



November 2022

# Lexicon

Lexington Condo Homes Association  
[www.lexingtoncondohomes.org](http://www.lexingtoncondohomes.org)

## Board of Directors

Dan Barnes  
*President*

Laura Keller  
*Vice President*

Andrea Faris  
*Treasurer*

Michele Jasinski  
*Secretary*

Holly Hurd

Nadine Merriman

Mary Salmon

## Upcoming Events

- Board Meeting  
November 30th @ 3:00 pm  
Clubhouse - contact  
Herriman to attend



## FROM THE DESK OF THE PRESIDENT

By Dan Barnes

What is the definition of a volunteer? A volunteer is a person who works for an organization without being paid!

To the people who are not satisfied with the projects being done;

To the people who always think they have a better idea but are willing to work as a team for the betterment of our community;

To the people who want to be informed about the workings of our community:

Think about a position on the Board of Directors as a volunteer/board member. Applications for the 2023 Board are available on the website ([lexingtoncondohomes.org](http://lexingtoncondohomes.org)) and from Herriman; elections will be held at the March annual meeting.

Hope we have a good cross section of new skills and fresh ideas to take our community successfully into the future.

Boundary stakes have been put up for the snow removal by Brightview, the new contractor hired due to feedback from our residents on the poor service we had last year.

Building J will be the last building painted this year – hope everyone agrees with the colors.

Along with good food and family gatherings, this holiday gives us an amazing opportunity to spend time with people who make our lives special. Happy Thanksgiving to all!

Gobble, gobble 'til you wobble!

Regards,

Dan

## Building & Grounds

By Laura Keller



The new color scheme on bldgs. I, J and K has been well received and the garage and front doors, painted Urban Bronze, really pulls it all together for a very sharp look. But if you prefer a little pop of color on your front door and want to paint the door yourself, the board has approved 4 optional colors.

Until now there have been no guidelines in our community for front door colors. With the implementation of the new building colors, we want to ensure we have a well-coordinated look so we asked Lori Morris, the color expert from the Exterior Painters, to provide us with some choices for front doors that will go with the siding color. She suggested these colors from Benjamin Moore: Narragansett Green, Blue Note, Sage Mountain and Dragons Blood. The first three colors are more conservative colors while Dragons Blood was selected for those who would like a bolder, more modern

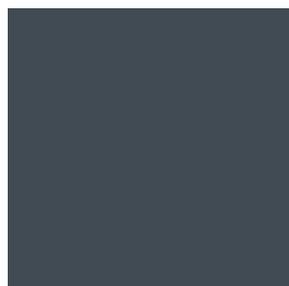
color in their entry way.

The board passed a motion at the October meeting to adopt these 4 as the approved optional paint colors for front doors.

We are still pushing to finish up some 2022 projects while the weather cooperates - Upright Fence has been out to install several replacement vinyl privacy fences and aluminum hand railings, the painting of building J is to be completed and we hope to get the new shingles on building L. The boggy ground behind building D will be corrected with the upcoming work to clean out the blockage in the drain pipe emanating from the Pheasant Hills lot. That should be completed in the next couple of weeks. So that the workers can get at the pipe, we have to trim back the over growth along the west property line.



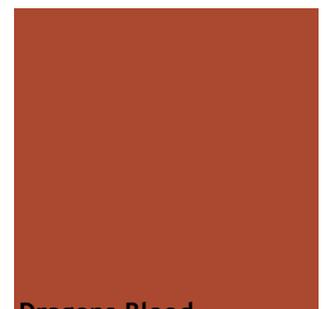
Narragansett Green  
HC-157



Blue Note  
2129-30



Sage Mountain  
1488



Dragons Blood  
CW-320

## From the Treasurer - Budget Committee Update

By Andrea Farris

Your LCHA Budget Committee met for its second budgeting session on Thursday, November 17<sup>th</sup> to complete our 2023-24 proposed fiscal budget. The next step in the process is to have the board review and approve the budget proposal. Upon approval the finalized budget will be sent to all co-owners by January 1, 2023. Our fiscal year

begins February 1, 2023.



Some budget tightening and some possible increases in the monthly dues will be noticed in the new budget in order to cover the necessary building projects and maintenance tasks, all of which have become more expensive.

## Landscape Report

By Nadine Merriman, Landscape Committee Chair

A few good things have been happening and a few not so good.

The good thing is the creek has been cleaned up and it looks great. When spring comes the grass will start to turn green and everything should fill in very nicely. Another good thing is we had several people go around and clean up after the lawn service did a not so good job of it. Laura, Dan, Pam Dase and Mandy McIlmurray (who is a North Condo resident) did a great job. It is enlightening when people other than board members step up and start helping to make our community look better.

As Laura has mentioned, the new black railings have been installed where they were needed and they look great. Also, I noticed that most co-owners are adhering to the ARR 4.4 and clearing off or covering up items on their deck and patio. Good Job!! This always makes our community look better for winter. I think most of the projects we had listed for this year are finished. Next year, new list, new projects.

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

41486 Wilcox Rd, Suite 1  
Plymouth, MI 48170-3104  
734-459-5440

## Bylaws Update

By Michele Jasinski, Bylaw Committee Chair

The board and the committee are continuing to work on updating our Master Deed and Bylaws, along with our law firm's recommendations.

One area that may be of interest to co-owners that didn't have relevancy 50 years ago, but does now, is whether smoking, growth or distribution of marijuana should be prohibited or at the least have some controls placed on the activity as it relates to behavior at Lexington Condos. We all know medicinal and recreational pot is legal in Michigan. We have the opportunity to decide if we want our neighbors to be allowed to grow up to 12 plants in their unit (per person) despite the fact that you may be able to smell that from your unit or distribute it resulting in additional unwanted traffic on your street as one possible negative effect from that activity.

Shifting gears, we all need to consider how we can control future costs such as our HOA fees. Would you be willing to move some current HOA responsibilities to co-owners? For example, if your unit has the original windows and door walls in it these are now 50 years old. The HOA replaces with plain glass if a co-owner submits a verified MR. The originals do not contain energy efficient glass. Windows and door walls are considered a single use item that only benefits that particular co-owner. Instead of asking co-owners to continue to pay for out dated, non-energy efficient windows as part of their HOA fees wouldn't it make sense to make this a co-owner responsibility while we have the opportunity to do so?