



The Official Newsletter of the Lafayette Place Improvement Association  
May 2022 Issue Westley Falcaro, Editor

## Annual Meeting Summary

The 2022 Lafayette Place Annual Meeting was held April 20<sup>th</sup> at the Shawnee Branch Public Library. With a quorum of 32 property owners, and a total of 38 attendees, Board President Westley Falcaro called the meeting to order at 7:19pm.

**Guest speaker Dan Baisden**, City Neighborhood Planner, gave a brief presentation of his duties and responsibilities.

As this was the first public Annual Meeting since 2019 due to Covid, the business of Lafayette Place began with a review of the **minutes of the last Annual Meeting held in 2019**. **Treasurer Reports for 2020 and 2021** and the proposed **2022 budget** were then presented. The Treasurer reports indicated we are more or less back on track for dues income since Covid, but there are still a number of properties with outstanding dues. The itemized reports also showed donations received and income for various grants. Detailed information regarding the grant projects for 2021 and 2022 was also presented.

**Planned events and activities for 2022** are back to pre-Covid status and are listed on page 2 of this Newsletter.

Westley presented the following breakdown of **Lafayette Place housing statistics** showing we are in great shape in relation to national statistics:

Illegal rentals: 10 = 2%  
Legal rentals: 8 = 2%  
Total Rentals: 18 = 4%

## Annual Meeting Summary

The slate of **candidates for the Board of Directors for 2022-2024** was presented. The terms of four (4) Board members were up for renewal: Jared Applegate (replacing Jeff Cyr), Anne Gregory, Michelle Wood, and Nick Wybo.

Westley presented the qualifications of each of the nominees. A request was then made for nominations from the floor. As no new nominations were received, Christine Slattery moved to accept the slate as presented, seconded by Jeff Prentice and unanimously approved.

Westley Falcaro introduced a **proposed amendment** regarding in-home businesses in Lafayette Place, which are currently prohibited under Section 16. She explained that a day care, discovered operating in Lafayette Place, was the impetus for the Board to re-think this limitation. After much discussion and research, the LPIA Board of Directors decided that the Covenant regarding businesses, written in 1915, should be amended to reflect current in-home business needs and practices. She then outlined the details of the Amendment and informed attendees that a copy of the Petition to Amend the Covenants was available for signature. She also stated that Rose Puff and Jermaine Williams, owners of the aforementioned day-care, would be responsible for obtaining the required 270 signatures of homeowners within 6 months. There was discussion and questions including how this amendment aligns with the City planning/zoning requirements. All questions were answered to attendees' satisfaction.

## Rain = Mosquitoes & West Nile

The NOAA (National Oceanic and Atmospheric Administration) is predicting an above average WET spring and summer. That should make mosquitoes very happy, but not humans! So this is an important time to remember about the West Nile virus: it 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](http://www.allencountyhealth.com) - click on Vector Control.

## Great American Clean Up Cancelled

Our participation in this City-wide event was cancelled due to the extremely soggy, muddy conditions of the common areas that we focus on during this event.

All residents can help out by picking up any trash & debris you find as you walk through the neighborhood – especially any sewer grates near your home. There are several large trash bins throughout the Esplanade for your convenience.

## Neighborhood Code Patrols

The City Neighborhood Code Enforcement Agency is starting their patrols for **grass and weed violations**, as well as **exterior house violations**.

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

Complaints go through the 311 Call Center, and the Code Inspectors are responsible for canvassing their specific territories. When a complaint is received, the inspector visits the property to determine if it violates code. In the case of tall grass, weeds, or noxious vegetation violations, a placard is placed in the yard, and a courtesy notice to abate is sent to the owner of record. Property owners then have five (5) days to correct the violation. If not corrected within that timeframe, the City's mowing contractors will cut the lawn and/or remove the noxious vegetation, and subsequently, the owner will be charged for the cost of the mowing, which will include an administrative fee. If the mowing invoice is not paid within 30 days, a lien will be placed on the property.

Complaints may also address 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.

## Mark Your Calendar

Don't miss these Lafayette Place events for 2022!

- Dirt Day – Saturday May 28
- Garage Sale – Friday & Saturday June 10 & 11
- A Night of Music – Saturday July 23
- Halloween – Sunday October 30, 3pm-5pm

**THANK YOU TO.....**

**Luke Bassett, Wayne Reeves, Christine Slattery, and Jim Vaughn for delivering the Annual Meeting flyers**

**Dave Weese for donating the Flag for LP flagpole**

**Peter Moomey for raising the flag**

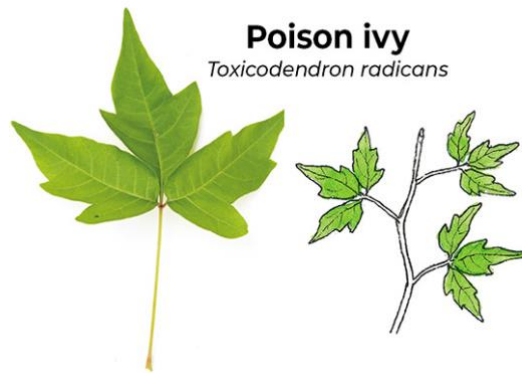
## A Health Hazard Among Us

**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](http://www.gardensalive.com)



### LPIA Board of Directors

#### Officers

**President - Westley Falcaro**  
**Vice-President- Don Orban**  
**Treasurer – Jared Applegate**  
**Secretary – Michelle Wood**

#### Members

**Jeff Cyr**  
**Anne Gregory**  
**Nick Wybo**