



Lafayette Place

JANUARY 2023

ISSUE 1



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- **New LFP Website**
- **9-1-1 Landscaping & Tree Service, LLC**

HOA Board Updates

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- **Parking Rule Enforcement**
- **Trash Pick up**
- **ByLaw Topic**
- **TownSq**
- **Safety Update**

The 2022-2023 Lafayette Place HOA Board Members

Lafayette Place Office

7500 Callaghan Rd SA TX 78229

On-site Community Manager:

HOA Board Member

Direct Line: 210-705-9597

Email: office@lafayetteplace.net

After Hours Number: 210-545-1888

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

CONGRATULATIONS Holiday Decorating Contest Winners

Thank you to our holiday judges for treading the arctic breeze and submitting the following winners and comments:

First Place Winner: Condominium 103

It is decorated very nicely with white lights on every window front and back and has a nativity scene on the back terrace.

Second Place Winner: Condominium 159

It's full of flights in the back, very bright and joyful.

Third Place Winner: Condominium 178

Decorations go out to the front of the building and cover the back terrace, with lots of lights.

We also thought there should be a special recognition to the following:

- Condominium 345 celebrating Hanuka.
- Condominium 176 for how beautiful their decorations are during the day and at night on the terrace of their property.
- Condominium 189 for its red-light arrangement.
- Condominium 363 front and back white light arrangements.

This is what we decided, after looking at all the condos, there are about 30 condos decorated some with some very nice trees.

THIS JUST in New Lafayette Place Website



Come take a look at the new Lafayette Place website: www.lafayetteplace.net.

Please note that this website is not replacing Townsquare, this is to give individuals interested in our community to have a place to learn about our community.

We invite you to send any pics you would like included in the photo gallery.

BREAKING NEWS // 9-1-1 Landscaping & Tree Service, LLC



We would like to announce that we have a new landscaping and tree service company starting with us as of January 1, 2023: 9-1-1 Landscaping & Tree Services, LLC.

Rufus Lopez is the owner/operator and has been in business for over 16 years. His client base include St. Mary's University.

9-1-1 services also include: landscaping, tree services, irrigation, and construction.





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Dear esteemed residents of Lafayette Place,

This has been quite the year for all of us! I want to thank you all first and foremost for allowing us to serve you as the Board of Directors for the HOA. It has not been an easy undertaking, but we have managed to do many great and wonderful things for the community. While this is a work in progress, there are many more great things we must achieve in these coming years to keep Lafayette looking as beautiful as ever.

I want to gloss over some of the achievements we, as a community, were able to accomplish in such a short amount of time:

- We hired a new landscaping company! The 9-1-1 landscaping company came highly recommended and will be serving our community here forth as our landscapers/irrigation specialists. We'll see the difference as Spring approaches!
- Our beautiful trees have been trimmed back and safely away from the streets and buildings. This had been an issue for too long for passing vehicles and I'm elated to see this is no longer an issue.
- The unsightly dead bushes, due to the snow freeze, have been removed from the front of our complex. More to come on beautifying the area again with new plants and flowers.
- All boiler rooms have now been converted to water heaters.
- We hired a 7-day a week nightly patrol.
- We had brand new cameras installed at various points throughout the property.
- We had all gutters cleaned and we replaced those that were in disrepair; moreover, we removed the disintegrated facias and replaced them accordingly. We also installed gutter guards to better outfit our buildings in a proactive approach to keep the gutters flowing properly for years to come.

This current board iteration had faced a lot of hardship and has come out stronger and wiser from it all. There are a lot of projects that will be undertaken that will take time to complete. We are creating a foundation and a framework that will help our little San Antonio jewel shine as bright as ever!

I would like to welcome the many new families that joined our community in 2022 – we look forward to seeing you out and about in our little neighborhood. We'll see you at the next Welcome gathering at the Clubhouse for food, fun, and conversation!

Thank you all for your continued support and cooperation through the next upcoming year, 2023.

Christian Thomas
President, Lafayette Place HOA Board of Directors



PARKING RULE ENFORCEMENT

Unfortunately, there are many residents, visitors and contractors who continue to violate the parking rules by parking in non-designated parking areas, parking in another resident's assigned parking, double parking, leaving vehicles parked in front of the buildings overnight and parking over the lines and infringing on another parking space.

Parking is only allowed in designated spaces delineated by white parking lines, or from 6:00 a.m. through midnight, in front of the buildings. Double parking (parking one car behind another) is not allowed and of course parking in another resident's space or on a red fire lane is strictly prohibited.

Effective immediately, vehicles parked in violation of the parking rules will be marked with a green sticker indicating which parking rule is being violated, and if the situation is not corrected within the timeframe indicated on the sticker, or is repeated, the vehicle is subject to tow.

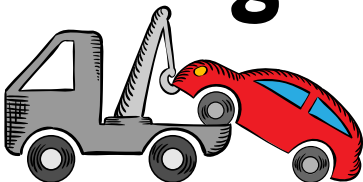
IMPORTANT NOTE: Vehicles parked at Lafayette Place must be in working order, and must have current license plates, registration and inspection stickers. There are several cars that have been parked on the property for many months with expired registrations, flat tires, etc. These vehicles must be removed from the property or brought current on inspection and registration no later than **Friday, January 13, 2023**. If not, the vehicles will be towed.

Please show respect for your neighbors by following the parking rules and making sure that any visitors or contractors understand and obey the rules as well.

If you have any questions, please contact the office by email at: office@lafayetteplace.net.

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

Towing



Approved Towing Company
for our Community is:
**CRESWELL'S WRECKER
SERVICE**
210-967-3190





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On-Site Community Manager:

Name: HOA Board Member
Direct Line: 210-705-9597
Email: office@lafayetteplace.net
After Hours Number: 210-545-1888

REMINDER

The office manager will be off the day after New Year's Day on Monday 01/02/23.

There will be Trash Pick-Up on Monday, 01/02/23.

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

Monday - Wednesday - Friday
9:00 am - 1:00 pm

Please submit all appointment request by email to: office@lafayetteplae.net.

On-Site Maintenance Porter:

Name: Luis Dominguez
Luis likes to go by **Louie!**



Property Management Company:



How to pay my HOA fees

My monthly Assessment is...

\$368.00

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

Payments can still be made at the office. Please email to: office@lafayetteplace.net to set-up an appointment or you can drop off the payment in the mail slot on the office door.



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



Trash Pick-up

Trash left out after 10am will not be picked 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



Board Meeting Date:

Board Meeting: January 17, 2023.

- 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: January 10, 2023 end of business day. Requests should be emailed to: office@lafayetteplace.net.

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

Want to read up on the Lafayette Place Bylaws?

If you would like a copy of the bylaws, please email the office at: office@lafayetteplace.net and a copy will be sent you in a PDF format.



You can also get a copy on the website: www.lafayetteplace.net.

We need everyone's support! If you see any issue with our community amenities submit a service ticket or send an email to office@lafayetteplace.net

There is a blank form attached to this newsletter.

10% CAP

"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.

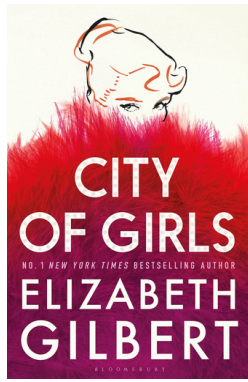
If you would like to be added to the waiting list, please submit your name and unit number to the management office.

Lafayette Place Board of Directors



The next meeting is on **January 28, 2023 at 10:00 a.m.** in the clubhouse.

The book is "**CITY OF GIRLS**" by Elizabeth Gilbert.



City of Girls is the story of Vivian Morris, who comes to New York City in 1940 as a 19-year-old Vassar dropout. Vivian is wealthy and WASPy and sheltered, but when she moves in with her Aunt Peg, worlds open before her.

You must read the book to attend, if you do not enjoy it, then we would like to hear the reasons so we can all gain some additional insight.



- 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



January



2023

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
26 Trash Day	27 HOA BOARD PLANNING MEETING	28 Trash Day	29 Trash Day	30 Trash Day	31 NEW YEARS EVE	1 HAPPY NEW YEAR
2 Trash Day	3 HOA BOARD PLANNING MEETING	4 Trash Day	5 Trash Day	6 Trash Day	7 Foyer Cleaning	8 Foyer Cleaning
9 Trash Day	10 Trash Day	11 Trash Day	12 Trash Day	13 Trash Day	14 Trash Day	15 Trash Day
16 Trash Day	17 HOA BOARD MEETING 6:00 pm/Zoom	18 Trash Day	19 Trash Day	20 Trash Day	21 Trash Day	22 Trash Day
23 Trash Day	24 Trash Day	25 Trash Day	26 Trash Day	27 Trash Day	28 BOOK CLUB at the Clubhouse 10:00 am	29 Trash Day
30 Trash Day	31 Trash Day	1 Trash Day	2 Trash Day	3 Trash Day	4 Trash Day	5 Trash Day

TO DO LIST

- Trash pick-up is now scheduled every **Monday, Wednesday & Friday.**
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 - Boxes should be able to fit in th dumpster bin

NOTES

01/7-8 - Foyer Cleaning

01/17 - HOA Board Meeting



The next meeting is on January 28, 2023 at 10:00 a.m. in the clubhouse.

The book is "CITY OF GIRLS" by Elizabeth Gilbert.

January Birthstones: garnet

January Flower: Carnation and Galanthus

January Astrological Signs:
Capricorn (December 22 – January 19)
Aquarius (January 20 – February 18)



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:
