



Lexicon

Lexington Condo Homes Association
www.lexingtoncondohomes.org

Board of Directors

Dan Barnes
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Andrea Faris
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Nadine Merriman

Mary Salmon

FROM THE DESK OF THE PRESIDENT

By Dan Barnes

Dear residents of Lexington Condo Homes,

Looking around, what do you see? I see progress.

This past year of painting, roofing, tree trimming and planting, the bylaws project and addressing weekly problems like radon testing and mold remediation kept your board of directors very busy.

Speaking of the board, if you don't like what you see, here is your chance to do something about it. We have ARR 1.8 that you can download from the website to become a candidate for the 2024-25 board. This is a chance for you to volunteer for your community to be involved with developments before they happen.

To the people who put up holiday lights and decorations, thank you for brightening and warming our community.

May you all have a safe and joyful holiday.

Upcoming Events

- Board Meeting
January 24th @ 4:00 pm
Clubhouse - contact
Herriman to attend



Dan Barnes

Money Matters

By Andrea Farris



Holiday Greetings to the LCHA community! Despite all of our money savings efforts such as investing in CD's, negotiating better contracts with vendors, disputing inaccurate invoices and using volunteers to help with numerous projects, the impact of inflation on labor and materials has taken a toll on our finances.

The 2024 budget that was unanimously passed last week reflects a \$2000 assessment to co-owners payable in two payments of \$1000 due March 1st and June 1st. The Budget Packet will be mailed to you from Merriman along with further information.

The assessment will allow us to complete the much-needed paint and repair on the final 5 buildings in 2024 in order to maintain their market value. According to the report from our structural engineer the remaining roofs will be completed after the painting; the roofs are rated in "fair" condition and are expected to last for several more years.

Landscape News

By Nadine Merriman

Dear Co-Owners,

Fall is here and the cleanup of the grounds has been done by ACE for this year. Our place looks better this year than any time in the last 5 or 6 years. It makes me proud to be part of the Landscape Committee.

I also am involved with Building and Grounds and have done several walk arounds observing how the decks and patios and am happy to say that for the most part things are looking good.

Also, it is good to see, thanks to Andrea, Laura and Jane, the boxwoods at the entrance island have been wrapped for Winter, decorating was done for Halloween and now done beautifully for the Christmas holidays.

Have a wonderful holiday season.

Lexington Commons - Annual Meeting Recap

By Andrea Farris

The Lexington Commons Annual Meeting was held on November 29 at Cooke School. The current officers were reelected for two-year terms. President Todd Farmer gave a detailed presentation covering LCA 2023 expenditures and expressed the need to increase annual dues to cover the costs of maintaining the parks and to pay for future improvements. The yearly dues were voted on and approved 217 to 115 - the dues remain yearly at \$240 for the houses and \$120 for the condos. Proxies were used to include more members of the community in the vote. Looking forward to another active year with our LCA Board

Building & Grounds

By Laura Keller



The work around the community is winding down for the year so it is a good time to recap of some of the major B&G projects undertaken in 2023:

Wood replacement/painting - 6 buildings

New Roofs - 2 buildings

\$374,000 spent on paint/wood & roofs in 2023

Beginning in 2022 there have been 9 buildings painted and 5 buildings reroofed at a total cost of \$710,000. The price of these major infrastructure projects is about 50% greater than expected due to inflation and has strained our reserves fund. Final cost of the two projects will be about \$1,530,000.

Concrete repairs - 16 units

Deteriorating garage wall cinder blocks replaced with concrete block - 12 units, new sidewalks - 3 units, new porch cap - 1 unit, new stairs - 2 units

Tree removal, trimming and replanting

The early 2023 ice & snow storms damaged numerous trees (mostly mature pears) which had to be removed or trimmed. Completed a

planned community wide tree trimming and removal project and replanted 8 trees as required by the City of Northville.

Renovated clubhouse bathrooms (minimal cost due to volunteer labor)

Replaced original 1973 fixtures (vanities, countertops, mirrors, sinks & faucets, exhaust fans), removed wallpaper, repaired drywall, repaired leaking urinal, painted walls & ceilings, installed new light fixtures, installed new wallpaper

Miscellaneous

Drainage: several French drains installed; wood repairs & staining to numerous balconies; repair to the bldg. N stamped concrete patios; improved Wi-Fi and remote meeting capabilities at the clubhouse; over 125 maintenance requests completed

As an older community LCHA requires ongoing infrastructure investments. Prioritizing B&G spending is part of the budgeting process when the board weighs the immediate and longer-term needs of the community. The board's yearly goal/challenge is to keep the buildings and grounds in top condition while keeping the community in solid financial shape.



Welcome New Neighbors!

Richard Pospiech - 918 Williamsburg
Cathrine Ford - 876 Yorktown

