



September 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
September 27th @ 4:00 pm
Clubhouse - contact
Herriman to attend



FROM THE DESK OF THE PRESIDENT

By Dan Barnes

Last month, the Building and Grounds Committee reported on bathroom and dryer vent connections. I am happy to report that the roofing contractor has corrected the piping and is now ready to start on building M. This will be the last roof done in 2023.

FIDUCIARY: involving trust, especially with regard to relationships between a trustee and a beneficiary. In our case, this is between board members and residents.

It appears that some people cannot contain themselves with board material and conversations. This has caused me to appoint a Legal Affairs committee. It will be a liaison between our lawyer and the board of directors.

It is time to establish the 2023–2024 financial budget. Our budget chairperson, Andrea Farris, will be assisted by Laura Keller, Dan Barnes, Darlyn Triplet from Herriman & Assoc. and Neil Manley.

With the end of the year approaching, the association is looking for candidates for board positions in the year 2024. Now is the time to be heard! If you are interested in becoming a board member, please refer to our website.

Hope you're enjoying the change in the weather.

Regards,

Dan Barnes

Building & Grounds

By Laura Keller



Fall is here and we are pushing hard to get a few more projects and repairs completed while the weather is still decent. Some concrete repairs (sidewalk, stairs) have been taken care of with more to do, compromised garage cinder blocks are in the process of being replaced with concrete blocks on several units, bldg. B will soon be painted (first washed & wood replaced) and the last roof replacement scheduled for 2023 will be done on bldg. M. We are required by the City of Northville to replace 4 trees taken down in the spring so that will be happening also - the plan is for 2 River Birches to go in behind bldg. D (they can handle moist conditions which have been a past problem in that area) and 2 Serviceberries behind bldg. C. The new roofs, the newly painted buildings, our attractive grounds continue to generate compliments from our neighbors - it's rewarding to hear from outsiders how the changes have enhanced the appearance our community!

While working on the Bylaws update, we discovered there is no legal arrangement between North Lexington Association and the LCHA for the use and maintenance of Revere Ct. LCHA owns the entirety of the road. There are 15 units on Revere, 6 LCHA (1 bldg.) and 9 North Lexington (2 bldgs.). We have discussed the situation with our attorney and members of the North Lexington board. Les Debora, president of North Lexington and a couple members of our board will be sitting down to work on an easement agreement which will be formalize by the attorneys.

Thanks to Ellen Kelly who help touch up the paint on faded garage fixtures on Bristol. They look much better and we plan to continue the work throughout the rest of the community.

Landscape Report

Dear Co-Owners,

As you are reading this, I will be enjoying a 2-week trip to Scotland and Ireland with my daughter Amy.

Again, it has been a rather uneventful month here in Lexington Condos. The grounds are looking great despite all the rain. If you notice some digging up of your lawn it is because of the wetness and sometimes the guys on the mowers can't help but dig it up but, this will all be taken care of when Fall clean-up takes place around the first week of November. You may have seen ACE landscaping here other than mowing. They were doing the Fall trimming of the shrubs.

As I walk around it is so nice to see how almost everyone is doing a great job of maintaining their area. I'm sure the Building and Grounds committee will be doing a walk around and will be doing a report on how things are looking. So do your best to keep our community looking good.

Sllan leat,
(Good bye)

Nadine Merriman, Landscape Committee

Flowers on Bristol



Bylaws Update

By Michele Jasinski

A print copy of the amended Proposal 2 that passed will be arriving in your mailbox soon. If you wish to review the original Articles of Incorporation from 1972 and the amended 2023 version, both are posted on our website, courtesy of your webmaster, Laura Keller. Go to lexingtoncondohomes.org, Documents, Master Deed and Bylaws, LCHA Articles of Incorporation.

I'm still very interested in why some of us voted No on Proposal 1, the proposed Bylaw changes (or didn't vote at all). I'm on a fact-finding mission because in order to contain future costs we need to tailor the bylaw revisions to fit what co-owners will tolerate and likely do another vote at some point. Please share with me what specifically persuaded you to vote No or not vote. There are no judgements to be made on what you say, nor am I looking to attach a name or address to your comments. I'm collecting data only. For example, if ten people email me and say they voted No because they don't want to assume the costs of paying for a replacement garage door when they need a new one, then the board, aware of your concerns, has to reconsider passing those costs on to co-owners.

Looking forward to hearing from you:
michele.k.jasinski@gmail.com.

Money Matters

By Andrea Farris, Treasurer



Greetings LCHA Community Members,

The next big item to tackle on our financial journey in October is the 2024 budget. The 2024 budget will be challenging, but our committee likes challenges. There are still five buildings to paint, eight roofs to replace as well as necessary maintenance issues on the clubhouse and in the community. We will make every endeavor to cover the cost of these projects within our budget but other options for funding are on the table.



All set for Halloween!

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

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