



Lexicon

Lexington Condo Homes Association
www.lexingtoncondohomes.org

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FROM THE DESK OF THE PRESIDENT

By Dan Barnes

After a long Michigan winter, we are welcoming spring and summer.

I would like to go into a little more detail about the renovation to the pool. During demolition, we discovered that the wall located in front of the restrooms did not have a proper foundation beneath it. Unfortunately, this was an unexpected issue, as only a portion of the deck had originally been removed. Once they start taking out the concrete, this wall will collapse. We will need to have footings installed on a new wall which provides privacy when the door opens to the women's bathroom.

We are also experiencing difficulty grounding the ladders and pool access rail. The electrician has been here twice, once with the electrical inspector from the city, to determine the best approach to grounding the metal items. He is supposed to be on the site again this week to evaluate and address these issues. In addition, we had to purchase new receptacles for the ladders and the handrail that were removed with the old deck.

The section of the pool fence that had to be removed must be replaced. We have bids from two contractors who can do it right after the concrete is poured.

We appreciate everyone's patience and understanding as we work through these unforeseen circumstances and continue making progress on the pool renovation .

Respectfully,

Dan Barnes

Upcoming Events

- [Board Meeting](#)
May 27th @ 4:00 pm
[Contact Herriman to attend](#)
- [Lexington Commons Annual Garage Sale](#)
June 11th, 12th & 13th
- [Food Truck](#)
June 11th @ 5:30 pm
[North Commons parking lot](#)

Building & Grounds

By Laura Keller



A few more words about the pool - Dan, Andrea and I are on top of the issues but, as with any construction project, unforeseen things crop up. Scheduling multiple trades (concrete, electrical, fencing, & pool installer) to get things done within our short time frame is a challenge. We will keep you updated. We all want this project completed and have the pool ready for swimming ASAP!

Once our beautiful pool is open and you head over for the first swim of the season the last thing you need are problems with the fob. Well, the fob system has been updated and is working fine so if the fob will not open the gate, there is a reason. Please understand that for your pool fob to work your Association account must show no outstanding balances; address any financial issues with Herriman. New co-owners, who do not have an active pool fob, will need to sign and submit the pool waiver form which is available on the lexingtoncondohomes.org website. Contact me at lakeller826@gmail.com with questions about activating a fob or replacing a lost fob.

Once the pool renovation is completed, we have two other projects ready to start. The shingles on building N are being replaced. The contractor, Roofing PD, will be contacting the residents of building N in the next few days to let them know the schedule and ask for cooperation with parking vehicles away from the building.

The new clubhouse windows are ready to be installed. The contractor, J & E Installations, informed us that the Pella windows have arrived. With new windows in the clubhouse and a renovated pool our two special amenities will be much improved which adds

Reminders

Adopted Rule & Regulation 4.10 states: *The use of fire pits (including fire pit tables and portable tabletop fire pits) or propane heaters on any common or limited common element is prohibited.*

The fire-code for multi-dwelling homes (condominiums) states that portable, outdoor, fuel-gas fired and portable, outdoor solid-fuel burning devices and outdoor fireplaces shall be operated in accordance with the manufacturer's instructions and be located a minimum of 15 feet from a structure or combustible material including buildings, decks, fences, etc. The configuration of the buildings, patios and decks in LCHA are such that fire pits and propane heaters cannot be used on limited common elements nor are they permitted on the general common elements. ARR 4.10 is in place to prevent unwanted fires due to the unsafe and/or unlawful operation of outdoor fires and to further protect the safety, health and welfare of the community.

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The 2026 \$1,000.00 assessment is due June 1st.

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value to our community! Then we will be able to pivot and spend time on a couple other big, lingering projects - the rooftop patios on building N that need major overhauls and the siding on the clubhouse that shows all the signs of moisture problems. If anyone has knowledge about rooftop patios or siding, we welcome your input and assistance!

Landscape News

By Gretchen Eisenlohr

Spring has sprung! With this, we had some plow damage that was quickly resolved. The winter thaw brought some beautiful blooms in our community, especially the crabapple trees. The trees in front of the clubhouse and throughout our community looked especially brilliant this spring.

The landscaping committee is dedicated to preserving and enhancing the community grounds.



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

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Money Matters

By Andrea Farris



Hello Co-owners,

June is near! The Board voted to approve the 2026-2027 Budget on November 19, 2025, and Co-owner transmittal was mailed in December. The HOA dues remained the same and an additional assessment was levied at \$1000.00 per unit. This assessment will help to fund the ongoing roofing project with building N's shingles being replaced this year. The 2026 assessment is due June 1, 2026. Checks can be mailed directly to Herriman & Associates Inc. (MI), P.O. Box 88366, Carol Stream, IL. 60188-0366.



Lexington
commons association

By Andrea Farris

The LCA is hosting two events in June beginning with a Summer Kick Off Food Truck serving Mexican Food. The Food Truck will be parked in the North commons parking lot at 5:30pm. Sales are CASH ONLY!

Also, the LCA is holding a community wide garage sale on June 11,12,13. The garage permit will be posted on the clubhouse door. An advertising sign will be placed on 8 Mile Road. Post your own signs at your condos to encourage customers!

Check our our newly revised website for more information at: www.lcahoa.com