



The Official Newsletter of the Lafayette Place Improvement Association
April-May 2026 Issue Westley Falcaro, Editor

Annual Meeting Summary

The 2026 Lafayette Place Annual Meeting was held April 8th at the Shawnee Branch Public Library. With a quorum of 27 property owners, representing 22 properties, Board President Westley Falcaro called the meeting to order at 7:01pm.

Guest speaker Dan Camp, Wayne Township Trustee gave a quick explanation of this office's general role and some upcoming assessments. All questions were asked and answered efficiently. Highlights of his presentation included:

- Assessments are based on the recent sales of properties on the open market in our area. Using that information they track the % change in the neighborhood to determine if there is an increase, decrease, or no value change of the property.
- Assessment notices will be mailed out by April 24 if there is an increase of \$100 or more. They will not send a notice if there is no change or the value has reduced. You can call their office at (260)449-7173 to confirm.
- A property owner can appeal an assessment. The deadline is June 15.
- **Board Elections:** Sarah Moffit, Carol Osborn, Anna Slotterback, and Jim Vaughn are the proposed candidates for a new two-year term. Westley presented the qualifications of each of the nominees. As there were no new nominees and no objections to the slate, the Candidates were unanimously approved.

Annual Meeting Summary

Minutes of the 2025 Annual Meeting and Treasurer Reports for 2025 were reviewed and unanimously approved. Westley and Colton Bickel informed attendees that we were under budget since there were no large, unexpected expenses. Details were given regarding the large amount of outstanding association dues. 13 Liens were filed in 2025 on residents with outstanding dues of \$200 or more. Additional Liens will be placed as appropriate. Postcards and letters will continue to be sent to residents with outstanding dues under the \$200 amount.

While discussing outstanding dues, Jordan Plohr asked if the deadline date for dues on the annual statement could be changed to a specific date instead of "upon receipt." That will be done on the 2027 statement.

The 2025-2026 overview included details on the accident and demolition of the marker at Lafayette and Sherwood Terrace, the online dues payment system, the benches at the new bus stop, the Mayor's Walk, Lafayette Park Redesign, 2025 Neighborhood Improvement Grant, 2025/2026 events, and Lafayette Place housing statistics. Attendees were excited to hear about the park re-design and that no trees would be disturbed.

Housing statics show we are far under the national rate of 20% for rentals with only 2.7% of rentals in Lafayette Place.

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Westley announced that LPIA applied for the 2026 Neighborhood Improvement Grant in the amount of \$4,408 to add 15 neighborhood identity signs. These aluminum signs will hang from the street light poles throughout the interior and exterior streets of the neighborhood. Awardees will be notified later in April.

Westley acknowledged and thanked the residents who delivered flyers throughout the year: Ethan & Iana Bassett, John Lehner, Christine Statterly, Dessiree & Brett Smith, Jim Vaughn, and Autumn Wybo. She also thanked Peter Moomey for raising and lowering the flag, Angel Campos for servicing the trash bins and waste stations in the Esplanade, Don Orban & Jeff Prentice for painting the Gazebo, and Don for maintaining the common gardens.

Discussions during the Good of the Order addressed the problems caused to properties by the large holes and construction by City Utilities and a request to have the information that is provided in the Annual Meeting packets pre-published on the LPIA website so attendees have time to digest all the information before the meeting. This will be done for 2027.

Mark Your Calendar

Don't miss these Lafayette Place events for 2026!

- Dirt Day – Saturday May 23
- A Night of Music – Saturday July 25
- Halloween – Sunday October 25

Neighborhood Code Patrols

The City Neighborhood Code Enforcement Agency will soon be starting their patrols for **grass and weed violations**, as well as **exterior house violations** including peeling paint as well as failing gutters, porches, steps, and roofs, to name a few.

If you want to report a violation, call 311 or visit the 311 website. You will need to have the property's street address or specific location. Complaints may be made anonymously

Contrary to some perceptions, Neighborhood Code Enforcement is a **good thing for neighborhoods**, and Lafayette Place benefits from their vigilance.

Rain=Mosquitoes & West Nile Virus

We've already seen a lot of rain, and it looks like that will continue. The pros are how beautiful all that rain makes our yards and gardens and hope for our farmers. The con is that the rain will make mosquitoes very happy! An abundant amount of rain can equal an abundant number of mosquitos, so this is an important time to remember the West Nile virus. This virus is a mosquito-borne virus that can cause encephalitis (inflammation of the brain) or meningitis (inflammation of the lining of the brain and spinal cord).

Out of the 60 different varieties of mosquitoes, there are three types that have been found to be West Nile virus carriers in the Fort Wayne area, and another type that carries LaCrosse encephalitis.

Mosquitoes need water to multiply and standing water can be found almost everywhere, so it is very important to keep your property cleaned up and grass mowed.

Clogged gutters, rimless tires, tall grass and weeds also harbor mosquitoes; even a wet plastic bottle cap has enough water for the female mosquito to lay her eggs.

Prevention includes spraying clothing with repellants containing DEET and applying insect repellent sparingly to exposed skin. Repellants should NOT be applied to children three years old and under. Consider wearing long-sleeved shirts and long pants outdoors during peak mosquito times.

For more information about West Nile, go to: www.allencountyhealth.com - click on Vector Control.

Special Recycling Day

What: a special Electronics & Metal Recycling Day hosted by OmniSource, Habitat for Humanity and the Renaissance Point Neighborhood Association

When: Sat May 2, 9am – 1pm

Where: empty lot across from the Renaissance YMCA on Creighton between Bowser & Holton

You may recycle mattresses, tires and more. All electronics items are accepted EXCEPT light bulbs or alkaline batteries.

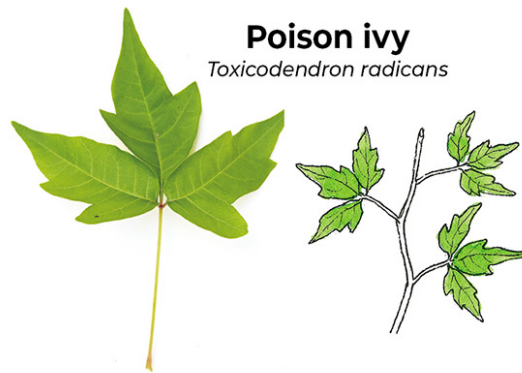
A Health Hazard Among Us

There is a lot of poison ivy in our neighborhood. Some properties have an overabundance, and it is very dangerous. **Poison ivy** leaves grow in clusters of three on vines that can grow up into trees and trail along the ground.

Mistaking these for weeds and pulling them out can have hazardous results.

A glyphosphate-based herbicide **concentrate**, such as Roundup™, Kleenup™, or a specific poison ivy killer, should be mixed with water 3 times the normal strength. **Ready-mix herbicides are not strong enough to destroy poison ivy.**

DO NOT BURN THESE PLANTS – burning can cause severe lung problems. For information about these plants and how to **safely** get rid of them, there is a good step-by-step list at www.gardensalive.com



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Vice-President- Don Orban
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