October 2025

Lexicon

Lexington Condo Homes Association
www.lexingtoncondohomes.org

Board of Directors

Dan Barnes
President

Laura Keller
Vice President

Andrea Farris
Treasurer

Michele Jasinski
Secretary

Holly Hurd

Gretchen Eisenlohr

Upcoming Events

- Board Meeting
  October 22 @ 4:00 pm
  Contact Herriman to attend

- Lexington Commons Annual Meeting – Cooke School
  November 5th @ 7:00 pm

Happy Halloween!

FROM THE DESK OF THE PRESIDENT

By Dan Barnes

POOL REMODEL RECAP

To date, we have installed new tile, coping, and have reconstructed the beam, which is the top portion of the pool wall. Next on the agenda is the installation of trench drains, and a new partial portion of the pool deck. Due to scheduling issues, the cement contractor was unable to give us an estimated starting date until the week of October 20th . The concrete installation involves a step process. First, the old concrete needs to be removed. Then, any damage due to the demolition on the pool plumbing must be tested and repaired. Next a licensed electrician will come on site to check the ground wire, which is connected to all of the ladders and railings. Finally, the new trench drains must be set and connected before the new concrete can be installed. Since this whole process could very easily put us into November, we have decided to postpone this project until next spring when the concrete will have a better chance to cure properly.

SECURITY IN OUR DEVELOPMENT

During the last two or three weeks, a stranger was observed, from a ring doorbell, wandering around our development late at night looking for valuables in unlocked cars. Lexington North Homes are also experiencing a rash of break ins. Please be more vigilant of locking your car doors if it's left out at night. Be aware that a thief could easily access entry into your garage with your garage door remote. Our development has been wired with a separate switch located inside your garage to control the light outside. Simply power it on. If your bulb is burnt out, the Association will replace it; the bub is a dusk-to-dawn model.

A well-lit community will discourage vandalism and thieves, plus it looks more welcoming. Look how nice Bristol Court looks at night. Every homeowner has their garage light on. We feel this is a nice neighborly thing to do. The LED bulbs are energy efficient and only cost pennies a year.

Have a Terror-ific Halloween!

Building & Grounds

By Laura Keller

Are you wondering why our clubhouse is still sporting that old 90's paint color when the rest of the community has a new color scheme? There is a good reason - we want to make sure the siding is in OK shape before we spend the money to paint because there are indications that the siding has issues.

While it looks similar, the clubhouse cladding is not T111 (wood) like the other buildings, it is covered with a fiber cement product from James Hardie. The Hardie panels were installed twenty years ago by Suburban Paint during the 2005 paint cycle as a test case because the product is known for its durability and low maintenance. There are signs that the Hardie siding was not installed per the manufacturer's detailed instructions from the problems it is showing – surface flaking, peeling paint and moisture issues. To help us diagnose the situation we asked McCarter Construction to come out and look at the clubhouse and give us their opinion.

McCarter is an "Elite" James Hardie contractor, the second largest Hardie installer in Michigan and the sixth largest in the country so they are professionally qualified to assess the siding on the clubhouse. The feedback from the on-site consultation confirmed that steps were missed by the installer. A few critical oversights, like keeping the siding 6" above ground contact, not sealing the cut edges and not including a water/vapor barrier under the panels, are contributing to the siding's premature failure.

Just slapping paint on the problem would be a poor decision so we will explore cost effective ways to address the Clubhouse's need for a refreshed exterior. McCarter said it is possible to make the changes to the siding in multi-year phases and advised that changing out the 52-year-old windows and doorwalls should be done in conjunction with the siding or prior to changing out the siding. The board has discussed replacing the windows and doorwalls for several years since a few are nearly impossible to open and close. This may be the year the window upgrade project gets included in the budget.

Money Matters

By Andrea Farris

One of the most important jobs of a board is to create a budget to pay for operations, maintenance, and repairs. The budget must be adequate to properly operate the association, provide necessary services, and maintain common elements in a safe condition. However, the budget is an estimate of anticipated expenses for the year and LCHA's effort is to work within the prescribed budget.

The Budget Committee will be meeting in the month of November to create the Budget for 2026. There are some projects to complete, such as the cement around the pool, roofs, and the clubhouse exterior. An additional assessment may not be needed.

Co-owners have suggested including new pool lounge chairs to the 2026 budget as well as newer, lighter folding tables for social events. If you have other suggestions, email me at *andofar@gmail.com*

Autumn Decorations around LCHA

The attractive fall décor on many porches, patios and entryways have spiced up our community – here are a few examples! Thanks neighbors!

The seasonal colors are peaking, making this another beautiful fall in Michigan. But we know what's coming! To prep for winter, remember that **November 1** is the date by which all patio, deck and balcony furniture and seasonal plants and decorations need to be removed, stored away or covered. See ARRs 4.4 & 4.6

Clubhouse Dates Filling Up Fast

The clubhouse will be hosting in the upcoming months some holiday rentals. One rental will be for Thanksgiving in November

and five rentals in the month of December for the Christmas holidays.

Decorations will be up to celebrate the festivities. Contact Jane Hicks, Clubhouse Chair or Jen Luke at Herriman & Associates if you are interested in renting the clubhouse for an upcoming party.

Happy Holidays!

Lexington Commons Association

By Andrea Farris

Hello Neighbors,

Annual Meeting Notices were mailed out last week to condo and house residents. The meeting is to be held on Wednesday, November 5 at Cooke School at 7pm. If you cannot attend please completer the online proxy form available on *www.lcahoa.com* or complete the proxy form on your letter and have me or a neighbor bring it to the meeting. The form must be signed by a Designated Voting Representative authorized to vote on your behalf.

BOARD MEMBERS

Our Board Members are comprised of seven volunteers from home and condo owners who serve 2-year terms and are voted in at the Annual Meeting. It is the responsibility of our Board of Directors to uphold our Bylaws to maintain our community standards. The Board volunteers work very hard, putting in many hours outside of their busy lives and other responsibilities. This year there will be four positions with expiring terms. While some Board members may run again, we are always looking to volunteers.

Please note that all homes and condos are members of the Lexington Commons Association (LCA) which maintains the north and the south common parks. However, the condos have separate condominium associations that collect funds for their maintenance. The Management Companies pays the LCA dues from those funds.

Herriman
& Associates, Inc.
COMMUNITY ASSOCIATION MANAGERS
41486 Wilcox Rd, Suite 1
Plymouth, MI 48170-3104
734-459-5440

Windows and Doorwalls

When a co-owner decides to install new windows or doors the Building & Grounds committee must get involved. The Committee reviews and approves the application to make sure the rules in the ARRs are followed. Below is a snapshot of the data collected about upgraded windows and doorwalls here in LCHA.

Since our condominiums are over 50 years-old it is not surprising that most of the windows and doorwalls in the community have been replaced. 63% of all windows and doorwalls have been upgraded. Out of 97 units 70 units have at least one replacement window or doorwall, however, most co-owners opt to replace all the windows and doorwalls at the same time.

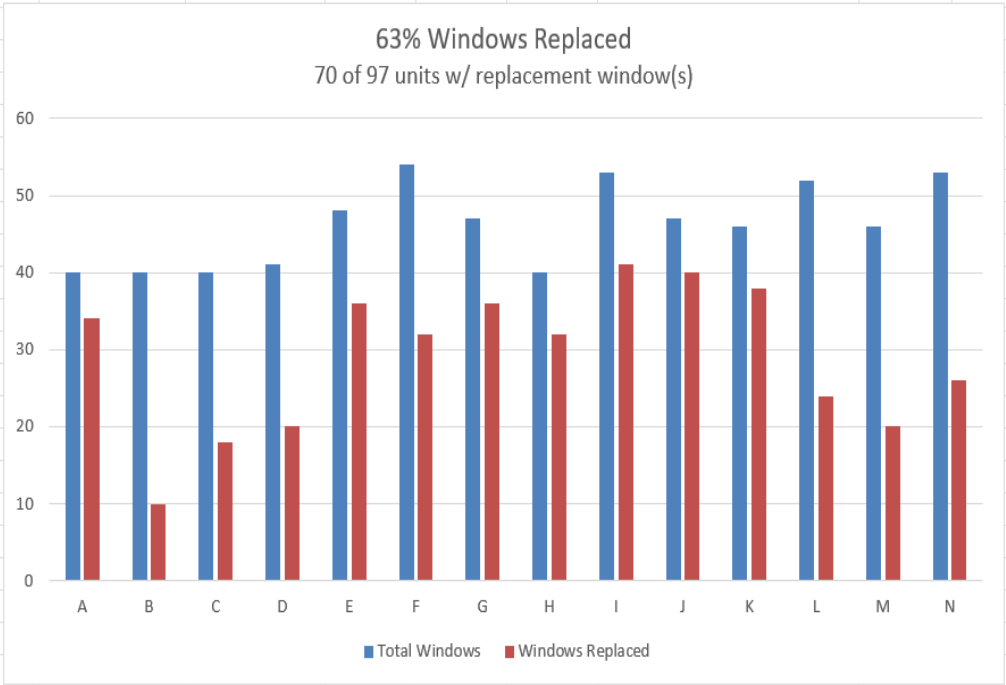
The most common choice for replacement windows and doorwalls is Wallside, which is a vinyl product made by a Michigan-based company. Other window manufacturers selected by co-owners include Pella, Majic (fiberglass) and Sunrise.

According to our data Building J and A have the highest percent of new windows at 85% and building B has the lowest percent of new windows at 25%.

Consider upgrading those old windows – you will be surprised how much warmer (less drafty) and quieter your home will be!

Total Windows	Replacements	% New	#Units with replacement(s)	
647	407	63%	70	72.16%

	Total Windows	Windows Replaced
A	40	34
B	40	10
C	40	18
D	41	20
E	48	36
F	54	32
G	47	36
H	40	32
I	53	41
J	47	40
K	46	38
L	52	24
M	46	20
N	53	26
	647	407



12 Replacement front doors