open House - if you want to reconsider your vote, you have that option - voting is open until 3/15!

The Clubhouse will be OPEN on **March 6th** from 11 - 1 for co-owners who could not attend the Open House and want to look at the material samples and learn more about the project.



Casting a YES vote!

ROOFS, ROADS AND ASSESSMENTS

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funding was woefully inadequate. When the time came to pay for the roofs and roads the cupboard was bare. The assessment was about \$9000 per unit and had to be paid over a 3-year period. At the conclusion of the 2 projects (roads and roofs) in late 2004 the Board realized the reserves were still underfunded and hit the community with another assessment for about \$3,000 per unit.

Since that experience the LCHA Board has diligently planned to fund the reserves so that the community is not hit with another surprise when it comes time to replace roofs, replace roads or paint. Our reserves funds are solid and unless we are hit with unforeseen expenses the roofs and roads will be covered by the reserves. Do not listen to the spammers and naysayers telling you otherwise.

Scott Corcoran – President
Marilyn Campbell – Treasurer
Laura Keller – Siding Committee

20121 Board of Directors Candidate Bios

Andrea Farris - My name is Andrea Farris. I am a retired Detroit teacher with 30 years of work experience. I have lived in my Revere Court condo for 15 years and serve on two other association boards. My primary goal for the future is to restore harmony in the community. The accomplishments that I have achieved are the digitizing the minutes from Board Meetings, maintaining an informational website, and contributing to the development of the “Project Refresh”.

James Freeman - I have an Industrial and Operations Engineering degree from the University of Michigan. As an Industrial and Operations Engineer, I will strive to find ways to eliminate wastefulness and approach each project efficiently in the avoidance of unnecessary expenses. Having over a decade of experience in compliance software and labor law (domestic and international), I am pragmatic and fiscally conservative. I will apply these attributes to all decisions made for our Association.

Holly Hurd - Past Service on the LCHA Board and the City of Northville’s Zoning Board of appeals provides the needed skills, experience and knowledge. I support Open BOD Meetings and Cost-effective decisions for the betterment of the whole community. I will always remember I have a fiduciary responsibility to each and every co-owner.

Deborah Fedorko - Past Association President understanding the importance for open Board meetings. During my tenure major infrastructure repairs were completed with no Dues Increase and a Balanced Budget. Civil Engineer with a Builder’s License provides the professional knowledge, and training to address the Association’s failing infrastructure. Listening to Co-owners concerns, I will guide LCHA through any complex undertaking or problems with a commitment to avoid unnecessary expenses and complete each project in the most cost-effective manner.

Michael Stevens - Northville area resident since 1987. LCHA co-owner since 2006. Three children have graduated from NHS. My work experience includes operations/department/project manager at multiple printing companies. In these capacities I schedule workflow through the plant, oversaw small to mid-size teams, and was usually the person relied upon to investigate and find solutions to issues which may arise.

Michele Jasinski - Open meetings! Fiscal responsibility! Transparency! Decisions that focus on increasing our condo values and improving our community! Work with and listen to all co-owners! Experience: Interpersonal: Ford vendor Custom Service rep; Management: Radio - On air and management; Finance: Creating and sustaining profitability; Served on Lexington condos Budget Committee: 2008-2013. Let’s Work Together to Make LC’s a Great Place To Live!

Homeowner Tip From the Family Handyman:

Stains Around a Bath Fan? What It Means: Condensation Is Forming Inside the Duct.

The stain could be caused by a roof leak but **condensation inside the duct is the most likely cause** of this home problem. If you live in a cold climate, there's a good chance the warm, moist air from the bathroom is condensing in the duct and the water is seeping back down into the fan housing.

A bath fan duct that's not insulated or poorly insulated gets really cold in the attic. A cold duct filled with warm moist air is a recipe for condensation. On exceptionally cold days, that condensed water freezes and then drips back down when the temperature rises. Even insulated ducts get cold enough for condensation to form when the fan first starts up. **If a fan is run long enough, the duct will warm up and dry out.** Consider replacing the wall switch with a **timer switch**, which will run the fan for a set period of time.

LCHA Exterior Refresh - No Better Time!

Why APPROVE the proposed assessment?

Material costs are on the rise - Glenn Klocke from FiberClass Contracting (contractor selected for the siding project) told us his suppliers are already notifying him that 2021 material prices are going up. The cost to do this much needed update of our community is never going to be this affordable! Vinyl, the most affordable new siding option, is a petroleum-based product - look at what is happening with oil prices.

Borrowing costs are historically low - We can finance this project via a loan for 10 years at 3.75%, the cost to borrow money will not remain at these low rates. If the project is delayed expect the cost to finance it to increase.

Siding 1st then Roofs - The roofs do not need to be replaced immediately while the siding must be addressed. This winter there was ice damming reported on several buildings but just 2 leaks (98% of the roofs are OK) - the roofs are performing and have not exceeded their life expectancy. The

buildings need to be painted now or replaced with siding. The start of the paint cycle was already delayed a year (slated to start in 2020) due to COVID and the delay it caused to present the Siding Proposal.

The Board's duty is to make prudent business decisions regarding improvements to our property and the Board strongly feels the roofs can wait for a few years while the siding needs to be addressed now. If we wait another 5 years until the next paint cycle to install new siding the cost may be prohibitive. It would be a poor expenditure of money to spend \$300,000 to start a paint cycle for outdated 48-year-old buildings. We can revitalize the community now with new, low maintenance siding. We can improve the appearance of the community, increase property values and lower on-going costs by moving forward with the affordably priced exterior refresh.

The LCHA Board of Directors

The 2021 Annual Meeting is being held on March 24th at 7:00 pm via Zoom Video. All co-owners are encouraged to attend. An email invitation will be sent to co-owners who supplied an email address, a letter with instructions will be sent to co-owners not using email for LCHA communication.