



The Official Newsletter of the Lafayette Place Improvement Association
January-February 2024 Issue
Westley Falcaro, Editor

And the Winners Are

Our 1st Holiday Decorating Contest brought out the best in time, effort, and design from many residents in Lafayette Place. So many in fact, that the judges couldn't just recognize one! They contacted the Board and asked if they could also recognize a runner up and 2 honorable mentions – so we did!

The winners are:

4302 Champlain – top prize @ \$100.00

4415 Champlain – runner up @ \$50.00

4628 W. Lafayette Esplanade @ \$25.00

4443 E. Lafayette Esplanade @ \$25.00

Pictures of the houses with their beautiful Holiday decorations can be seen in the photo gallery on our website: lafayetteplace.org.

2024 Recycle Dates for Lafayette

Place: February 8 & 22
March 7 & 21
April 4 & 18
May 2, 16 & 31 *
June 13 & 27
July 11 & 25
August 8 & 22
September 6* & 19
October 3, 17 & 31
November 14 & 29*
December 12 & 27*

* Some dates listed are on a Friday instead of Thursday as Garbage & Recycle Service will be one day behind following a holiday.

Go to www.recyclefortwayne.org for more information and to get a complete list of what you CAN and CANNOT put in your recycle bin!

Farewell and Welcome

Anne Gregory has been the force behind the Lafayette Place Addition Facebook page as well as a valuable asset as a member of the Board of Directors for many years. Anne has recently retired from her professional life and with that she is also retiring from the Board of Directors and as editor of our Facebook page. Although we will miss her insight and input, we wish her the best retirement can offer!

Anne's place on the Board has been filled by **Tyrell Hollins** who has lived in Lafayette Place since 2015. Tyrell decided to take advantage of this opening on the Board as he feels it was time to give back to a neighborhood he really loves. He lives with his partner and their 2 children in a home he totally renovated when he moved in as a bachelor. We're excited to welcome Tyrell!

We also welcome **Autumn Wybo** as the new Editor of the Lafayette Place Addition Facebook page! Autumn and her husband Nick made Lafayette Place their home in 2018. Now a stay-at-home mom to 7-month-old Adrian, Autumn was an elementary school teacher for many years. She is very creative, and we're happy she has agreed to take this on!

A Recycling Note

The Clean Plastic Caps & Lids program has been discontinued. All collection totes at Community Recycling Drop-off Sites have been removed.

February 18th is National Battery Day. To properly recycle household batteries, tape both positive and negative ends of the battery before recycling to eliminate the risk of fire. You may also recycle all household batteries at the City Tox-Tuesday events.

Mark Your Calendar

Lafayette Place Events for 2024:

- * Wed., April 10, Annual Association meeting
- * Great American Clean Up – To Be Announced
- * Saturday May 25 – Dirt Day
- * Saturday July 20 – Night of Music
- * Sunday October 27 – Halloween Trick or Treat

More information on each event will be in future Newsletters as we get closer to the event date!

FREE Tax Preparation Services

Now through April 15th Free in-person tax assistance and preparation is being offered through the Allen County Public Library by the AARP Foundation Tax Aide. It is available to all taxpayers.

There are specific requirements and documents you will need to take. Call for available dates, time, and more information:

Allen County Main Library – 421-1200
Shawnee Branch Library – 421-1355

It Takes Us All

Although the Board and volunteers worked with the City Utilities department last year to clean ALL the storm/sewer drains throughout Lafayette place, keeping them clear and debris free is an ongoing task. Clogged sewer/storm drains cause a problem with flooding. If you live close to a drain, won't you please take a few minutes to sweep out the drain and dispose of the debris? This is not something the city normally does. Your effort will be greatly appreciated!

Household Hints (from the Internet)

- ✓ Listerine will clean dirty grout
- ✓ Morton salt will absorb wine stains
- ✓ Peanut butter will get scratches out of CDs
- ✓ Pam cooking spray will dry fingernail polish

Association Dues

Thank you to all Lafayette Place residents who have mailed in their dues according to their 2024 Dues Statement, which was mailed out in early January. We're receiving payments daily and hope the balance of homeowners will be sending in their payments soon.

If you have outstanding dues, but cannot pay the full balance, call Westley Falcaro at 456-1608 or email westley.falcaro@frontier.com to arrange an **acceptable payment plan**. **If you have not received your statement, please let me know.**

Points on Being a Good Neighbor

- Get to know your neighbors
- Lookup when you are walking
- Greet people
- Plant flowers
- Buy from local merchants
- Fix it even if you didn't break it
- Honor elders
- Pick up litter
- Talk to the mail carrier
- Hire neighborhood young people for odd jobs
- Bake extra & share
- Open your shades
- Share your skills
- Turn down the music
- Listen before you react to anger

It's Actually the Law

Yes, it's cold outside, which makes it somewhat of a burden to take "Rover" out to do his "business."

But it is a City Ordinance, and common courtesy, to pick up after your pet.

For your convenience, the LPIA has provided three (3) Pet Waste Stations with bags and four (4) trash bins located throughout the Esplanade to dispose of your pet waste.

NEVER allow your pet to do its business in a resident's yard. If that happens by mistake, make sure you clean up after your pet!

Who & What is the LPIA Board of Directors

The developers of Lafayette Place created the Lafayette Place Association in the legal Restrictive Covenants. If you own property in Lafayette Place, you are automatically a member of the Lafayette Place Improvement Association (LPIA). **LPIA membership is legally tied to the deed of the property and is mandatory for each property owner as long as they own the property.**

They also created a Board of Directors for the purpose of “maintaining and caring for the general interests of said Addition.” **All board members are LPIA residents who volunteer their time, energy, and efforts for the good of all residents of Lafayette Place.**

LPIA’s Board of Directors’ duties and responsibilities per the Restrictive Covenants include:

1. Upholding and enforcing all LPIA Restrictive Covenants, including any legal actions necessary
2. Maintaining all financial records and requirements – local, state, and federal
3. Collecting all Association Dues
4. Maintaining all common areas which include:
The Esplanade and Gazebo; the marker at Marquette and Calhoun; the marker and grounds at Lafayette and Sherwood Terrace; the marker and grounds at Lafayette and Pettit; the marker and grounds at Calhoun and Pettit
5. Informing residents of community and government events and issues through a Newsletter
6. Promoting the upkeep of individual properties
7. Maintaining a Board of Directors
8. Holding an annual Lafayette Place Association Meeting for all residents

Your LPIA Board of Directors have gone above and beyond to include:

1. Creating the Association Handbook
2. Creating and maintaining the Association’s website
3. Creating and maintaining the Association’s Facebook page
4. Establishing a “No Rental” Amendment to the Restrictive Covenants
5. Attending all Sheriff and Tax sales involving any Lafayette Place properties
6. Providing an HOA Letter to Title Companies to collect any outstanding Association dues at a closing
7. Sending a “Welcome Packet” to all new owners after a Title Company closing
8. Maintaining a working relationship with multiple City agencies on behalf of Lafayette Place
9. Applying for grants offered by the City of Fort Wayne to enhance Lafayette Place
10. Sponsoring neighborhood events and activities such as: Halloween Trick or Treat; Dirt Day; Great American Clean Up; and A Night of Music at the Gazebo
11. Maintaining and updating all Insurance policies relating to Lafayette Place common areas

I hope this information helps you understand and appreciate this unique neighborhood and the Lafayette Place Board of Directors.

LPIA Board of Directors

Officers

President - Westley Falcaro

Vice-President- Don Orban

Treasurer – Colton Bickel

Secretary – Michelle Wood

Members

Jeff Cyr

Anne Gregory

Nick Wvbo