Lexington commons association

P.O. BOX 223
NORTHVILLE, MICHIGAN 48167-0223

Hello Neighbors,

It has been another very busy year for the LCA HOA and Board of Directors. We are excited to share with you all of our updates from the past year! **Mark your calendars for our upcoming annual meeting on Wednesday, November 11, 2026**. Please join us in person to review past and upcoming projects, budget discussion, and important reminders and information regarding our HOA. **If you cannot attend the meeting please complete the enclosed proxy form OR complete the proxy online at www.lcahoa.com.** Here is a brief summary of some important information that will be reviewed at the annual meeting:

BOARD MEMBERS

Our Board of Directors is composed of 7 **volunteer** members who serve alternating 2-year terms and are voted in at the annual meeting. It is the responsibility of our Board of Directors to help uphold our Bylaws to maintain our community standard and our volunteers work very hard to do just that! This year there will be **3 positions** with expiring terms. While Board members with expiring terms may run again, we're always looking for new, energetic volunteers. If you are considering volunteering or nominating someone for the Board, **please attend the meeting**.

DUES

Per our Bylaws, there is a **required** "annual maintenance charge," which we refer to as our annual "dues." Paying dues **on time** is essential for planning for and maintaining an accurate budget and allows us to continue updating, maintaining, and running the Association. **Dues must be paid to remain in good standing with the association in order to vote at our annual meeting or volunteer for the Board.**

Dues invoices and payment information are sent out annually by January 31 and due annually by April 1. Dues that remain unpaid by April 1 the following year will be subject to a 7% annual interest rate per our Bylaws.

Please note that all homes and condos are members of the Lexington Commons Association (LCA) which maintains the commons (north & south parks). The condos have separate condo associations that are responsible for and oversee the allocation of the dues from the condos to the LCA and have separate dues as part of their association that provides funds for the maintenance and upkeep of the condos. LCA homes do not contribute to, and are not a part of, the condo associations. Condo association dues do not contribute to the park maintenance, as this is covered by the LCA.

BUDGET

The Board works diligently to keep our maintenance and upgrade costs as low as possible to help stay on budget. It has been a longstanding complaint of our members that our savings are significantly impacted by the slightest unexpected costs and the need to build reserve funds while we continue to slowly achieve our maintenance and improvement goals. Last year's dues increase allowed us to complete several projects, continue work on previously deferred maintenance, and start creating a buffer for cost variances, unforeseen expenses, and contingency costs. Our 2027 budget accounts for these factors. We will provide a thorough review of the financials from 2026 and the proposed budget for 2027 at the meeting.

Based on the proposed budget for 2027, we will vote on **annual dues of $304 per home and $152 per condo**. The annual approval of dues is important to continue routine Association operations and continue to work on completing previously deferred maintenance projects and community improvements. Funding maintenance and improvements are vital investments in our community and homes!

2027 Budget		
Revenue		
Dividend		
Dues - Condo	$29,184.00	Dues = $152 / condo
Dues - Home owners	$49,248.00	Dues = $304 / house
Unapplied Cash Payment Revenue		
Total Revenue	$78,432.00	
Unpaid invoices	$3,000.00	
Gross Profit	$75,432.00	
Operating Expenses		
Bank Charges & Fees	$100.00	
Insurance	$2,700.00	
Legal & Professional Services	$10,000.00	
Rent or Lease of Buildings	$150.00	
Property Taxes & Licenses	$400.00	
Software Expenses; Dues & Subscriptions	$2,400.00	
Total Operating Expences	$15,750.00	
Office Supplies Expense		
Copies	$0.00	
PO Box	$200.00	
Postage	$600.00	
Supplies	$200.00	
Total Office Supplies Expense	$1,000.00	
Entrances & Cul-De-Sac Beautification Expenses		
Available for entrances and cul-de-sac	$17,064.00	
Sprinkler system	$1,000.00	
Utilities	$2,500.00	
Cul-De-Sac Maintenance (mowing, weeding…)	$2,000.00	
House Entryways Beautification (cleaning, planting…)	$7,964.00	
LCHA Entryways Beautification	$1,800.00	
North Condos Entryways Beautification	$1,800.00	
Total Beautification Expenses	$17,064.00	
Park Expenses		
Mowing	$23,040.00	
Park Maintenance (cleaning, mulch,etc.)	$2,500.00	+$2500 carry over from 2026
Repair, Maintenance & upgrades (playground, sport,etc.)	$10,108.00	
Tree Removal & Replacement	$3,000.00	
Weed Control	$2,500.00	
Total Park Maintenance expenses	$41,148.00	
Other expenses		
Social	$500.00	
Total other expenses	$500.00	
Total Property Expenses	$75,462.00	
Net Operating Revenue	-$30.00	
Other Revenue		
Interest Income	$30.00	
Total Other Revenue	$30.00	
Net Other Revenue	$30.00	
Net Revenue	$0.00	

HOA BEAUTIFICATIONS & ORGANIZATIONAL PROJECTS

Below is a list of some of the projects we completed in 2026 and those that we will continue or may start in 2027.

2026 Completed Projects:

Installation of NEW hardscaping & entryway signs for the 3 homes entrances
Little Libraries installations in North & South Parks
Maintenance & repairs of parking lot asphalt
Repair of entryway sprinkler/irrigation system
Adoption of Solar Energy Policy
North & South Parks Spring & Fall cleanup
Seasonal volleyball court in North Park
Installation of donated park bench in North Park
North Park Playground overhaul projects

2026-2027 Ongoing & Proposed* projects:

Ongoing QuickBooks record cleanup
Ongoing outreach & collection for overdue member dues
Park pathway repairs*
Addition of entryway electrical for future lighting (e.g., sign visibility, Holiday)*
Pickleball court expansion*
Community garden (leased plots)*
North Park basketball court replacement*
Accessory building/structure policy*

CONTACT INFORMATION

Use our website at www.lcahoa.com to pay your annual dues online, access Board meeting minutes, complete annual meeting voting proxy forms, and get neighborhood updates! Use the contact information form to **update your contact information so all important info can be distributed to you in a timely fashion**.

Email is the preferred method of communication of the Board, you can email us at:

hoa.lexingtoncommons@gmail.com

Join our private **Facebook group: Lexington Commons Association Group** to stay in-the-know, post events and quick updates, support your neighbors, and ask questions. Make sure to answer the membership questions **required** to join so we ensure all members are verified neighbors of the LCA.

We look forward to seeing you at the annual meeting and continuing to work with and for all of our LCA neighbors!

Sincerely,

Your Lexington Commons Association Board of Directors