



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

Great Neighbors Make It Work

One of the great things about Lafayette Place is that we have neighbors who really want to keep our neighborhood beautiful and are willing to go that extra mile and help out when needed. Keeping our neighborhood beautiful takes work that I would bet not everyone is aware of, so I want to acknowledge these residents who have recently pitched in to ensure the beauty and safety of Lafayette Place.

Kevin Rarey, Jeff McCarthy, and Bob Gomez are responsible for the new solid wood doors on both Little Free Libraries, replacing the ones that had been vandalized (again). They bought the wood, cut and painted the doors, and installed them. They look great!

Don Orban and Jeff Prentice cut out the old metal water pipe that had been sticking up out of the ground by the Lafayette Place marker at Sherwood Terrace and Lafayette Street. The pipe was a potential danger.

Reuben Butler took on the job of assembling and installing the new butterfly garden display sign and it looks great! (more on the sign in the article to the right).

And even our community neighbors have provided assistance to us. **John Connolly of Connolly's Do It Best** in Southgate Plaza allowed us to have the butterfly garden sign delivered to his store. This was needed as the sign (with packaging) weighed 150 pounds and had to be delivered to a commercial address that had a forklift!

A BIG "THANK YOU" TO ALL!

Butterfly Garden Display Sign

As you all know from many previous Newsletters, our green space at the corner of Lafayette and Pettit includes a beautiful butterfly garden. This is such a special and unique feature that we have created an outdoor display sign, similar to ones seen in state and national parks, which describes this feature and lists plants commonly found in butterfly gardens.

The display panel was designed by Fort Wayne artist Jon Allmandinger (see picture below) and the structure and base were manufactured by Pannier, a company in PA that creates these signs for parks throughout the country and has done them for the Fort Wayne Parks Department. Reuben Butler, a Lafayette Place resident and general contractor, assembled and installed this display sign just before Labor Day.

We are in the process of scheduling a press conference and dedication, which will be dependent on weather and the condition of the plants. All residents will be invited to attend. Date and time will be announced.



(if you're getting this by postal mail, you won't be able to see the colors, so go out and see it in person!)

Illegal Rentals Update

Westley Falcaro has met with our attorney, Steve Shine, on several occasions regarding the illegal rentals in Lafayette Place. For cost effectiveness, we have initially addressed landlords with multiple properties. The results are positive!

Kaufmann Real Estate has five illegal rentals in Lafayette Place. As a result of a meeting with owner Kerry Kaufmann, one property has been sold, a second one has been rehabbed and is currently listed for sale. Of the 3 remaining properties, two are occupied and Kaufmann has agreed to a deadline to get these on the market for sale. The 3rd property is not occupied and will be rehabbed and listed for sale.

Urban LLC has 3 illegal rentals, all of which are occupied. They have agreed to list these for sale at the end of the leases in January or February of 2019. Shine will create a contract binding them to this agreement.

AmFire LLC has an illegal rental at 4401 Wilmette. They have not responded to communication from Steve Shine and we therefore plan to move ahead with a lawsuit immediately.

Shine is very confident we will win this lawsuit based on our Restrictive Covenants. The future plan is to use the judgment we get in the AmFire lawsuit as even stronger leverage against any and all illegal rentals.

Legal Actions

As of this writing, liens have been placed on eight (8) Lafayette Place properties, each of which have outstanding association dues over \$100.00. An additional five (5) liens will be placed in September.

The good news is that our personalized letters and efforts have resulted in the collection of \$1,924.50 in back dues to date. These were collected without having to take legal action.

Our dues are only \$25.00 per year per lot and dues are pro-rated on properties that are not a full lot.

If you're not sure if you have outstanding dues, feel free to call Westley Falcaro at 456-1608.

More New Residents!

Lafayette Place is proving to be a very sought-after neighborhood! This is evidenced by all the new residents moving into our neighborhood.

Here is a list of new residents in July & August!

Paul Corsaro - Champlain
Britanni Florian - Champlain
Lori DeBonis - Kenilworth
Jared Paden - Calhoun
Monte Stevenson - Montrose

We welcome you and your families and hope to get to know all of you in the near future! If any of these people are your new neighbors ... show them a warm Lafayette Place Welcome!

ALWAYS Lock Your Vehicle

There have been several vehicle break-ins and theft from vehicles in neighborhoods surrounding Lafayette Place and even one reported in our neighborhood. Some vehicles were parked in the driveway or right in front of the house. And thieves are striking in the daytime as well as nighttime.

Our Fort Wayne Police Department liaison officer advises to **always** lock your vehicle, **even if it's parked in your driveway!**

It is also important that you DO NOT leave valuables in sight in your vehicle. Wallets/purses, money, cell phones, iPads, and laptop computers are all enticing to a thief.

A Much Needed Addition

A much-needed large trashcan has been purchased and will be installed at the northwest corner of the Gazebo area on a concrete pad that was previously used for a light pole. The trashcan is the same heavy-duty, outdoor style as the cans placed throughout the green space at Lafayette & Pettit.

WHAT TO DO WITH PLASTIC BAGS & PLASTIC FILM PACKAGING?

(Reprinted from City of Fort Wayne “Recycling Matters”)

Plastic film packaging is recyclable — just not in your curbside recycle cart! Chances are, a lot of plastic film comes into your home. Film packaging includes plastic grocery, shopping, and produce bags; bread, sandwich, and food storage bags; newspaper sleeves; dry-cleaning bags; “air pillows” used to cushion shipments, bubble wrap, and Tyvek envelopes; case wraps from cases of water, toilet paper, and paper towels; and wraps from around furniture and electronics.

All of these materials are recyclable. However, when they end up in curbside recycling carts, they cause problems. First, they are lightweight and tend to blow out as the carts are lifted and emptied. Second, at the materials recovery facility, plastic bags get caught in conveyor belts and other equipment. Often the entire sorting line has to be shut down to remove tangled plastic film. So, please — don’t put your recyclables into plastic bags, don’t put loose plastic bags or film into the cart, and don’t toss in bundled plastic film.

Instead, recycle your plastic film and bags at a local grocery store or other retailer that provides a bin. Most Kroger, Lowe’s, Meijer, Target, and Walmart stores have bins, which are normally located near the front entrance of the store. If you don’t see a bin, ask Customer Service about bag recycling. Film plastic is also accepted at Quincy Recycling in New Haven and Recycle Logic in Fort Wayne. Because the plastic film accepted at these locations is clean and uncontaminated, it can be turned into new bags, pallets, containers, crates, pipe, and composite lumber. Remember — remove products, receipts, and crumbs before you drop off your bags for recycling!

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