

**A complete listing of the Governing Documents and Rules and Regulations for Lafayette Place can be found at our website, [www.lafayetteplace.net](http://www.lafayetteplace.net)**

Please see the attached photo of two potted plants that spontaneously combusted several days ago, at approximately 5:30 a.m. A resident leaving the property saw smoke coming from a balcony and alerted the neighbor and called the San Antonio Fire Department. Luckily, the fire was still contained and easily extinguished, thanks to the quick actions of this neighbor.



Per San Antonio Fire Department, the dry soil in the boxes caused a chemical reaction which caused them to spontaneously begin smoldering.

Please follow the recommendations of not allowing potted plants to dry out, using non-flammable pots for plants (such as clay or metal), and not placing plants too near the wood siding or any other flammable material.

Recommendations are to avoid allowing soil in plant pots to dry out, consider using non-flammable materials for plant pots, such as clay, and do not place pots too near to wood siding or other flammable surfaces.

**REMINDER ABOUT HOLIDAY LIGHTS**

Please remember that, according to the LP Holiday Decorating Policy, all decorations must be placed on each owner's private property (front door of unit, window, patio, or balcony). Decorations should not be placed on any common areas, including stairway railings.

While patios and balconies are technically limited common areas, the Board voted to allow decorations to be displayed on these areas, however this does not include stairwell railings. Several residents have installed lights or other decorations on stairway railings, and these should be removed as soon as possible to remain in compliance with this policy.

Also, when attaching lights to your patio or balcony walls or ceilings, take care not to make holes in the wood siding or ceiling of the patio or balcony, as this damages the wood and can allow water penetration. Holes in the wood caused by hanging decorations will be the responsibility of the owner to repair.

If you have any questions, please contact the office for more information.

**RESERVE EXPENSES – WEEK OF 11-27-23 thru 12-3-23**

In the interest of transparency, in this and each future newsletter, we will list any expenses paid from the Reserve Fund during the previous week, along with the beginning and ending balance of the Reserve Fund.

?

\$319,563.00	Reserve Fund Beginning Balance as of 11-27-23
\$ 12,480.00	Brick and Concrete Repairs (see below)
\$ 1,875.00	Roof Repairs – Units 181-184
\$ 5,000.00	Down Payment for Sewer Line Repair (see below)
\$300,208.00	Reserve Fund Ending Balance as of 11-26-23

As you can see above, this was an expensive week of repairs.

Attached are photos of the brick and concrete repairs that were needed. The cracked brick near Unit 258 was allowing moisture and animals to enter, and one of the handrails had come loose from the concrete, also near Unit 258, and was just floating in the air. The concrete repairs were around Boiler Room #2, where stairwell supports were also not attached to the concrete below, since the concrete had dropped several inches and was terribly cracked and very dangerous. Four new stairwell supports were added and bolted to the new concrete, and the sidewalk to two units and around the boiler room were completely replaced. The cracked concrete slab facing the parking area near the stairway was also repaired.

On Saturday, we informed everyone about the sewer line repairs needed at Units 181-184. Please see attached photos of what was found when the line was snaked out – dozens and dozens of wipes were completely clogging the line, which was blocking the plumbers’ ability to run the camera through the line. After clearing the wipes, the plumbers were able to replace that section of the broken sewer line, also shown on the attached photos.

**REMINDER: PLEASE DO NOT FLUSH ANY WIPES THROUGH THE TOILET – EVEN THOUGH THOSE THAT SAY FLUSHABLE. THEY CAUSE EXPENSIVE CLOGS AND SEWER BACKUPS.**

Unfortunately, another broken pipe was identified about 25 feet further under the building, which needs immediate repair. Due to the poor condition of the existing sewer line, and the two breaks under half of the building, the Board of Directors passed an emergency motion to replace the 25 feet of the old sewer line at an additional cost of \$10,000. This will mean that half of that building, (Units 181-184) will have completely new sewer lines.

Thank you.

Linda Adams  
Community Association Manager  
Lafayette Place Home Owners Association