



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

Living in a condo community with a Homeowners Association (HOA) can be a mixed experience, but there are some clear upsides - especially if you understand how to engage with it rather than just react to it.

Maintenance is handled for you as one of the biggest perks. The HOA typically takes care of exterior maintenance - things like landscaping, roof repairs, painting, and shared amenities. That means less time and fewer surprise expenses on your end. The amenities that you might not afford individually include the pool, the pickleball court, and the use of the clubhouse. These shared perks can significantly enhance your lifestyle without you having to manage them yourself.

HOA rules are designed to keep the community looking clean and consistent. That helps to maintain and even boost property values overtime. Instead of sudden, large, repair bills, you pay regular HOA dues. While fees can feel annoying, they often cover major, long-term expenses through reserve funds.

Complaining about HOA rules from the sidelines rarely changes anything. If something bothers you, getting involved is actually the most effective move. Joining the board or a committee gives you direct influence over policies, budgets, and rule changes. Instead of reacting to decisions, you help shape them. Whether it's updating outdated rules, improving amenities, or making communication more transparent, engaged residents often drive the most positive changes. HOAs don't change quickly from outside pressure alone. Change usually comes from within, from people willing to show up and vote and participate. Condo living works best when residents treat it as a shared responsibility, not just a service. If the rules frustrate you, that's actually a good signal. You might be exactly the kind of person who should step up and help shape them.

So please come to the meeting tomorrow and get involved.

Upcoming Events

- Annual Meeting
March 25th @ 7:00 pm
Registration @ 6:30 pm
- Easter Egg Hunt
April 11th A 11 am
North Commons Park



Money Matters And Boards Matter Too!



By Andrea Farris

Serving on the LCHA Board is an important responsibility that requires tireless effort from our team to keep our community running smoothly and looking its best. Board members volunteer their time to handle and monitor finances, maintain the property, enforce guidelines, work with vendors, and keep everyone informed.

As a Board member, I'd like to personally thank my fellow Board members for their time, teamwork, and dedication. It's a learning experience working alongside such a committed group, and I truly appreciate the effort everyone puts in to make our community a great place to live.

Easter Egg Hunt

The Lexington Commons Association is holding its annual Easter egg hunt on Saturday, April 11th @ 11 am in the North Commons. The date is the week after Easter to avoid conflicts with spring break and Easter plans, similar to last year.

We are planning to place 1500 eggs for roughly 50 children. This event is a blast every year, so come to the north park with your family and join the fun!



Building & Grounds

By Laura Keller

The Michigan chapter of the Community Associations Institute (CAI) held its annual conference at the Vibe Convention Center on March 13th. The event brings together HOA leaders, management companies, community managers and industry partners for a day of educational sessions and vendors exhibitions. Andrea Farris and I attended this event to become better educated board members and sat in on these talks:

- Eco-Efficiency for Communities: Smart Strategies for Tree & Pond Care
- Board Leadership in Action: Practical Wisdom for Stronger Communities
- Financial Efficiency in Action: CAM Accounting Made Clear
- Rules in Real Time: An Interactive Dive into Bylaw Enforcement
- Legal Hot Topics and Attorney Q&A

It was an excellent conference; along with the educational sessions we had a chance to talk with directors from other communities about common challenges and discuss specific issues at LCHA with industry specialists. Already we had an on-site consultation with a company we met at the show - a rep from Roofing Technology Associates was here to check out the garage roof/patios on building N and will be giving us a proposal for the repair/replacement of 6 roof/patios. Also, a rep from ASI, an asphalt contractor we talked with, is sending us an assessment of our streets.

The roofing project will be resuming soon - Roofing PD was awarded the contract to re-shingle building N and will begin in the late April - early May timeframe. Of course, the weather will dictate the exact start date. We had a pre-construction meeting with Roofing PD last week to review our specs to ensure they thoroughly understand our expectations.



The 2026 LCHA Annual Meeting

**Wednesday, March 25, 2026 at 7:00 pm at the Clubhouse
All Co-owners are urged to attend**

One of the purposes of the Annual Meeting is to elect directors to the Association's Board of Directors. We must have at least 35% of eligible co-owners present, in person or by proxy, to achieve a quorum and to conduct an election. Please plan to attend! A proxy has been mailed to you as part of the Annual Meeting notice. If you are unable to attend the meeting, please assign your proxy to a co-owner who will be attending so that we can meet or exceed our quorum requirement.

The membership will elect FIVE (5) positions on the Board of Directors; four 2-year positions and one 1-year position. Terms are expiring for Dan Barnes, Laura Keller, Michele Jasinski, and Holly Hurd. For more details on the Association's election procedure please read ARR 1.8, Article I Section 2 of the Condominium Bylaws and Article III of the Association Bylaws.

Co-owners who are delinquent in Association dues or other assessments are not eligible to vote at the annual meeting. You must have completed the Designated Voting Representative form and have it on file with Herriman & Associates. If you have not filled out the DVR please do so and return it to Herriman & Associates prior to the meeting or at the Annual Meeting. Without a DVR a ballot will not be issued and any proxy is null and void.

The meeting registration will start at 6:30 and light refreshments will be served. We will review the past year's accomplishments, discuss important matters, and plan for the future of our community. We encourage your active participation and attendance at this important meeting.

**Herriman
& Associates, Inc.**
COMMUNITY ASSOCIATION MANAGERS

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