



The Official Newsletter of the Lafayette Place Improvement Association  
March 2019 Issue Westley Falcaro, Editor

## **A Great Place to Live**

In 2018, and to date in 2019, 21 new residents have made Lafayette Place their home!

This growth has a lot to do with our beautiful and well-maintained 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. If they aren’t please give them my phone number so I can get them on the email list. You’ll be doing me – and them – a nice favor!

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

## **Want a Book ... Have a Book?**

We are fortunate to have 2 **Little Free Libraries** at the north and south ends of the Esplanade.

Lafayette Place residents are encouraged to take any book they’d like to read from the Little Free Library, read it at their leisure, and **then return it. Or** if you’d like to keep it, you can **leave a different book for others to read and enjoy.**

Feel free to stock these libraries with any books you have around the house that you’d like to share. Reading material should be appropriate for both children and adults.

## **Pet Waste Stations Being Abused**

Someone has taken bags from the Pet Waste Stations and pulled them out and scattered them throughout the Esplanade. This has happened on two separate occasions, mainly from the Pet Waste station at the Esplanade and Fleming Avenue location.

These bags are paid for with your Association Dues and are provided for the convenience of pet owners, many of whom have expressed their appreciation. The bags help keep the Esplanade and surrounding areas free of unwanted and unsanitary pet waste, and also helps pet owners comply with the City Ordinance regarding picking up after their pet.

There are three Pet Waste stations throughout the Esplanade and two in the green space at Lafayette and Pettit.

If you see or know of anyone pulling out these bags, please notify Westley at 456-1608.

## **Could You Help Us Out?**

Some of the drain grates, at the intersections of streets throughout our neighborhood, are clogged with debris from the winter. This can cause a problem with flooding as we are now entering the “rainy season.”

If you live close to a drain, won’t you please take a few minutes to clear out the drain grate and dispose of the debris? This is not something the City does.

**Your effort will be greatly appreciated!**

## Association Dues Are Mandatory, Enforceable, and Tied to the Deed

Sadly, there are several 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.

In accordance with our Restrictive Covenants established by the original developers of Lafayette Place, LPIA can enforce payment of outstanding dues by placing liens on properties. The 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 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. This obligation is attached to the **property** through the deed, not individual owners.

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.**

## Dispose Of Litter Properly

NOT IN OUR STREETS, THE ESPLANADE, PARK, OR ANY OF OUR GREEN SPACES.

There are three garbage bins located throughout the Esplanade: south at the intersection with Fleming, middle at the deadend with Glencoe, and north at the intersection with Congress. Additionally, there is a new one on the west side of the Gazebo, at least one in the park, and two in the green space at Lafayette and Pettit.

If you are walking throughout the neighborhood and see trash, how about picking it up and disposing of it in one of these bins? If we all do our part, we can keep Lafayette Place clean and beautiful!

## Intersection Closure Coming

The intersection of Old Mill/Broadway/Rudisill is scheduled to be closed for an extended period starting sometime in late spring. **The official closure date isn't available yet.**

At first, only the Old Mill portion of the intersection will close as the construction site is erected. Cars should still be able to travel from Rudisill to Broadway. **Soon after, the entire intersection will close and remain closed for approximately 11 months.**

During this time, the crews will access the key sewage pipe underneath the intersection that currently carries overflow from hundreds (or maybe thousands) of homes. The pipe currently terminates at the river where it spews sewage during rainfall. They will divert the pipe into a new buried structure that will carry the waste from the intersection over to the new drop shaft that's been built at the entrance to Foster Park. The drop shaft will divert the overflow into the tunnel 200 feet below the surface.

Trees on the east side of the intersection shouldn't be disturbed during the process but the park sign and nearby plants will be removed. At the end of the process, they will get the site restored including new landscaping.

During the full closure, traffic will be re-routed as follows:

Old Mill to Lexington  
Lexington to Fairfield  
Fairfield to Creighton  
Creighton to Broadway  
Broadway to Bluffton

In essence, it makes a big circle around the construction area, with a focus on routing cars down main roads as much as possible. Additionally, truck traffic will be rerouted north through downtown or south on Lower Huntington Road. Thus, trucks should be well outside of our area.

***Watch for updated information in your favorite news source.***

## **DON'T MISS THIS!!!**

### **The Lafayette Place Annual Association Meeting Wednesday, April 10, 2019 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.

FREE copies of the Lafayette Place Restrictive Covenants and our Hand Book will be available at the Annual Meeting, as well as the sign-up sheet for the Great American Clean up.

**Association dues may be paid at the Annual Meeting. Dues must be current to vote.**

### **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**