



The Official Newsletter of the Lafayette Place Improvement Association
April-May 2023 Issue Westley Falcaro, Editor

Annual Meeting Summary

The LPIA Annual Meeting was held at the Shawnee Branch Public Library. With a quorum of 46 property owners in attendance, representing 41 properties, LPIA President Westley Falcaro called the meeting to order at 7:03pm.

Minutes of the 2022 Annual Meeting and Treasurer Reports for 2022 were reviewed and unanimously approved. There was a question regarding what the \$710.05 miscellaneous item represented. As details weren't available, Westley committed to investigating & reporting back.

The results of that investigation are being reported here:

- \$380.00 – Paid for outside assistance with treasurer duties as there was no LPIA Treasurer
- \$109.89 – Gift cards given to 2 residents at the end of the year who provided much needed work in the neighborhood throughout the year
- \$82.24 – A memorial plaque for Doug Guerin who died in 2022 and bequeathed money to Lafayette Place
- \$137.92– Flowers for Doug Guerin's funeral

The Landscaping expense was also discussed as it was higher than previous years and the budget. Details were provided which included unexpected expenses for trimming and removing trees at the Calhoun and Pettit property as well as overall increases in mowing and snow removal costs. The 2023 Landscaping budget has been increased to accommodate higher costs for continued maintenance such as mowing, snow removal, and weed removal at the gazebo. The Pet Station bags are also included in the Landscaping budget.

Annual Meeting Summary

An overview of 2022 and 2023 included discussion on planned events for 2023. Westley informed attendees that the LPIA Board has decided to eliminate the association sponsored Garage Sale has due to lack of participation both in neighborhood participation and public attendance. **Individual garage sales may be held at residents' choice of date and expense.** After discussion and comments, this change was unanimously agreed upon by attendees.

Westley brought up the fact that there were minimal residents participating in the neighborhood Halloween event and public participation seemed to stay mainly on Lafayette Esplanade. After lengthy discussion, Michael Satriano suggested we change the event to a type of "trunk show" where participating residents could gather at the gazebo with treats, and trick or treaters would get goodies there along with picture taking with the Halloween characters. If a resident still wants to participate at their home, it was suggested they identify their participation with balloons, signs, and physically sitting in their yard or driveway to be more visible. This suggestion was enthusiastically received by the attendees. This new format will be publicized in the LPIA Newsletter closer to Halloween and detailed in the orange flyer delivered to each resident. If a resident wants to be part of this new format at the gazebo, they are to RSVP to Westley for physical coordination.

Housing statics show we are far under the national rate of 20% for rentals with only 4% of rentals in Lafayette Place. That number represents 2% legal rentals which were grandfathered in and 2% illegal rentals which will be addressed legally.

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The Overview continued with new information about the 2023 City Sidewalk Lift Program that was announced last year. The city will repair/replace sidewalk lifts that are 2 inches or less this summer. Unfortunately, anything over 2 inches will not be addressed. The city will remove a tree that is causing a large lift, but sidewalk replacement falls to the adjacent homeowner if wanted. The city 50/50 match program is available for this.

Colton Bickel, Westley Falcaro, and Don Orban were on the slate for election to the Board of Directors. Detailed information about each candidate was provided in each attendee's packet. As there were no nominations from the floor, it was motioned, seconded, and unanimously voted to accept the slate as presented.

An amendment to the LPIA Restrictive Covenants was proposed at the 2022 Annual Meeting. The amendment addresses in-home businesses which are currently prohibited under Section 16. The residents who instigated this amendment and are responsible for obtaining the 270 signatures of homeowners required to amend the Covenants, have only obtained 38 signatures. The LPIA Board has extended the deadline to obtain signatures to the end of October at which time the original Covenant will be legally enforced. The attendees agreed with this decision. It was suggested that the Petition's authors contact information be published in an upcoming newsletter article so that if other residents want to assist them in getting signatures, they can contact them. Westley will follow up.

Jimmie Busbee informed us that there are no speed limit signs on Pettit from Lafayette to Calhoun and that his property was damaged in an accident due to traffic traveling at a high rate of speed. Westley will follow up with the appropriate city department.

The meeting adjourned at 8:20pm.

UPDATE: Westley has spoken with the city traffic engineering department extensively. As a result, speed limit signs will be installed on Pettit, McKinnie, and Calhoun. Although the city does not put speed limit signs inside neighborhoods, they have agreed to put them on Congress, Sherwood Terrace, and Fleming where they intersect with Lafayette because the speed limit changes from the State-owned Road to city streets which have a different speed limit. A WIN for us!

NO Great American Clean Up

I am disappointed to report that, as only 3 people have signed up for the 2023 Great American Clean Up, which is scheduled for May 6, the LPIA Board has decided to cancel Lafayette Place's participation in this city-wide 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 or put any trash you collect in your own city-provided garbage bin for collection. As this is not an addition-wide event, there will not be a common pick up for trash collected.

Hug the Curb

As we all know, the streets in Lafayette Place are not overly wide. School buses, Fed-Ex and UPS trucks, as well as Garbage Trucks sometime have a difficult time driving through our streets when many cars are parked on the street.

If you **MUST** park on the street instead of a driveway or garage, **PLEASE** park as close to the curb as possible. That small space between the actual curb and the street is not the line definition, park in it! Ask any visitors to do this also.

Are Your Dues Paid?

Whether you just overlooked dues for 2023 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 Covenants. This obligation is attached to the **property** through the deed, not individual owners.

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.

Neighborhood Code Patrols

The City Neighborhood Code Enforcement Agency will soon be 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.

Code Inspectors are responsible for canvassing their specific territories. Complaints go through the 311 Call Center. 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 mow the lawn and/or remove the noxious vegetation, and 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, the city will place a lien 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.

LPIA Board of Directors

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