

Lexington Square Homeowners Association Annual Meeting – October 27, 2020

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1. THANK YOU! We want to thank homeowners Dave Voglewede and Bob Davis, who spearheaded the efforts to get the damaged curb repaired during the Sidewalk Replacement program.
 - a. If you would like to lead a beautification effort that benefits the subdivision, you can always submit a proposal to the Board by emailing us. We have the budget and will consider all requests.

2. Treasurer Report
 - a. Account balance (snow plowing, insurance not paid yet): \$28,871.64
 - b. Homeowners dues update
 - i. 2020 dues: 14 unpaid
 - ii. 2019 dues: 6 unpaid
 - iii. 2017, 2018 dues: 1 unpaid
 - iv. Pandemic impact: Email us if you need to discuss private arrangements to make your dues payments.
 - c. Snow plowing and grass cutting contracts were just renewed with NorthStar Property Management for another three years. Please inspect your property after snow plowing. Any damage must be reported within 24 hours to NorthStar at 734-397-8219. If you have general concerns about the quality of the plowing or if you think we need an application of road salt, please email the Board.

3. Crimes in Lexington Square in the last 6 months
 - a. One case of fraud
 - b. <https://www.canton-mi.org/272/Crime-Mapping>

4. Neighborhood Home Sales
 - a. 257 Cornell: \$260,000
 - b. 399 Cornell: \$269,000
 - c. 430 Princeton: \$303,000

5. Canton Ordinances
 - a. **Sidewalk tree trimming** – All sidewalk trees must allow for seven (7) feet of clearance from the sidewalk to the lowest hanging branch. This applies to trees in front of your house, as well as those on the berm if your house backs to Sheldon or Cherry Hill.
 - b. **Canton streetside tree ordinance**: Board has delayed enforcement due to pandemic
 - c. **Canton dog leash ordinance**: All dogs must be leashed while walking.
 - d. **Sidewalk snow removal ordinance** – You are required to remove the snow/ice on the sidewalks within 72 hours of the snowfall.

6. Trick or Treating discussion: The Board will not be sponsoring the donuts and cider tent or the large candy bars. Individual homeowners may make their own choices about their involvement in Halloween. If you will not be passing out candy, please turn off your porch light. We encourage all homeowners who will participate in trick or treating to [consult the CDC guidelines](#) to be as safe as possible.

7. Cherry Hill road entrance investigation: We received complaints from several homeowners regarding the Cherry Hill road entrance. The Cherry Hill entrance was completely dug up and new concrete poured eight years ago. This year, when Wayne County resurfaced Cherry Hill, they dug up part of the concrete that had been installed and replaced it with full-depth hot-mix asphalt (HMA). This led to two complaints: aesthetic and functional. Aesthetically, the HMA entrance didn't look as nice as the full concrete entrance. Functionally, they were concerned that the life expectancy of the HMA would be significantly lower than concrete. We paid a lot of money for concrete and they understandably wanted their money's worth.

We looked into what it would take to get the County to remove the asphalt and replace it with the original concrete. Unfortunately, the only remedy would be to sue the County. This would be a long and expensive legal battle. So the Board met to have a cost-benefit analysis.

The original concrete had a life expectancy of 30 years. The new HMA has a life expectancy of 20 years. Because 8 years have passed already since we put in the new concrete, we were now down to comparing a road with a life expectancy of 22 years vs. 20 years. Additionally, the County told us that it is likely that Cherry Hill will be expanded again. If it is, they will be digging up our entrance again. Finally, the County said that the HMA portion of the entrance would be maintained by the County vs. us having to maintain that ourselves. Though we definitely agree that the HMA entrance is not as attractive as the concrete entrance, considering that the road belongs to the County, the Board did not feel that it was worth a very costly legal battle, particularly if the entrance may be dug up again.

We had offered homeowners the opportunity to submit questions to Wayne County; however, we received zero responses. Therefore, the Board decision will stand, and we will not take action regarding the roads at the Cherry Hill entrance.

8. Any other homeowner concerns

Berm maintenance: A homeowner expressed concern about the berm maintenance. We explained that all homeowners are responsible for the maintenance of their entire property. For homes that back to Sheldon or Cherry Hill, this includes the backyard, whose property line goes all the way to the edge of the sidewalk. The area along Cherry Hill and Sheldon from the sidewalk to the street is our common property and is maintained by the Board. The area between the sidewalk and the back fence of a homeowner's property is that homeowner's property. They should be mowing that area, pulling weeds, trimming trees, etc. We will include detailed information about this in the Annual Dues mailing.

Most common complaints: A homeowner asked what the most commonly received complaints were. The most common complaints are about exterior maintenance of home and property. Two homes received letters from the Board directing them to meet minimum standards of maintenance given by the Township. We pursue all complaints. The second most common complaint is about dogs in the neighborhood being off leash or about owners who do not clean up after their dogs. Please remember that Canton has a leash ordinance. Dogs must be on leash at all times, unless they are in your fenced yard. Also, homeowners with dogs must clean up after them. We will also add this to the Annual Dues mailing.

Welcome Wagon: Lynn Schock asked what we do for new homeowners in the sub. Kirste explained that we used to have a Welcome Wagon, but we no longer have it due to lack of

volunteers. Lynn volunteered to take over the Welcome Wagon program, so that new homeowners receive information and welcome when they move in. Thank you so much for stepping up to do this, Lynn! Kirste will be meeting to pass on the materials she has.

PRIZE DRAWING: Four gift certificates were given away - two to LA Bistro and two to the M&M Cafe. Congratulations to our winners! We are putting those gift certificates in the mail.