



Lafayette Place

DECEMBER 2022

ISSUE 12



- **Holiday Party Planning Meeting**
- **Holiday Party**
- **Christmas Decorating Contest**



December 4:
 Holiday Planning Meeting at 2:00 PM in the clubhouse.



December 10:
Holiday Party @ the Clubhouse
 4:00-7:00pm



HOA Board Updates

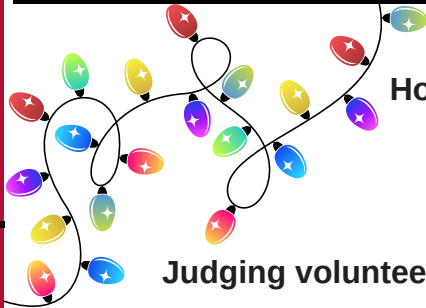
- **Trash Pick up**
- **Board Accomplishments**
- **TownSq**
- **Safety Update**

The 2022-2023 Lafayette Place HOA Board Members

Lafayette Place Office
 7500 Callaghan Rd SA TX 78229

On-site Community Manager:
 Jenny Diaz
 Direct Line: 830-391-9575
 Email: Jenny.diaz@associa.us
 After Hours Number: 210-545-1888

*Due to COVID we encourage appointments and/or a call in advance to your visit



December 1-23
 Holiday Front and Back Decorating Contest



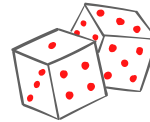
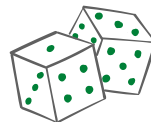
December 22-23:
 Decorating Contest Judging
 Judging volunteers please call Kathy Beer at 210-482-9861



Open Mon- Sun
Cabana hours are
 6am - 12 midnight



December 13th & 27th
 Time: 6:00 pm - 8:00 pm
 Location: Lafayette Place Clubhouse



The HOA Board has approved the reinstatement of:

Towing



Approved Towing Company for our Community is: CRESWELL'S WRECKER SERVICE 210-967-3190 Residents & Guests Only in a Designated Space unauthorized vehicles will be towed at owners or operators expense. Residents will be fined.

Please make sure to follow parking protocols

- Remind visitors to use guest parking only
- **No overnight parking on side streets or along all fence between midnight and 6:00 A.M.**
- All vehicles should be in a parking spot not along the fence or curbsides.
- **No Recreational vehicles larger than a small van, not trucks (Larger than a pick-up), no boards, trailers, etc are to be parked on the property.**
- Fees will be imposed to the Homeowners or their guest for parking violations including parking on the red curbs.



Parking in guest spaces requires overnite pass issued by the office...Please inquire with Jenny.

*for the complete list of the rules, please refer to the Rules and Regulations: IV. Homeowner/Occupant Guidelines (F.) Vehicle and Parking Rules

Want to read up on the Lafayette Place Bylaws?

If you would like a copy of the bylaws, please email Jenny and she will be able to send you that electronically as a PDF file.



We need everyone's support! If you see any issue with our community amenities submit a service ticket on TownSq.

There is a blank form attached to this newsletter.

You can also get a copy on TownSq.

"The total number of leased units shall be capped at 10%. The powers of the board shall expressly include the power to adopt rules for administration and enforcement of the 10% leasing cap."

Simply put, a rental cap is a limit on the number or percentage of units within the community that can be rented out by the owners at any given time. At Lafayette Place, the rental cap established in our Governing Documents is 10%, or a total of 20 units.

Rental cap policies are normally implemented as a measure to retain value for the condominium as a whole. The general idea is that having too many renters lowers the value of the condominium because owners take better care of their property than renters do.

Having more renters within a development may result in increased liability insurance rates and lower property values. When selling a unit, the Association is required to disclose the percentage of tenants, and some lenders will not approve a loan for a unit in communities with a higher number of renters.

Unfortunately, renters are more likely to violate association rules and less likely to obey standards regarding upkeep of the unit. Finally, owners tend to have a greater vested interest in the Association's long-term success, which promotes neighborhood stability and a sense of community.

At the present time, we are at the 10% rental cap and therefore no new rentals will be approved until a currently leased unit is vacated.

If you would like to be added to the waiting list, please submit your name and unit number to the management office.

Lafayette Place Board of Directors



Happy Holidays!



Board Meeting Dates:

Board Meeting: December 6, 2022.

- All homeowners are encouraged to attend.
- If the homeowner has an issue to bring before the Board, the request must be put in writing and submitted to the management office no later than one (1) week prior to the scheduled meeting.
- Time is limited to five (5) minutes per speaker

Request to speak deadline: November 29, 2022 end of business day.

Requests should be emailed to Jenny at: Jenny.diaz@associa.us.

2022-2023 Board of Directors

- President.....Christian Thomas
- Vice President.....Monica Garcia
- Treasurer.....Linda Adams
- Secretary.....Alex Cantu
- Member.....Kathy Beer
- Member.....Olga Gallego
- Member.....Curtis Wade-Wojnicz



Volunteers Needed for the Holiday Party on 12/10. Please reach out to Kathy Beer if you are interested. 210-482-9861



On-Site Community Manager:

Name: Jenny Diaz
Direct Line: 830-391-9575
Email: Jenny.diaz@associa.us
After Hours Number: 210-545-1888

On-Site Maintenance Porter:

Name: Luis Dominguez
Luis like to go by **Louey!**

Property Management Company: 

REMINDER

The Staff will be off the day after Christmas on Monday 12/26/22.

There will be no Trash Pick-Up on Monday, 12/26/22.

Please note the **In-Person** office hours for the Onsite Community Manager Jenny Diaz:

Monday - Friday
10:00 am - 12:00 noon
2:00pm - 4:00pm

Please submit all appointment request through TownSq or by email.



Introducing TownSq!

Accounts are available through our online portal Town Square. Navigate to www.TownSq.io or download the TownSq app for Android / iOS! Use TownSq to make one-time payments instantly or set up a recurring payment with auto pay. You'll also have online access to all of your Association's governing documents and collection policy.

A postcard with account information will be mailed within the next few days so be on the lookout for it.

You can also call Jenny at the office or send her an email to get your new account number to set up your account.

How to pay my HOA fees

Once you have been able to set-up your TownSq account, there are a few payments options available to you:

My monthly Assessment is...
\$368.00

Make a payment

Please, follow the payment instructions below.

- One-time payment**
 A payment that processes just once. Make a payment
- Autopay**
 A payment that processes on a set schedule. Manage autopays
- Payment methods**
 Add or remove a payment method. Manage payments



Come Take a Picture w/Santa

Santa will be available for photos with kids and pets on our front porch (unit 177)..

At the Clubhouse on: Saturdays
Dec 3, Dec 10, Dec 17

Call Suzi for appointment time
210-325-0773.

Trash Pick-up



- Trash pick-up is now scheduled every **Monday, Wednesday & Friday.**
- All trash should be placed outside patio by 10am
- Upstairs residents should place bags at the bottom of the stairs
- All recycle items must be in a blue or clear recycling plastic bag
- Boxes are to be broken down.
 - Boxes should be able to fit in the dumpster bin

Trash left out after 10am will not be picked up



Dumpster Area

- Dumpsters are not to be used to dispose of large items such as: furniture, mattresses, etc.
- These items must be hauled off premises by the occupant.
- Cameras in Dumpster are working. Individuals caught will be fined.



The November/December meeting will be held on

December 3rd
at 10:00 a.m.

in the clubhouse.

The book is
"HAMNET" by
Maggie O'Farrell.



- Please lock your vehicles and remove belongings.
- Report any suspicious activity.
- **Call 911 if there is an emergency and report it to the Management office.**
- No DRONE flying is permitted within the complex



December 2022



MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
28 Trash Day	29 HOA BOARD MEETING 6:00 pm/Zoom	30 Trash Day	1 Trash Day	2 Trash Day	3 BOOK Club 10:00 am at the Clubhouse	4 Holiday Party Planning Meeting 2:00 pm @Clubhouse
5 Trash Day	6 HOA BOARD MEETING 6:00 pm/Zoom	7 Trash Day	8 Trash Day	9 Trash Day	10 Holiday Party 4:00-7:00 pm @Clubhouse	11 Trash Day
12 Trash Day	13 Game Night 6-8 pm @ the clubhouse	14 Trash Day	15 Trash Day	16 Trash Day	17 Trash Day	18 Trash Day
19 Trash Day	20 Trash Day	21 Trash Day	22 Trash Day	23 Trash Day	24 Summer Give	25 merry christmas
26 Trash Day No Trash Pick-up today	27 Game Night 6-8 pm @ the clubhouse	28 Trash Day	29 Trash Day	30 Trash Day	31 Trash Day	1 Trash Day
2 Trash Day	3 Trash Day	4 Trash Day	5 Trash Day	6 Trash Day	9 Trash Day	10 Trash Day

TO DO LIST



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NOTES

12/06 - HOA Board Meeting
12/13 & 12/27 - Game Nights
12/26 - No Trash Pick Up



December 3rd at 10:00 a.m.
in the clubhouse. The book is "HAMNET" by Maggie O'Farrell.

December Birthstones: Zircon, Tanzanite and Turquoise

December Flower: holly and narcissus

December Astrological Signs:
Sagittarius (November 22 - December 21)
Capricorn (December 22 - January 19)



Service Request Form

Unit Number: _____

Resident Name: _____

Email Address: _____ Phone Number: _____

Are you currently experiencing a fever, cough, shortness of breath or other flu-like symptoms?

____ Yes ____ No

Are you currently subject to self-quarantine or self-isolation?

____ Yes ____ No

During the last 14 days, have you been in contact with a person suspected or confirmed to be infected with COVID-19 (Coronavirus)?

____ Yes ____ No

Permission to enter home?

____ Yes ____ No

Location of the problem:

____ Exterior ____ Interior

Service Category:

Appliance	Electrical & Lighting	Inspection & Make Ready	Pool Logs
AMC Inspection	Exterior	Light Logs	Pool & Recreational
Building	General Flooring	Mechanical Rooms	Preventative Maintenance
Communications	Grounds & Landscaping	Organic Growth/Mildew	Safety Equipment
Doors & locks	Heating & Cooling	Plumbing & Bath	Water Intrusion

Service Requested:
