



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

2025 Annual Meeting Summary

The LPIA Annual Meeting was held at the Shawnee Branch Public Library. With a quorum of 38 residents in attendance, representing 27 properties LPIA President Westley Falcaro called the meeting to order at 7:00pm. Board members Colton Bickel, Westley Falcaro, Tyrell Hollins, Sara Moffitt, Don Orban, Jim Vaughn, and Andrew Williams, were present.

Westley Falcaro, LPIA Board President, welcomed all attendees, introduced all board members, and asked each attendee to introduce themselves and their address.

Minutes of the 2024 Annual Meeting and Treasurer Reports for 2024 were reviewed and unanimously approved. The Treasurer report included details of the LPIA Financial status resulting from the 2023 Lawsuit expenses, slow dues payments, and a large balance of outstanding dues. Westley informed the attendees that 13 liens will be filed in April/May to assist in collecting outstanding dues of \$200 or more. Admin fees will be attached to the lien. Additionally, postcards will be sent to residents owing \$25 - \$50 in dues and individual letters will be sent to those owing \$75 - \$150.

Sara Moffitt, our newest Board Member has suggested establishing an e-payment system as many people no longer use checks. Resident John Lehner has discovered such a system that does not charge non-profit organizations a user fee. This will be further investigated and made available through our website if feasible.

An overview of 2024 and 2025 was presented. Housing statics show we are far under the national rate of 20% for rentals with only 2.9% of rentals in Lafayette Place. That number represents 1% legal rentals which were grandfathered in and 1.9% illegal rentals (8 properties) of which 3 are currently for sale. And the remaining properties are being addressed.

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We welcomed 26 new residents in 2024 and 5 to date in 2025. As of February 2025, the average asking price for a home in Lafayette Place was \$128,000 and the average days on the market were 149.

The change in the LPIA Halloween event did not garner participation from residents, though the trick or treaters enjoyed it. We will continue to add the opportunity for residents to hand out candy in the Esplanade in 2025, however, if residents still do not participate, we will reconsider for the future.

Westley informed residents that the LPIA Board of Directors has applied for a \$5,000 Neighborhood Improvement Grant offered by the city. Winners will be announced April 28th.

We are requesting money for 4 projects:

- Improvement to the landscaping beds surrounding the Gazebo to include cutting/edging the beds and filling with mulch
- Purchase of paint to paint the gazebo. Neighborhood volunteers will provide the labor
- Purchase of bench & trash can for new bus stop in the triangle empty lot at Calhoun/Calumet/Sherwood Terrace
- Purchase of 10 trees, through the Citizens Match Tree program, to be placed in the medians on Kenilworth and Wilmette

Colton Bickel, Westley Falcaro, and Don Orban were on the slate for re-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.

The meeting adjourned at 7:33pm.

Dirt Day – Saturday May 24

In Lafayette Place, we take advantage of the Memorial Day holiday weekend to plant flowers or add a flowerbed, fill in those holes from winter weather, and generally spruce up our yards.

To help with all that, the LPIA Board of Directors orders 7 cubic yards of peat & black dirt mixture and has it delivered in 2 large piles placed on the north & south ends of the Esplanade and in McKinnie Circle.

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.

Rain = Mosquitoes & West Nile

A WET spring 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, three types 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.

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 repellant sparingly to exposed skin. Consider wearing long-sleeved shirts and long pants outdoors during peak mosquito times.

For more information about West Nile, go to: www.allencountyhealth.com - click on Vector Control.

Thanks, You Guys Rock!!

The 2025 Great American Clean up in Lafayette Place was a success thanks to nine (9) residents. These folks cleaned out the street drains throughout our neighborhood, collecting 14 bags of trash & debris. Thanks to them, the rains will flow freely and we shouldn't see back-ups or flooding at the drain sites.

A big thank you to:

Francisco Arringa

Ethan Bassett

Jeff Cyr

Don Orban

Liz Paff

Charles & Mary Staley

Anna & Andrew Williams

**The weather is getting warmer,
get out and meet new neighbors
and catch up with the old ones!**

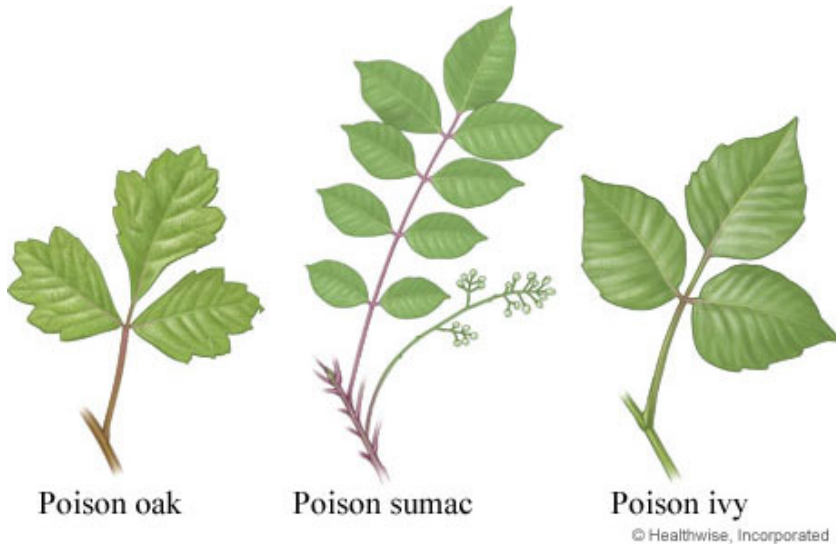
A Health Hazard Among Us

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.



LPIA Board of Directors

Officers

President - Westley Falcaro
Vice-President- Don Orban
Treasurer – Colton Bickel
Secretary – Andrew Williams

Members

Tyrell Hollins
Sara Mattson
Jim Vaughn