



May 2023

Lexicon

Lexington Condo Homes Association
www.lexingtoncondohomes.org

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FROM THE DESK OF THE PRESIDENT

By Dan Barnes

Hello Neighbors,

What's the most important thing that people say about real estate? Location! Location! Location!

In 1972, Thompson & Brown transformed the Taft Farm and a gravel pit into Lexington Condo Homes. Buildings were placed on this picturesque piece of property in the city of Northville. With painting and roofing in progress, we are updating the appearance of our valued homes. I think that everyone living here can comfortably feel that their home has appreciated nicely. This is mainly due to constant care and maintenance. But nothing lasts forever.

In an effort to control our HOA fees and eliminate future assessments, some personal use items must be transferred to homeowners responsibility. A portion of your HOA fees goes to the reserve fund. This is set up to subsidize paint, roofing, roads, landscape and pool maintenance.

Let's all enjoy the upcoming summer months. See you at the pool.

Regards,
Dan Barnes

Upcoming Events

- Board Meeting
May 24th @ 4:00 pm
Clubhouse - closed
- Memorial Day
May 29th
Pool opens May 27th



Reminder - Pool Rules

- Hours are from 10:00 am to 9:00 pm
- Alcohol is not allowed, music via earplugs only
- Limit guests to 6
- No diving into the pool
- Put furniture back in original location, put umbrellas down
- Use towels on chaises
- Have fun!

LANDSCAPE NEWS

Dear Co-Owners,

Due to inclement weather several projects have not been completed. Brightview still has not completed their contract. There are several places on the grounds where the snow plows dug up the sod and places where they stored snow piles that have to be repaired and seeded. Also, they damaged signs, garage doors and the cement blocks(wall) at the end of Yorktown. Hopefully this will be taken care of soon.

Spears, the contractor that came and trimmed trees hasn't finished their job. This also should be done soon.

Ace Lawn Service has been doing a very good job with the grass. They will be coming around to trim bushes soon.

The first of June, Blackstone Landscape will begin to plant trees that we needed to replace due to an inspection by the City of Northville. They will also be doing the beautification of the Eight Mile entrance, repairing the light on the island and installing mulch throughout the complex.

Also, I want to thank Diane Stone, 1052 Bristol for her generous donation of a nice Burning Bush. It is planted behind 1116 Washington Circle where it can be seen from Lexington Blvd.

If you have concerns or questions, please do not hesitate to contact me.

Nadine Merriman, Landscape Chair

Building & Grounds

By Laura Keller

The painting and reroofing projects, two major improvements that started last year, will soon resume. The painters from The Exterior Painters will be on site starting the week of May 22th to begin prepping buildings F, G and H - this includes cleaning the surfaces with hot water and replacing damaged T1-11 and trim boards. The painters contacted all the co-owners in these buildings to let them know to move items away from the siding but if you live on Washington Circle and did not get the message - please move your personal stuff off your porch, balcony, patio or deck.

Buildings A, B and E are also scheduled to be painted this year with work to be scheduled later in the summer. We allocated \$216,000 from reserves in the 2023 budget for the painting and wood replacement.

Shingle replacement will begin shortly. The contractor, Roof One, special ordered materials to replace the hot stacks (fireplace and furnace/hot water heater vents) and will give us a start date once the materials are received. Three buildings will be completed this year, A, E and M. These were selected according to the ratings of the roof specialist hired to evaluate the roofs in late 2021. Building A was moved up in the schedule because the roof on a ranch unit has an active leak with a temporary fix. While the ranch roofs are low sloped (2/12 pitch) and wear faster than the other units with a 4/12 pitch, this leak is due to a failing hot stack. Building E will follow and then M will be done in late summer/early fall. The cost for the roof work on A and E is expected to be \$122,500 which is a 2023 reserves expenditure. Roof One has agreed to allow us to pay for M out of the 2024 budget - \$62,700.

A Look at the Numbers

By Michele Jasinski, Laura Keller - Bylaws Committee

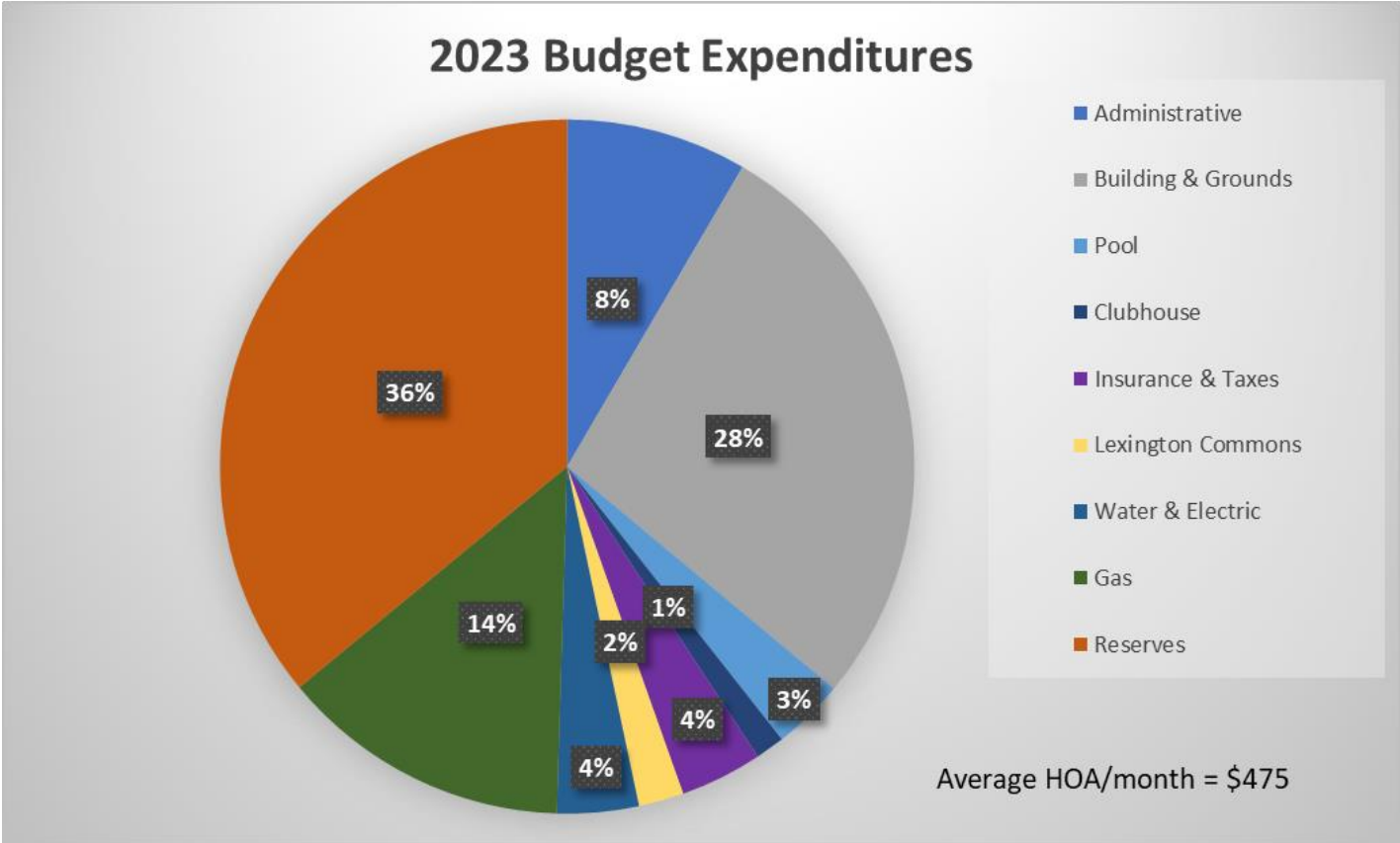
A co-owner inquired about the difference in HOA fees between LCHA and North Lexington and wondered if our fees would be reduced significantly if the bylaw revisions are passed. A look at the numbers will help answer the question.

The chart below is a breakdown of how the LCHA monthly fees are being spent this year. You can see that reserves, gas, building and grounds are the biggest expenses. The pool and clubhouse are lesser expenses - 4%.

While LCHA pays for gas and the buildings have wood siding, North Lexington has vinyl siding and gas is a co-owner responsibility. North Lexington does not have to put money in reserves to pay for paint and wood replacement every 7 years. Gas and siding along with all the additional maintenance responsibilities are majors reasons

the Associations' cost structures are different and LCHA's fees are higher.

The LCHA average monthly cost for gas and funding to reserves for the paint and siding cycle is \$130/month per co-owner. The average monthly HOA fee in North Lexington is \$310 and in LCHA it is \$475. If you subtract the \$130 our fees would drop to \$345. Then consider all the additional maintenance items LCHA covers that North Lexington does not - balconies, garage doors, windows, interior finishes, cabinets, pool, clubhouse ... we have done well to keep the fees at the level they are. Assigning responsibility for items that are exclusively used by each co-owner, like windows and doors, to co-owners will prevent the fees from getting much higher and allow us to stay competitive and protect market values.



Food Truck Coming to the Commons Park!

Summer

LCA Summer Kick-off Celebration

School's Out For Summer!

Come for delicious Mexican dinner from El Taco Valez of southwest Detroit -- and stay for the fun!

WHEN. Friday, June 16, 5:00 - 7:00 p.m.

WHERE. LCA North Commons Park, West side of Taft Road.

MENU. Mix & Match: Tacos, Burritos, Quesadillas. chicken, beef. pork + all the fixin's!

PRICE. Average price per item only \$3 bucks.

IMPORTANT. Bring CASH, your favorite beverages, blanket, chairs, yard games.

Kick-off the summer with delicious food (NO COOKING!), hang out with the coolest neighbors, and play corn hole, ladder ball, hula hoops, yard bowling, jenga, etc...

Questions: Kelly@GracefulCommunications.com / 248.761.1762

Bylaws Update

By Michele Jasinski

We are finalizing the input we've received from co-owners since the Informational meeting that was held on 4/17. A summation of any changes will be forthcoming soon. You are welcome to continue to submit your thoughts or questions in the meantime to Herriman.

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

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Money Matters

By Andrea Farris - Treasurer



Upon researching the best solutions for our banking needs from our banking communities as well as Morgan Stanley and Fidelity investments, options were developed that are safe and higher interest bearing. These options will be presented to the Board for discussion at the May 25 Board Meeting. Currently our funds are earning between .01% and 2.75%. An increased interest rate will be beneficial to our community.

Lexington Commons Association Garage Sale

June 1-3, Three-day LCA Garage Sale. A garage sale permit has been pulled for all LCA members to participate, so clean out those closets!