



May 2024

Lexicon

Lexington Condo Homes Association
www.lexingtoncondohomes.org

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President

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Upcoming Events

- Board Meeting
May 22th @ 4:00 pm
Clubhouse
- LCA Garage Sale
June 7th & 8th
- 2nd Assessment Payment
Due June 1st (\$1,000)



FROM THE DESK OF THE PRESIDENT

By Dan Barnes

The BOD would like to thank all of the residents who have paid the first half of our building assessment. Just a reminder that your second half is due June 1st. In an effort to complete the painting project and re-roof building M in a timely manner, the assessment was necessary.

The pool will be open on Memorial Day weekend starting Saturday at 10:00 am. I would like to highlight a few of the pool rules. In the past, these are the most commonly neglected.

1. Return your lounges to the upright position and replace chairs under the table.
2. Lower umbrellas and use the ties where available
3. When disposing of trash, please close the lid tightly to prevent animal invasion.
4. Please review the ARR's in regard to pool behavior and use.

THERE IS NO POOL ATTENDANT.

REMINDER: If your assessment and HOA fees are not up to date, your access to the pool will be denied.

The easement agreement on Revere Court has been approved and ratified by both Associations. We are just waiting for signatures.

Hope to see you all out and about. Have a wonderful summer.

Respectfully,
Dan Barnes

New owners - for pool FOB & waiver contact
the Pool Committee (lakeller826@gmail.com)

Building & Grounds

By Laura Keller



The scenic creek that runs through our property is part of the Randolph Street Inter-County Drain and, as a county drain, it is overseen by the state's Department of Agriculture. We learned that the Department of Environment, Great Lakes and Energy (EGLE) also has some say in how the creek is managed thanks to an unhappy co-owner who called the EGLE hotline to report the Association for trimming plantings and removing invasive plants along the banks. The call spurred an EGLE investigation which led to a site visit by a Compliance Coordinator. We met with the EGLE rep on 5/10/24 to walk the creek and review the landscaping work that prompted the complaint. No worries, all went well. Here is the text of the email he sent giving us the all clear:

Good Afternoon Laura,

We are sending this email as a follow up to our site inspection of the Condo association on Friday.

EGLE WRD did not see any activity along the portion of the drain that flows through Lexington Condominiums that constitutes a violation of Wetlands Protections or Inland Lakes and Streams laws. At this point, the WRD will take no further actions. We appreciate Lexington Condominiums cooperation with the WRD while we investigated the complaint.

While onsite we discussed phragmites and the HOA's efforts to eliminate the invasive plant along the bank. Attached below is some information that we believe will be helpful.

The aquatic nuisance control can be contacted for more information about the process for receiving a permit to manage the phragmites within wetland.

Let us know if you have any questions.

Thank you,

*Steven Lott
District Compliance Coordinator (EQA)
Water Resources Division*

As we told Mr. Lott the Association conscientiously maintains the area along the drain to minimize any potential erosion. The grass is kept longer along the banks to the extent that we get complaints from residents that it is too long and unsightly. The Association is sensitive to issues of bank stability while attempting to keep the property looking maintained. We are always respectful to the concerns of the Oakland County Water Resources Commissioner's Office and contact them when questions arise such as gaining written permission to trim shrubs, to remove a large damaged tree in the easement and getting written permission to place an aerator in the pond.

The Board has good working relationships with OCWRC and now EGLE and will continue to follow their guidelines when landscaping around both the drain and the pond.



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

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Money Matters

By Andrea Farris



Thank you LCHA for your support of the necessary assessment. The second and last installment is due June 1. Eighty one units out of ninety seven have paid the first payment. The funds are being used to complete and pay for the painting project this summer.

Roofing the buildings will be continued at a slower pace; six buildings have been completed. The remaining roofs in our complex are in fair shape according to the December 2021 report from Paul Majkowski, the Intertek structural engineer. Any individual issues with the roofs will be addressed. Starting in 2022, the overly ambitious roofing approach took a toll on our finances, all the while the wood buildings were deteriorating. Also the Covid epidemic lead to a steep increase in material and labor costs, which put us in this position.

Due to these factors, an assessment was our best recommendation. Your board will continue to work hard to stretch your dollars while improving your community.

Lexington Commons Association

Annual Garage Sale

Thurs. June 6th - Sat. June 8th
9:00 - 4:00

Houses & Condos welcome to participate
LCA pulled a permit from the City of
Northville



BEHIND THE SCENES AT LCHA - The Pool

Memorial Day is a few days away and many are looking forward to the pool opening. Just rip off the tarp, fill the pool with water, and jump in, right? That would be great, but there is a lot done behind the scenes to get the pool ready for the season - starting with a state approved license and ending with the validation of the pool fobs. The license is issued by the State, but Oakland County is the agency doing the pool inspection. The water gets tested, and safety issues such as the flow of water, a phone for 911 calls, a medical safety board, a safety ring and hook, a secure entry gate, and even posted rules and regulations are required.

Once the cover is removed, the pool is cleaned and filled with water. Any winter damage is repaired. All related equipment including the pool pump, the pool heater, the sand filled filter are checked out. The drinking fountain and the deck furniture needs to be setup. The rest rooms need to be checked for cleanliness and operational fitness. Flowers need to be purchased and planted. Okay, ready to go? Not just yet.

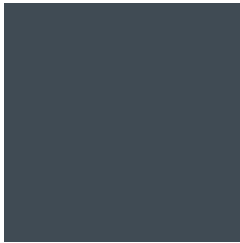
Entry to the pool is controlled by an Association fob key. The fob is available at no charge to all non-delinquent co-owners and renters with a letter of approval from the co-owner. An updated list for the above is given to the Pool Committee to set up the software that controls entry. Now the fun begins and all is ready for our summer enjoyment.

But not all the work is done. On a daily basis, the flowers need to be watered, the pool needs to be cleaned and disinfected, and pool samples need to be taken for testing. Weekly, the bathrooms are cleaned and a water quality report is submitted to the State. Whether you use the pool, or not, never forget the added value it brings to our overall community evaluation.

From a 2016 Bruce Gould Lexicon article

Paint Project - Front Doors

The painting project is almost complete (bldgs. L & M on deck) and the last task is the front doors. The Exterior Painters will paint the doors with the standard front color of Urban Bronze, same as the garage doors. If you prefer a color other than Urban Bronze, the Board has approved 4 alternate colors but you must paint the front door yourself. The alternate colors are:



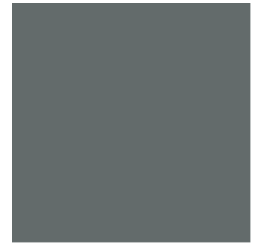
BLUENOTE



DRAGONS BLOOD



SAGE MOUNTAIN



NARRAGANSETT
GREEN

These are Benjamin Moore colors selected by the colorist from The Exterior Painters to coordinate with our paint scheme. The doors on the buildings that were painted in 2022 or 2023 should be either Urban Bronze or one of the above colors. If this is not the case, please paint your door by 5/29 when we will be conducting the spring property inspection. If for some reason your door was not painted Urban Bronze in 2022 or 2023, contact Jen Luke at Herriman (info@herriman.net) and your address will be forwarded to The Exterior Painters. Exceptions will be made for replacement front doors that are wood-tone.

Landscape News

By Nadine Merriman

I am happy to report that the grounds are looking exceptional. The lawn crew ACE Landscaping are working very hard all day and into the evening. Although our complex has only 97 units, we have a huge amount of lawn for them to maintain. I would hope that co-owners would realize this and bear with them. Also, since I am the Landscape Chairperson it would be appreciated if complaints were sent to me. If I know up front, then the problem can be corrected sooner. You can e-mail me at nmerriman940@yahoo.com. Thank you for that.

Now, many things have been done to update and beautify our complex. The creek HAS been cleaned out to ease the run of water and to ease the minds of a few co-owners that were upset with how

the creek looked. As you will read in Laura Keller's Building and Grounds report, there was some dissension by a co-owner in regard to what we have been doing with the cleaning out of the creek. Very happy to report that we as a Board have been doing everything in accordance with the State of Michigan.

I reported to the Board what a pleasure it is to look across the lawns at the wonderful paint job of the buildings. Our place is finally starting to look updated. This is something we all should be proud of. I know that I as a board member am very proud of our Board and all the work we do.

The Pool opens soon, so enjoy.

Thanks.