



# 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

## Upcoming Events

- Board Meeting  
August 19th @ 2:00 pm  
Clubhouse
- Yoga - Tuesdays @ 7 pm  
Clubhouse



## FROM THE DESK OF THE PRESIDENT

By Scott Corcoran

### Gas Shut Off

On Thursday morning I got a call from "Darrell", a contractor for Consumers Energy. He said that he had shut off the gas to the building on the westside of Williamsburg Ct.(building I) to replace a bad meter. This was work that Consumers Energy had needed to do for a year or so. Then he said the only way for the gas to be turned back on was for all 8 residences to be home at the same time. This service call was a logistical challenge to be sure as well as a major inconvenience to all involved – the Board, JPC and especially the co-owners living in building I. And it was a big surprise - no one on our end had any idea the work was scheduled. If Consumers Energy had given us any notification, we would have given all the residents of building I notice.

I got a contact name from Darrell at Consumers Energy, a woman named Ms. Carter. I contacted Jay Carroll, our property manager, to have him get in touch with Ms. Carter and Jay stayed on it all day long, calling all 8 homes to let them know about a green tag that Darrell had left on the front door explaining the relight procedure. Jay was also instrumental in getting a tech person out for the relighting early Thursday evening. And he got Ms. Carter on site to coordinate the relighting of all the gas appliances in the 8 condos. Everyone got turned back on without interruption.

Jay was a great help in working this issue to make sure that the gas was turned back on as quickly as possible. I want to thank the co-owners in building I for their understanding while this mishap was resolved.

## Building & Grounds

By Marilyn Campbell

This past month we have seen gutters cleaned and repaired, one roof repair completed and one scheduled for later in August. Coming soon are new mailboxes on Bristol and Saratoga, and a new parcel box on Yorktown.

The Buildings and Grounds Committee met to discuss open work orders and do our best to get them completed. Please be aware, however, many of our contractors are still recovering from the shutdown and are working hard to get caught up as well as dealing with shortages in supplies. We all have repairs we want completed ASAP but we need your patience and understanding. We can request our contractors to complete work but have no control over their schedules.

Our ARR's are in effect to keep our

community looking good and running smoothly. Please be aware of these when placing requests. We need to follow procedures as outlined in these ARR's in order to be fair to all co-owners. We also ask that you be considerate of committee member's lives and schedules. We are volunteers and deserve the same respect as all co-owners.

A few co-owners have stepped up to help keep our community looking good. Thank you to Laura, Grant, Nadine, Brendan, and Logan, for cleaning up the stump grindings, raking and seeding in the common area behind Building D, and Nadine for trimming a tree on Washington Circle. Co-owner help is appreciated but please contact committee chair before proceeding.



Entranceway Possibilities!

## Clubhouse & Landscape Updates

By Nancy Kossak

Not much has been going on at the clubhouse these days. One nice thing though, Darcy Grant is doing the Tuesday night yoga class for all of you co-owners that want to relieve some stress in these stressful times - 7 pm. Give it a try - It's Free!!! Social distancing is practiced.

Landscaping has been busy. Serene has been trimming overgrown growth along the creek bed and around the pool, trimming back the forsythia along Taft road and cleaning up the hill by the bridge (more to follow).

The project on Yorktown has been completed with a "no maintenance" plan as stated earlier. We had other plans, but all plantings, no matter how simple, need

some watering and attention. It was not getting the slightest of either so it was a fail.

The river rock that was installed is neat, clean and yes - no maintenance required. It also allows the co-owner to be creative and can look quite attractive. Just a little ingenuity and you can have a show stopper!!!

We installed a trench/drain behind Bldg. C and hopefully that will fix a very bad water situation that was going on there. That's it for now. I'm sure there will be more things to do. Always is.

## Lexington Commons Association

By Andrea Farris

Here's a little background information about this Northville association of which Lexington Condo Homes is a member. The Lexington Commons Association (LCA) is composed of houses and condominiums in three geographical areas. A portion of Lexington Commons is located south of Eight Mile Road, in Wayne County, and is comprised of sixty-two houses and a seven-acre park. The other two areas are located north of Eight Mile Road in Oakland County and are made up of a 13-acre park, the fifty-two houses in Lexington Commons on either side of Taft Rd and two condominium complexes - Lexington Condo Homes and North Lexington.

The Lexington Commons Association is run by a Board of Directors. There are seven seats on the Board and it has representatives from both the homes and the condos. Members are elected at the Annual Meeting in November.

### LCHA WEBSITE

By Andrea Farris

The LCHA Website's purpose is to keep co-owners informed about Association matters and about what is happening in the City of Northville. The website is updated weekly. Co-owners can access maintenance forms, rental forms, site maps, meeting dates, committees, meeting minutes and the Lexicon from the past two months. Also, pertinent information like the Bylaws, the ARR's and special events can be found on the website. There is a link to the City's home page and a link to sign up for the e-edition of the Northville News. Visit us at [lexingtoncondohomes.org](http://lexingtoncondohomes.org).

Monthly meetings are generally held on the second Wednesday of the month at 7:00pm at our clubhouse. I represent our Lexington Condo Homes Association on the Board and act as Treasurer. The LCA uses Quickbooks for its accounting purposes and I have learned quite a bit about Quickbooks over the past few years!

The houses pay an annual maintenance fee of \$120 and each condo owner pay \$60 annually. The \$60 is automatically paid to the LCA and our Association's total yearly contribution is \$5,820. (If you have read our Condominium Bylaws you know this is found in Article II Assessments Section 8) The money is used for park improvements, repairs and general upkeep.

### Pool News

Our pool has been getting used quite a bit this season and it is good to see that the 2020 rules are being respected by our co-owners - but please, no alcohol or glass containers in the pool area! Thank you to the volunteers who each take a day to sanitize the bathrooms - Sue Barnes, Ellen Kelly, Andrea Farris, Laura Keller, Julie Dunville, and Jane Hicks. Pristine does a regular clean of the bathrooms on Wednesdays. And if you have not used the pool yet time is running out - it is scheduled to close right after Labor Day.





## Ask Cynthia

*You may know “Cynthia” from the Geico commercial, she is the Board member walking around her community with a clipboard or a chainsaw or pruning shears making sure all rules are obeyed. This is a new feature to the Lexicon where co-owners can write to our Cynthia to have their questions about the LCHA and its rules answered. Here are a few recent questions posed to Cynthia:*

Dear Cynthia,

My dog Brutus and I walk around our community daily (and I must say the grounds are looking pristine!) and I always pick up after Brutus but if I see a neighbor’s trash can or recycling bin on the street, I often deposit Brutus’ poop bag into their bin or can. Is this an offense?

Signed, Sharing the Waste

Dear Sharing the Waste,

Tossing your dog’s waste into your neighbors’ bins is offensive! Do you really think your neighbors appreciate being “gifted” with Brutus’ poop? Not all things are meant to be shared. This is a VIOLATION! Be a considerate neighbor and stopped giving to others in this manner. Take your doggie bag home with you!

Dear Cynthia,

My grass has a brown spot and I think a sprinkler head is not working. I know the sprinkler contractor from my time as a board member so after I filed a Work Order, I called him directly to get some action. Is this the proper procedure?

Signed, Green Grass Lover

Dear Green Grass Lover,

NO - that is a VIOLATION! While filing a work order is the correct action, so good move there, co-owners should never, never call/contact a contractor directly about a repair without board knowledge and approval. You need to work repair issues like this through the management company. This is a VIOLATION! And you know, as

a former board member, that co-owners are never, never to interfere with contractors while they are doing their jobs - no confrontations, no yelling, and certainly no protests or sit-ins to stop work!

Dear Cynthia,

I have a classic ’65 Mustang I keep stored in my one-car garage. I love this car and intend to get it running someday but I just don’t seem to have the time to work on it. I also have 2 roommates and all of us have cars. We have been parking our cars in the areas marked “Visitor Parking” or on the street. Is this OK with the Association?

Signed, Motorhead

Dear Motorhead,

NO - it is not OK, it is a VIOLATION! You have a garage and a driveway to park 2 cars - those are your 2 parking spots. Using your garage to store your beloved Mustang leaves you with only one place to park - your driveway! So, you have a choice to make - the roommates or the classic car because two of your cars are being illegally parked in Visitor Parking (common area that is not to be used for regular parking without board approval); street parking is NEVER allowed - these are VIOLATIONS. This roommate thing is a potential VIOLATION - have you read Article VI Section 1 of the Condominium Bylaws?