



The Official Newsletter of the Lafayette Place Improvement Association
November-December 2022 Issue Westley Falcaro, Editor

Thank You VERY Much

It's hard to believe that we're getting close to the end of the year. So, I want to take this opportunity to thank the many volunteers who provided their time and talents to Lafayette Place in 2022. We wouldn't have the great neighborhood we have without these folks:

Residents who deliver all our flyers:

Luke Bassett
John Lehner
Christine Slatterly
Jim Vaughn
Nick & Autumn Wybo

Residents who maintain the trash cans throughout the Esplanade and the Lafayette-Pettit Green Space AND maintain the Pet Waste Stations in those areas:

Chuck Bell and Bryan Jenisch

Residents who volunteered to be the wonderful characters at the Gazebo at Halloween:

Mike & Crystal Satriano
Brian & Dawn Quick
Angel Campos

The resident who puts out all the signs for our events:

Jeff Prentice

The resident who keeps our various gardens & green spaces beautiful, as well as maintains the butterfly garden & advises on all things regarding LPIA landscaping:

Don Orban

And of course, my fellow LPIA Board of Directors who give so much of their time, wisdom, and talent:

Jeff Cyr
Anne Gregory
Don Orban
Michelle Wood
Nick Wybo

Visit Santa & Mrs. Claus Here

Santa & Mrs. Claus are coming to Lafayette Place! Kids may visit and parents can take pictures.

This is the first time Santa has come to Lafayette Place in many years, so we hope his visit will bring lots of kids to see him and Mrs. Claus!

Santa & Mrs. Claus
Esplanade Gazebo
Saturday, December 10
2pm – 3pm

(May be cancelled if inclement weather)

Dues Statements

Invoices for your 2023 Lafayette Place Improvement Association dues will be mailed out by the 2nd week of January 2023. Dues are to be paid in full at the beginning of the year.

Outstanding dues of \$100 or more may result in legal action, as provided for in the Lafayette Place Restrictive Covenants. If you have outstanding dues, but cannot pay the full balance, call Westley Falcaro at 456-1608 to arrange an acceptable payment plan.

Lafayette Place/South Leaf Pick Up

2nd Round Nov 28 – Dec 2

- Rake leaves to the median strip by 7am on the first day of our scheduled week
- DO NOT put leaves in the street
- DO NOT put leaves in garbage or recycling carts
- DO NOT burn leaves – it's violation of City code with a \$50 - \$75 fine

Real Estate in Lafayette Place

We all know that Lafayette Place is a beautiful and friendly place to live, but it's amazing how many new residents have discovered that. So far this year, 21 new residents have moved into our beautiful neighborhood in 2022.

According to Sue Teasdale, a Lafayette Place resident who is a licensed Realtor, the average days on the market (DOM) for homes sold in Lafayette Place since January 1, 2022 is 16 days, much lower than the regional or national average. And I have seen houses in our neighborhood sell in less than 1 week many times. Currently there are 8 homes for sale in Lafayette Place and 1 home that has an accepted offer (is "pending").

It's important to know that home values in our neighborhood have increased substantially in the last few years, as they have pretty much all over. This is also one reason why tax assessments have increased. Homes in Lafayette Place in 2022 have sold in a range from \$55,000 to \$206,000.

The selling price of a home actually affects future home-sale prices in a neighborhood or area as homes sold within a 6-month period in a 1 mile range of the address of the selling home are used as "comps" by mortgage companies, banks, and appraisers to justify the selling price and lending amount.

So, although we'd hate to see you go, if circumstances require you to sell your home in Lafayette Place (but why would you?!) please make sure you do your due diligence regarding all the details needed to get your home ready and list appropriately.

Advertisement

Feel free to call, text, or email me when you have a real estate need or question.

Sue Teasdale, REALTOR®
Coldwell Banker Real Estate Group
7553 W. Jefferson Blvd.
Fort Wayne, IN 46804
Cell: 260-602-5022
Email: sue@coldwellhomes.com
Website: www.sueteasdale.com

Save your Drain

Recipes for many holiday foods contain gravy, butter, cream, shortening, and other kind of fats. These ingredients can clog your drains and sewer pipes.

Never pour grease down your drain or flush in the toilet. Using hot water and soap to wash grease down the drain is not a solution. It can still harden in your pipes or sewer line.

You can dispose of oil and grease by placing it in an empty milk carton, vegetable can, plastic butter container, or "zip lock" bag.

Dispose of oil and grease properly and your drainpipes and wallet will thank you!

Holiday Crime Prevention Tips

The Holiday Season is upon us and many of you are making Holiday plans and getting your house ready for visits, decorations, and gifts.

Preparing your home and starting your Holiday shopping can be fun, but please remember to take precautions. Although we're fortunate to live in a very safe neighborhood, the holiday season can attract criminals from any distance. Following are some crime prevention tips for your home:

- Keep all doors & windows locked when leaving your house.
- If leaving for an extended period over the holidays, leave on some lights and TV or radio to give the impression that someone is home.
- If leaving your home for the holidays, ask a trusted neighbor or other friends to keep an eye on your house.
- Hide large gifts that can be seen through windows.
- Don't leave a key outdoors.
- Do not leave your garage door open.

Seasons Greetings

**The LPIA Board of Directors
wishes you and your family
safe and joyful
Holidays**

Christmas tree drop-off sites will be listed in the January Newsletter.

PLEASE DO NOT PUT YOUR CHRISTMAS TREE IN THE ESPLANADE

LPIA Board of Directors

Officers

President - Westley Falcaro

Vice-President- Don Orban

Secretary – Michelle Wood

Members

Jeff Cyr

Anne Gregory

Nick Wybo