

LEXINGTON TOWNHOUSE COOPERATIVE SPRING 2016 NEWSLETTER



Annual Spring Clean Up Day: Mark your calendar, our Annual Spring Clean Up Day is scheduled for Saturday, May 21, 2016. We will start the day out with a Continental Breakfast held outside the cooperative office from 9:00 a.m. – 10:30 a.m. After that, it is time to get busy working outside. We will have flowers and dirt free of charge for the residents. We will also have yard tools available for the residents to use. Remember the goal of the day is to get everyone outside, cleaning up the front and back yards and making our community look fantastic!!

Resale Values: Our resale values are increasing. This is due to everyone working hard in keeping our complex looking nice. We would like to sincerely thank those members who follow the rules and improve the inside and the outside of their units. This summer let's all take a few minutes to pick up loose trash they may have blown around the units, keep the flowerbeds weed free and put toys away each night. If your vehicle is leaking oil or other fluids, have your car repaired and clean the stained concrete. We all want Lexington Townhouses a place that we are happy to call "home". It is up to ALL members to protect the investment that you have in Lexington Townhouses.

Front Flowerbeds: Before everyone gets busy working outside, we want everyone to know that chairs, benches, or swings are NOT allowed in the front flowerbed. This area was meant for bushes and flowers. It is not a patio. If you currently have any type of seating in the flowerbed, it needs to be removed and landscaping needs to be installed. If you need additional dirt, please contact the Maintenance Department so we can get you on the schedule for Spring Clean Up day.

Decks: After careful consideration, Lexington Townhouses Cooperative will no longer allow decks in the backyards. If you currently have a deck, you DO NOT need to remove it. We just ask that you maintain it properly. Over the past several years, we have found that rodents and other animals like to live underneath decks. We will still allow backyard concrete or brick paver patios.

Work Orders: Several residents have a work order balance on their account for months. Due to this problem, the Board of Directors is asking that all work orders now be paid PRIOR to the work being done.

Slow Down: We would like to take this opportunity to ask all drivers to be especially alert for children running into the street after balls and other play objects during the spring and summer months.

Late Charges: Unfortunately, many residents are not paying their carrying charges on time. Your payment is due on the 1st of each month! Remember, we need your payments in on time so the cooperative bills can also be paid on time. The late charges will progressively increase for those members that continue to pay late. According to the Member's Handbook, the late charge policy is as follows:

“Carrying Charges are due on the 1st of each month and are late after the 10th, at which time a \$50.00 charge will be assessed. This late charge is to be paid with the next month's carrying charge or the carrying charge will NOT be accepted.

1. First time delinquencies will be assessed a \$50.00 late charge.
2. Second delinquency will receive a \$75.00 late charge.
3. Anyone delinquent a third time will be assessed a \$100.00 late charge. The late charge will continue to increase at \$25.00 increments (up to \$150.00) per occasion.
4. NSF and/or stop payment checks will be assessed a \$35.00 fee.

These are large fees that we do not want to assess. Therefore, please make your payments on time.

Feeding: Attention all nature lovers. We all enjoy the birds and squirrels that visit our complex, but please remember that feeding the animals is NOT allowed. This practice attracts rodents, the critters that we do not enjoy. Thank you for your understanding.

Painting: Many backyard fences and gates are in need of repair and/or painting. Grounds inspections will be conducted this spring. So if you want to get a jump on this chore, we would appreciate it. Fence stain is available at the Maintenance Department for \$25.00 per gallon.

Sympathy: Our deepest sympathy goes out to the friends and family of Irene Wiegand of 8246 Farnum and Eddie Czarniak of 27604 Marcia. These were wonderful people in our “Lexington Family” and they will be missed.

Cooperative Website: If you have a friend or family member that is interested in our development, all information is available on our website. As a member, the most current newsletter can also be viewed at www.lexingtontownhouses.com.