



October 2022

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 27th @ 2:00 pm
Clubhouse (changed to
Thursday, closed meeting)
- Lexington Commons
Annual Meeting
November 30th @ 7:00 pm
Cooke School



FROM THE DESK OF THE PRESIDENT

By Dan Barnes

Hello Everyone,

As I walk my dog through the neighborhood, it is so much more comforting when I see the garage lights on. I think lighting up the development at night displays a sense of pride in our community. It creates a safer environment for all plus it shows off our new color scheme.

Now that two buildings have been painted, our roofing contractor will start after November 1st. We hope to have three buildings completed this year.

To the people who wish to make improvements in their unit, Association documents require a modification agreement if changes affect any structural or common elements. Each unit is part of the whole building and changes are subject to rules and regulations.

All residents who have yet to store their trash receptacles in their garages, first you will receive a warning letter. If you don't comply after the letter, you will be fined.

A special thanks to Darlyn Triplett, our condo representative from Herriman & Assoc. and also Laura Keller, Building and Grounds chairman, for their persistence with the city of Northville. The road repair at the Lexington Avenue and Revere Court intersection, was paid for by the city of Northville. As far as paving the rest of Lexington Blvd., through our development, is not a high priority according to the city.

Happy Halloween



Regards,

Dan Barnes

Building & Grounds

By Laura Keller



Have you notice that the pond aerator has been put in storage for the year - a sign we are getting ready for winter. As long-time residents know November 1st is the day your balconies, decks, patios, and porches need to be prepped for winter. ARR 4.4 defines the items that are to be stored and out of sight until March 31st, items include furniture, pots and garden decorations. Please turn off your outside spigot using the shutoff valve inside your unit to prevent the line from freezing and splitting. See ARR 4.4, found on the website, for more details.

The new color scheme on the freshly painted buildings I and K has been a big hit with the community. The board put much effort in this major project so it is rewarding, and a relief, that it has been so well received. Thanks to all who have shared your positive comments. The North Lexington residents have also passed along their approving feedback saying we have really upped the look of the overall community.



Updated Look on Bldg K

Building J is on the schedule to be painted and reroofed this season and we are expecting that work to start any day now.

You may have noticed that a portion of Lexington Blvd. near the 8 Mile entrance and Revere Ct has been resurfaced. The City stepped up and paid to have the road repaired after receiving many complaints from residents and a few very pointed communications from the B&G committee.

The intersection at Revere Ct and Lexington was in terrible condition and the City had tried to patched it but it had deteriorated so badly it could no longer just be patched. There was some back and forth with the City about easement boundaries but once the City understood their responsibility they moved fairly quickly. The work was approved at the 10/17 City council meeting at a cost of \$10,725 and the worked was completed on 10/20. The City has established a schedule of road repair/replacement throughout the city and Lexington Blvd will be one of the last streets completed.

We will be using a new snow removal contractor this season, BrightView, a large nation-wide landscape company. There were just too many complaints and oversights by last year's contractor. The board understands this is an important function for the community and expects BrightView will deliver better service.



Welcome New Co-owners!

Jeffrey and Melanie White - 1048 Bristol
Jennifer Bernardelli - 870 Yorktown

Landscape Update

By Nadine Merriman, Landscape Committee Chair

Here it is October 21st, and we are approaching the cold season. Winter. Brrrr! I for one am not too crazy about it. Usually at this time of year I am in Mazatlán, Mexico having a good time drinking Margarita's. But not this year. So let me tell you what has been going on in our community.

The landscaping project at 912 Williamsburg is looking good. The grass is growing nicely so by spring there will be a really good lawn. I hope you have noticed that new trees have been planted on Bristol where trees were taken out last year as well as one on Revere. We have asked co-owners to water them so they will establish well. Also, please notice the beautiful circle on Bristol. Picture below.

Very proud of the work that was done. Right now, Laura and myself are preparing the circle for



Bristol Island - Newly Landscaped

winter. Trying to keep snow ploughs from damaging it. Picture attached. The old scraggly roses were removed in front of the clubhouse and Weigelia bushes put in. In the spring they will be a beautiful deep pink. Four River Birch along the creek in back of Yorktown were trimmed up so co-owners can actually see parts of the creek. Hopefully in the Spring we will remove all the hanging limbs that are so bothersome to co-owners.

Speaking of the creek, we have a bid from Blackstone Landscaping to clean it up. As soon as all board members approve of it, the company will come in and have it done in no time.



Bristol Island - Prepped for Winter

Bylaws Update

By Michele Jasinski, Bylaws Committee Chair

In the last Lexicon we touched on how the Board and the Bylaws committee are engaged in updating and revising our 50 year old governing documents.

There are many advantages to doing this and another one is that right now, voting is done by a percentage of value (Restated Master Deed, Article V, Section B). In other words, our votes are not equal. Some co-owner votes carry more weight than others. Why should that be? We live in the same location and are governed by the same rules. Isn't it time that we all get an equal say when voting on the same issues? We can change this as we update our docs if our co-owners approve the changes.

How do you feel about the fact that the annual meeting is always held in March? Would you prefer a different month? How about May? Would changing the month of the important annual meeting encourage you to attend because the weather is less harsh at that time of year? Would it just be more convenient for you? Now, while we are revising and updating, we could consider a change.

These are just a couple of important topics that co-owners will weigh in on and we trust you will be giving them some thought and we thank you for doing so.

Treasurer's Report

By Andrea Farris



On October 18, the budget committee met to discuss the LCHA 2023 Budget. Our committee consisted of Darlyn Triplett (Property Manager), Dan Barnes (President LCHA), Andrea Farris (Treasurer LCHA), Mary Salmon (Board Member LCHA), Mary Pokryfki (Community Representative).

The projected costs of the much-needed painting and roofing projects, as well as landscaping, pool, utilities and building maintenance were considered. More information will follow in November. The prepared budget should be ready for board review at the November meeting.

So glad to hear so many positive comments about the painting project. The new paint colors have added character and value to our property.

Lexington Commons News

The date for the annual meeting of the Lexington Commons Association has been changed from November 16th to November 30th. The meeting will be held at Cooke School at 7:00 pm.

The Commons Association is made up of our community, North Lexington Condominiums and the homes south of 8 Mile and the homes on the east and west side of Taft Road

A meeting notice was mailed out to all members a few weeks ago with a proxy that can be assigned to another member if you are unable to attend the meeting on the 30th.

The Commons parking lot on the west side of Taft Road, across from Cooke school, has just been repaved. It was done so that the parking lot can be used to host food trucks starting in the spring!



Smooth new pavement - Taft Road parking lot

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

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