



October 2020

# Lexicon

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

## Board of Directors

Scott Corcoran  
*President*

Robin Nicholson  
*Vice President*

Marilyn Campbell  
*Treasurer*

Andrea Farris  
*Secretary*

Dan Barnes

Jean Holmes

Nancy Kossak

## Landscape News

By Nancy Kossak

I hope everyone has enjoyed this beautiful Fall season. It's truly a wonder isn't it.

We recently had our front lawns aerated and seeded. Next Spring/Summer season we should see thick, lush lawns as a result. There is a different patching process that could be done for any large bare areas in the rear of the Bldgs. That should be done in the Spring.

Our first of two Fall cleanups will be done soon. We have to wait for the majority of the leaves to fall before we can do it.

We are buttoning up for the winter. Don't be sad, enjoy each season. That's what's special about our beautiful State!!!!



*Rules and regulations are designed to maintain order and aesthetics, protect commonly owned resources, and provide certainty and safety to all residents*

## Upcoming Events

- Board Meeting  
October 28th @ 2:00 pm  
Clubhouse

November 1<sup>st</sup> is fast approaching and that is the date by which all outdoor furniture must be stored for the winter. ARR 4.4 states that patio, balcony, porch and deck items must be stored and out of sight from Nov. 1<sup>st</sup> through March 31<sup>st</sup>. Here is what is included: all furniture, planters, pots, gardening tools, bags of soil & fertilizers, hoses and all garden decorations (statues, banners). All outside spigots should be turned off and drained to prevent damage to the copper pipes.

\*A tan colored tarp may be used to cover furniture if you are unable to store it inside - please move covered items near the wall.



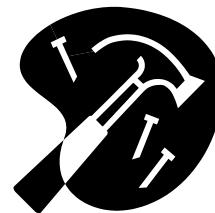
**LCHA website update** - a Forms section was added under Documents to make it easier to locate important LCHA forms that must be submitted to the Board for approval.

## Building & Grounds

By Marilyn Campbell

This month saw the completion of the mailbox project with two new mailboxes installed on Bristol and Saratoga, just in time as Saratoga box failed a few days before installation, as well as a new parcel box installed on Yorktown. Old rusty boxes were removed and hauled away. Thank you to Nancy Kossak for assistance in distributing new keys. Thank you to residents for your patience and cooperation.

In the interest of safety and the appearance of our community, we ask residents to leave their outside garage lights on at night. These lights aid first responders in seeing addresses in emergency situations. We use



dusk-to-dawn LED light bulbs, which are replaced by the Association as needed. The electric cost to co-owners is minimal.

Some trim repairs have been completed, gutters have been moved to remedy leakage, the siding committee has been getting estimates for improvements that will be presented to the community in the near future, and we are waiting on City permit to remove some trees deemed to cause issues.

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## Welcoming Committee

By Robin Nicholson

We have not had any new residents move to our beautiful community in the past month. I am currently working on a list of all new residents that have moved here since the beginning of the unfortunate health crisis we have been enduring. I would like to take the opportunity to personally welcome all those who have chosen to make Lexington Condominium their home and answer any questions they may have regarding their new community. I believe most information can be found at [LexingtonCondoHomes.org](http://LexingtonCondoHomes.org), but nothing beats a personal touch. New co-owners of 2020 will be receiving a call. We appreciate you and hope you are enjoying your new surroundings.



## Lexington Commons Update

By Andrea Farris

The Lexington Commons Board met on Wednesday, October 14 via Zoom. Our dedicated volunteers trimmed the trees and picked up the debris from around the Taft Rd. parking lot. The parking lot is in bad shape and costly bids were submitted by Allied Asphalt for repairs or replacement. The lot is rarely used, so the question is it worth spending the money.

The Annual Lexington Commons Meeting will be held this year via Zoom. The date is Wednesday, November 18, 2020 at 7:00pm. Letters will be mailed soon along with proxies inviting you to the Meeting. Proxy returns are very important to this meeting in order to reach a quorum. If you cannot Zoom In, you can drop your proxy off at the drop box on my condo (828 Revere Ct) porch.



## BEHIND THE SCENES AT LCHA

*You may think you know what is going on at LCHA by attending the Annual Meeting or by reading the Lexicon and the meeting minutes, but what happens behind the scenes is equally important to you as a Co-owner. And as a Co-owner you own more than just your home; you own a neighborhood and every decision made by the Board involves not only the maintaining but also the improving of this neighborhood. "Behind the Scenes at LCHA" sheds some light on the not so obvious functions of the Association and the Board. This "Behind the Scenes" article explains the basic responsibilities of our Board of Directors.*

### BASIC RESPONSIBILITIES OF A LCHA DIRECTOR

*The role of a director can be broken into 4 major categories - governance, fiduciary responsibility, property maintenance and upholding the governing documents.*

#### Governance

Governance relates to the systems of rules, practices, and processes used by Association leadership to function properly and make well informed business decisions. Directors have a responsibility to the Association equal to that of a business.

#### Fiduciary Responsibility

Directors are ethically bound to function within a "fiduciary relationship." This means they agree to work for the benefit of the community rather than themselves. They act in good faith and trust in the best interests of the Association.

#### Property Maintenance

Directors protect and maintain the common areas of the Association; keep everything beautiful and in good working order. The Board has the difficult task of prioritizing property maintenance tasks, planning for repair or replacement of elements in the near and long term while providing for sufficient financial resources to sustain the property.

#### Upholding Governing Documents

A large responsibility of the members of the Board of Directors is to continually uphold the governing documents. Each member should be familiar with every part of the master deed, rules and regulations, and bylaws, and should be ready to adjudicate to enforce these rules and laws in the event of an infraction.

While the Associations is a non-profit organization with volunteer officers, it is important to remember Directors have a very serious job. Each Director is a member of the Board leadership team. Individual Directors play a crucial part in ensuring the Board responsibilities are appropriately performed to the betterment of the Association community. Following election every year, the Directors organize themselves to most effectively live up to those standards.

Examples of Specific Job Responsibilities within Condominium documents:

- Establish governance, financial, and administrative policies and procedures for all functions and for day-to-day operation of the Association.
- Review and approve contracts for services.
- Direct and collaborate with professional advisors – property management and legal.
- Strategic planning and implementation.
- Planning and operation of annual and reserve budget.
- Oversee communications efforts.
- Oversee Association, Board and committee meetings.
- Ensure due process, review evidence and make decisions on rule violations and enforcement.