



October 2023

Lexicon

Lexington Condo Homes Association
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
October 19th @ 4:00 pm
Contact Herriman to attend
- Lexington Commons
Annual Meeting
November 29th @ 7:00 pm
Cooke School



FROM THE DESK OF THE PRESIDENT

By Dan Barnes

In last month's Lexicon, I stated that the dryer and bath vents were being corrected by our roofing contractor. As of today, only two of the four buildings have been completed. Buildings L and J are scheduled for the end of this week. The vents that need correction are in the buildings with new roofs, the others looked OK.

A reminder for future board members:

Applications and bio forms are available on our website, Lexingtoncondohomes.org. The election is in March. To be a desirable community we need board members who operate with common sense, are committed to being good stewards of our money and will protect property values. Do you fit that description? If so, consider volunteering!

Construction is finally wrapping up for 2023. Last on the agenda will be the repair and replacement of the roof on building M. Hope everyone is enjoying our new and improved look.

The Building and Grounds committee would like to thank all of you who addressed the problems of overgrown landscaping in the back of your units. Unfortunately, this is not covered by our landscape contractor, it is co-owner responsibility. We sent out many warning letters and only had one instance where the landscaper had to be hired to prune and weed.

I had a good meeting with Les Debora, president of North Lexington, and he is taking a proposal to his board about cost sharing for the maintenance of the Revere Ct road. Our board will talk about it at the meeting on the 19th. The goal is to get an easement agreement in place before extensive work is needed.

Hope you are enjoying this spectacular fall color explosion.

Happy Halloween!

Dan Barnes

Building & Grounds

By Laura Keller



Parking in our community has been a frequent topic in the Lexicon. It's a good time to revisit the LCHA policies because once again we have a few co-owners parking on the grass or parking in areas where they shouldn't. The Board of Directors is required to enforce the LCHA rules and doesn't want to send out violations and fines so please comply. If you have a "special" situation, contact Herriman. Here is a brief summary of our long-standing parking policies:

1. Never park on the grass anywhere in the complex.
2. Your driveway is a limited common element and is for your exclusive use. It may be used at any time for you or guests, but you cannot park commercial vehicles or trailers there.
3. The parking areas beside the roads around the complex are designated as visitor parking, are general common elements, belong to the entire Association and are directly controlled by the Board of Directors. They are for the use of visitors, maintenance people and temporary use by co-owners. Co-owners may use them when they have guests, are remodeling or doing something that uses their garage for a short period of time.
4. The visitor parking areas are not for overnight use and never for storage of cars. Old cars sitting in these areas 24/7 are

eyesores and will be dealt with as seen fit by the Board.

5. Parking areas on either side of the clubhouse is only for those using the clubhouse and pool (co-owner or guest).

Exceptions:

No exceptions to 1 & 2.

3,4 &5 - Road maintenance or other "special" situations that may arise that are specifically permitted by the Board of Directors.

Exceptions that are not valid:

Co-owner has two cars/one car garage, has four cars/two car garage or co-owner's garage is used for storage and has no room for car(s). In these incidences the co-owners should use their own driveway.

The majority of co-owners abide by the parking rules and this is much appreciated. It is hoped that all co-owners understand that the Board is trying to be fair with everybody and is carrying out its responsibility to maintain aesthetics and property values. We don't want our lovely community to resemble an apartment complex or a used-car lot!

(Note: Content for this article was pulled from a 2005 Lexicon, ARR 4.9 and Article VI Section 8 of the Condominium Bylaws)

Money Matters

By Andrea Farris, Treasurer



October news to share from our Fidelity Investment Report. The first laddered rung of our CD's has matured. With an accrued interest of \$2776.13, we have \$232,926.37 in our account. The next rung of the ladder will be reported in January when that CD matures.

More good news to announce is about the final numbers for the 2023 painting project, the total cost was only 6% over budget (this includes the extra wood replacement). Considering all the deferred maintenance that needed to be done, this was a really good outcome.

One more thing, our Budget Committee will begin this week to work on the 2024 Budget. Progress on the budget will be detailed in the November Lexicon.

Landscape Report

By Nadine Merriman



Fall is here. While the weather is somewhat mild, I want to remind everyone to either cover or clear your deck and patio of furniture, grills, plants, etc. no later than November 1st. ARR: 4.4 Also remember to turn your outside faucets off to prevent them from freezing over the winter.

Th Fall clean-up by ACE Landscaping will be performed around November 1st. The company has done such a great job of maintaining our community throughout the Spring, Summer and Fall that there may not be too much for them to do. We have finished planting the replacement of trees due to the loss during the ice storm that occurred in the Spring. Two of them went behind Bristol on the north lawn. One went behind Bristol on the south berm and one went behind Yorktown where the large cluster of trees were removed.

Also, in order to avoid a letter, please remember to clean up the area behind your patio. I have walked the entire area and have noticed that some are quite messy.

Thank you

Bylaws Update

By Michele Jasinski

In the last Lexicon I invited co-owners to compare the changes in the 2023 amended Articles of Incorporation (Proposal 2 that recently passed) to the original 1972 Articles, but was remiss in not pointing out that we had an amendment in 1993 also. Laura Keller (our webmaster) has posted the '93 revision on our website at lexingtoncondohomes.org. We need that version to compare documents.

For those of you who contacted me to share your thoughts on the failed Proposal 1, thank you for doing so. Two important takeaways, among other good suggestions made, were to have more meetings (instead of one big meeting) that co-owners could attend regarding the bylaws proposed revisions and to tell co-owners in approximate dollars and cents how much they could save in future HOA fee increases and assessments if they pay more of the items now covered by the current HOA fees.

The Board may consider taking another stab at passing Proposal 2 in 2024. If that happens, all suggestions will be incorporated into the process where appropriate.

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

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Front of Clubhouse decorated for Halloween