



The Official Newsletter of the Lafayette Place Improvement Association
March 2018 Issue Westley Falcaro, Editor

It's Finally Happening!!

The State has finally scheduled the work to correct the turn lane radius at Lafayette & Pettit! The project will begin in early April and will finish up in early July.

The project will include cutting back the NW corner of Lafayette and Pettit and relocating the turn signal pole. We've been told that traffic will be reduced to one lane on Lafayette during the construction period.

The turn lane correction is part of a larger State project to repave and repair US 27 (Lafayette Street) through the entire City. The part of the project that affects us starts at Paulding Road and goes to Wallace Street.

We've been working to get this fixed for over 8 years, but had to wait until the State included our project in the larger one using Federal Funds.

Once completed, large trucks traveling south on Lafayette and turning west onto Pettit should have no problem making a turn without driving over our corner property and creating ruts.

Great American Clean Up

Lafayette Place is again participating in this Nationwide event by cleaning up our neighborhood. Volunteers will meet at the Gazebo on **Saturday, April 21 at 10am** and work til noon (unless finished before then!). Areas will be assigned and materials provided.

Please join us - contact Westley at 456-1608 or sign up at the Annual Meeting on April 11.

City Home Repair Program

The City of Fort Wayne's Office of Housing & Neighborhood Services is currently offering a Homeowner Repair Loan program to City residents.

The **Furnace and Roof Replacement Program** provides 0% interest seven-year loans for furnace or roof replacement. Following are a few of the criteria needed to qualify for the program:

- Applicants must own their home and it must be their primary residence.
- The home must be located within the City limits.
- **Homes being purchased on land contract are not eligible for this program.**
- Applicants must have a household income at or below 80% of the Area Median Income. (Please call to have a staff member help you calculate this.)
- Applicants must have homeowner's insurance.
- Applicant must be up-to-date on mortgage payments.
- Applicants must not be involved in a pending bankruptcy or have liens placed against their home.

Residents may call **260-427-8585** to leave their information on a voice mail system. Someone from the Office of Housing & Neighborhood Services will then call them back to determine their eligibility. As always, funding is limited for this program, so qualified homeowners are accepted on a first-come, first-serve basis.

Riverfront Educational Series

Riverfront Fort Wayne is again offering the public three opportunities to meet the team involved with Riverfront development and learn more about plans for the future. Each evening will feature a different topic and panel discussion at the newest brewery in Fort Wayne which is right on the St. Mary's River: Hop River Brewing Company.

Food and drinks will be available for purchase. Hop River will offer free tours of the brewery before and after the event. This event is limited to the first 200 people, so plan to arrive early.

More information, including parking information, is available at www.RiverfrontFW.org or by calling Megan Butler at (260) 427-6248.

When: Monday, April 9 – 6:30pm

**Where: Hop River Brewing Company
1515 North Harrison Street, Fort Wayne**

We're Growing!

In 2017, and to date in 2018, 29 new residents have made Lafayette Place their home!

This growth has a lot to do with the upkeep of our common areas and your work on keeping your homes in great condition, providing good "curb appeal."

If you have a new neighbor, please get to know them and show them the friendliness and hospitality that Fort Wayne "south siders" are known for!

And don't forget to ask them if they're receiving the LPIA Newsletter. I have sent a Welcome Letter to all and requested contact information for the Newsletter, but have not gotten a response from everyone. So help please me out ... and them!

Thank you for your part in keeping Lafayette Place a GREAT place to live!

Flag Waving Again

Better weather has allowed us to repair the broken flag rope and replace the worn-out flag on our flagpole by the Gazebo in the Esplanade.

Thanks to the Fort Wayne Parks Department for installing the rope and flag with their equipment, at no charge to us! Thanks to Jeff Prentice for the donation of this flag and to Doug Guerin for his past, present, and future monitoring and maintenance of the flag.

Association Dues Are Mandatory And Enforceable

Sadly, there are 40 property owners in Lafayette Place with outstanding Association dues of \$100 and over! This simply isn't fair to the rest of us who do pay our obligation.

LPIA has placed liens on nine (9) of those properties. A lien includes the outstanding dues amount, all fees to place and release the lien, AND a \$100 administration fee. It is much more expensive than just paying the dues when they are due or establishing a payment plan with the LPIA.

Association Dues are Mandatory and part of owning a property in Lafayette Place as set forth in the Restrictive Covenants. Membership in the Lafayette Place Improvement Association is attached to your deed. The original developers of this addition established Association dues and various restrictions in the Covenants.

The Indiana Supreme Court recognizes and upholds Restrictive Covenants. Although non-payment of dues can be enforced through legal action, the Association would prefer to work towards an equitable solution with those who are behind in their obligation.

If you are in arrears in your payments, and want to prevent legal action, please contact Westley at 456-1608. We will be happy to set up a payment plan or work with you as needed.

DON'T MISS THIS!!!

The Lafayette Place Annual Association Meeting Wednesday, April 11, 2018 at 7:00 p.m.

**SHAWNEE BRANCH PUBLIC LIBRARY
Corner of Calhoun and Noll Avenue**

As a property owner in Lafayette Place, you are automatically a member of the Lafayette Place Improvement Association (LPIA) per our Restrictive Covenants. The Annual Association meeting is a great opportunity to meet your neighbors and learn about your neighborhood.

Elections to fill Board positions for the 2018-2020 term will be held. If you are interested in serving a two-year term on the LPIA Board of Directors, please contact Westley Falcaro by March 30, 2018, at 456-1608 or email at westley.falcaro@frontier.com. To serve as a Board member, you must have lived in Lafayette Place for 1 year and be current on your dues obligation. All Board members are volunteers.

2016 – 2018 LPIA Board of Directors

Officers

**President - Westley Falcaro
Vice-President- Michelle Wood
Treasurer – Amy Grubbs
Secretary – Don Orban**

Members

**Anne Gregory
Kevin Rarey
Wayne Reeves**