



The Official Newsletter of the Lafayette Place Improvement Association
January-February 2025 Issue
Westley Falcaro, Editor

And the Winners Are

Our 2nd Holiday Decorating Contest brought out some lovely holiday exterior designs from many residents in Lafayette Place. Although it had been decided to recognize only a 1st place winner due to finances, two Lafayette Place residents generously contributed money to allow a 2nd place winner! Now that's great community spirit from **John Lehner and Don Orban, thanks guys!**

The winners are:

4302 Champlain – top prize @ \$100.00
4419 Wilmette – runner up @ \$50.00

2025 Recycle Dates for Lafayette Place:

January 23 *
February 6 & 20
March 6 & 20
April 3 & 17
May 1, 15 & 30 *
June 12 & 26
July 10 & 24
August 7 & 21
September 5* & 18
October 2, 16 & 30
November 13 & 28*
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!

Mark Your Calendar

Lafayette Place Events for 2025

- * Wed., April 9, Annual Association meeting
- * Great American Clean Up – To Be Announced
- * Saturday May 24 – Dirt Day
- * Saturday July 19 – Night of Music
- * Sunday October 26 – Halloween Trick or Treat

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

Association Dues

2025 Lafayette Place Association Dues Statements were mailed out the 2nd week of January. There are many residents who are behind in paying this **legal obligation which is tied to the property deed**. We're hoping this is just an oversight and payments will be brought up to date. **Please do not take advantage of living in a beautiful neighborhood without paying your obligation that enables it to stay that way.**

Avoid legal action - Your Statement will list any outstanding dues or liens. If you have outstanding dues, but cannot pay the full balance, we're willing to work with you. Call Westley Falcaro at 456-1608 or email her at westley.falcaro@frontier.com to arrange an **acceptable payment plan**.

If legal action is taken, it will increase the amount owed to include legal fees, as well as damage your credit and prevent you from enjoying financial choices.

If you have questions, or have not received your statement, call Westley Falcaro at 456-1608.

Protect Your Pipes

Winter has definitely arrived, and there's nothing more frustrating than waking up on a cold winter morning to find that you have no water because the pipes have frozen! With below zero wind chills expected this week and next week, here are some tips from Fort Wayne City Utilities:

Indoor Pipes

The pipes that are most vulnerable to freezing are those located in un-insulated spaces such as crawl spaces, basements, attics and garages, or in exterior walls.

Insulate pipes in these exposed areas with foam insulation at a minimum. If you have experienced frozen pipes in the past, consider wrapping those pipes with electrical heating tape and then insulating them.

If you can't protect pipes, you may need to let the water run during very cold weather. Remember, hot water pipes can also freeze, so let a small steady stream of **lukewarm** water run. For sinks against outside walls, it may also help to open cabinet doors below the sink so warm air can circulate.

If you're taking a winter vacation, don't turn off the heat. Leaving the thermostat set to at least 55 can help keep pipes from freezing.

Water Meter

Customers of Fort Wayne City Utilities are responsible for making sure the water meter is protected from freezing. If the meter is in an unheated garage, keep the garage door closed to hold in as much heat as possible. Protect the meter in a basement or crawl space by closing off crawl space vents and doors, repairing broken windows, and making sure basement doors and windows close tightly. You might also consider installing an insulated meter cover.

If the meter does freeze, City Utilities customers may be charged more than \$130 for a replacement.

Thanks for the Beauty!

We hope you all enjoyed the beautiful Gazebo Holiday Decorations created by **Jeff Prentice**. Thanks Jeff, we appreciate your time & talent!

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, your Lafayette Place Association has provided three (3) Pet Waste Stations with bags and four (4) trash bins located throughout the Esplanade to dispose of your pet waste, AND 2 additional Pet Waste Stations and trash bins in the green space at Lafayette and Pettit.

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!

Lock Your Car!

Unfortunately, there have been at least two (2) break-ins to cars in our neighborhood already in 2025. These crimes are happening all over the City and have now reached us.

- Remember to ALWAYS lock your car
- Do NOT leave valuable items in site
- ALWAYS make Police Report, you may need it for Insurance purposes
- Police Reports assist police and neighborhoods in allocating crime prevention actions

Space Heater Safety Tips

We're experiencing some REALLY COLD temps and it's not going to get warm any time soon. Space heaters are involved in 86% of home heating fire deaths, so if you are using a space heater to warm up, here are some important safety tips:

- Plug all space heaters **directly** into a wall outlet, don't use an extension cord or power strip.
- Check your space heater for cracked or damaged cords and plugs.
- Make sure your heater has an automatic shut-off, so if it tips over, it shuts off.
- Keep anything that can burn, like bedding, clothing, and curtains, at least 3 feet away from your heater.
- Place space heaters on a solid, flat surface.
- Turn heaters off when you go to bed or leave the room.

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

We 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 – Andrew Williams

Members

Tyrell Hollins
Jim Vaughn