



The Official Newsletter of the Lafayette Place Improvement Association
September 2021 Issue

Westley Falcaro, Editor

I'm Back!

This is the first LPIA Newsletter since the April-May issue as I had some surgery that prevented me from typing – and a lot of other things! In this issue, I hope to fill you in on all that has happened since then. I hope you enjoy this and all future LPIA Newsletters!

Grant Updates

You may remember from the last Newsletter that Lafayette Place applied for and was granted a City Neighborhood Improvement Grant in the amount of \$4,996.77.

The project consists of improving three entrance areas to Lafayette Place as follows:

1. Illumination of the marker at Calhoun/Marquette/McKinnie
2. Permanent sign at the Calhoun Gateway at Calhoun and Pettit
3. Artistic wrap of the utility box at Lafayette and McKinnie/Champlain

Update on #1: Kissinger Electric company has completed their part of this project which included the installation of 2 lights to illuminate the marker, underground conduit from a newly erected post behind the marker, and the sensors to be connected to a new pole to be installed by I&M. I&M expects the installation of their 30ft pole to be completed in the next few weeks. Additionally, the Parks Department did a major clean-up of trees, bushes, and vines that had grown in this area and hindered the installation of both Kissinger's post and the I&M pole.

Grant Updates - continued

Update on #2: The permanent Lafayette Place sign has been installed in the Calhoun Gateway green space at Calhoun and Pettit. We think it looks great and hope you do too! Additionally, Don Orban did his usual magic and replanted and enhanced the garden around the sign. THANKS DON!

Update on #3: The design for the artistic wrap for the utility box at Lafayette and McKinnie has been approved by the LPIA Board and the appropriate Fort Wayne agencies. It is beautiful, colorful, and totally appropriate for our unique neighborhood. This gorgeous design was created by Jon Allmandinger of William & Wagner Advertising.

The application and permit have been submitted to INDOT. We hope to receive the "go ahead" in the next few weeks. When received, the design will be sent to Paint the Town Graphics for fabrication and installation.

When completed, all 3 aspects of this project will beautify and enhance our neighborhood and the corridors/gateways into downtown Fort Wayne, as well as show community pride to Lafayette Place residents, residents of southeast Fort Wayne, and all visitors traveling into this area.

We're very excited about these improvements and look forward to this enhancement of our beautiful neighborhood!

A Resident's Beautiful Donation

Linda Fultz has been a Lafayette Place resident for a long time, and she loves it here. Her love for our beautiful neighborhood shows in the incredible donation she is bequeathing to us: two pristine steel benches which will be placed by the butterfly garden in the Lafayette/Pettit green space.

Linda had these benches created in memory of her parents and the plaque at the base of the concrete slab on which the benches will be installed will reflect that memory.

So, the next time you want to enjoy the beauty of the butterfly garden, have a seat on one of the benches and thank Linda for her generous gift!

Event Follow Ups

Great American Cleanup: We did something different this year, since we didn't have an Annual Meeting (due to Covid) at which people could sign-up to participate in this event, we sent out flyers to each house in Lafayette Place asking for their participation. And we got the best response ever - 23 people participated in this event on Saturday May 21!! A large focus was on the street drains located throughout the neighborhood and we got them all cleared! **THANK YOU TO ALL WHO WORKED TO KEEP LAFAYETTE PLACE A BEAUTIFUL PLACE TO LIVE!**

Garage Sale: The LPIA garage sale was held on Friday June 11 and Saturday June 12. Although both days were extremely hot and humid, there were actually more neighborhood participants than in past years. If you withstood the heat and had a sale, I hope you did well!

Night of Music: The Todd Harrold band was back for the Night of Music on July 24th. We had a large crowd and the Hot Dog Boyz were also back with great food. Unfortunately, the weather turned to storms about halfway through the evening, so we had to close down early. Todd plans to extend the concert next year to make up for the short concert. If you've not attended this event in the past, put it on your calendar for 2022 – it's one of the best!

This is the Perfect Time

It's hard to believe, but summer is winding down. With cooler temperatures, NOW is the perfect time to prepare your house and yard for what is just around the corner ... Indiana winter.

Check to see if you need paint touch ups or any exterior repairs to windows, doors, or siding. Clearing gutters and downspouts of tree and leaf debris will allow rain and snow move through them and help prevent cracking or breaking. Any needed roof, foundation, chimney repairs, or driveway cracks should be on your "to do" list before bad weather rears its ugly head.

And don't forget the plumbing! Frozen pipes from leaky faucets can be an expensive headache.

Get ready for a possible winter blast by getting your home in shipshape!

What is Your Address?

It is a City Ordinance that every owner of a building on any street is required to place the address numbers of that building in a "**conspicuous place on the front of the building.**"

The Ordinance further states "the numbers shall consist of figures not less than three inches in length, and so made as to be distinctly or easily read."

Failure to place the house numbers in a manner described above will result in a fine by the City.

It is important that you comply with the City Ordinance for many reasons, not the least of which is to help Police and Fire departments find your house in an emergency.

Lafayette Place Trivia

Montrose Avenue was originally named Montclair Avenue.

Sherwood Terrace was originally named Cottage Grove Avenue.

Lafayette Place Association Dues

Lafayette Place Association dues are only \$25.00 per lot, per year, yet there are many residents who have outstanding Association dues. Whether you just overlooked dues for 2021 or have one or more years of outstanding back dues, **it is important that you get your dues paid to avoid legal action.**

Association Dues are **mandatory** and part of owning a property in Lafayette Place, as set forth in the Lafayette Place Covenants. This obligation is attached to the **property** through the deed, not individual owners. So, if you purchased your property in Lafayette Place and the Association Dues were not paid by the previous owner, it is now YOUR responsibility to pay any outstanding dues. Such a situation is normally addressed by the Title Company at the Closing of your purchase. However, if that was not done, it remains your responsibility. You may be able to contact the Title Company for any reimbursement

If you're not sure if you are up to date on your dues, please call Westley Falcaro at 456-1608.

If you are behind in your payments and cannot pay the total balance due and want to prevent legal action, we will be happy to set up a payment plan or work with you as needed.

Note: a lien can be placed on your property for outstanding Association dues. If a lien is placed, additional legal and administrative fees will be added which may greatly increase the amount owed. So far in 2021, the LPIA has placed several liens and collected over \$2,000 in outstanding dues and associated fees. The Indiana Supreme Court supports neighborhood Covenants, and the Lafayette Place Covenants include the assessment of dues and legal action required for collection.

LPIA Board of Directors

Officers

President - Westley Falcaro

Vice-President- Don Orban

Treasurer – Amy Grubbs

Secretary – Michelle Wood

Members

Anne Gregory

Wayne Reeves

Nick Wybo