

LP Newsletter #2024- 09 / Pool Opening Date, Clogged Drain Line Prevention, and Weekly Reserve Fund

A complete listing of the Governing Documents and Rules and Regulations for Lafayette Place can be found at our website: www.lafayetteplace.net

SWIMMING POOL OPENING DATE

Get your bathing suits ready! The swimming pool will be open beginning Saturday, March 9th, just in time for Spring Break. The pool heater will be activated a few days before so that the water will be nice and warm.

Please take a few minutes to read and familiarize yourselves with the rules and regulations for the use of the swimming pool (copy attached).

The Board of Directors received a considerable number of complaints last pool season but primarily regarding food being consumed inside the fenced pool area, which is not allowed. Food is only allowed in the cabana area. Glass bottles are not allowed at all in the pool or cabana area. Also, complaints were received regarding possible unauthorized people or non-residents using the pool. A reminder that only 4 guests are allowed per unit and a resident must always accompany guests.

Most importantly, please be respectful of your neighbors and take care with the pool furniture, umbrellas, and restrooms, so others can enjoy them as well.

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

KITCHEN DRAIN BACKUP – BLDG. 217-220

Late Monday night, we were notified that upon returning home, the owners of the two downstairs units found their kitchen sinks had backed up full of water and were overflowing. Luckily, emergency plumbers responded quickly, performed a camera inspection of the drain line and determined that the drain line was completely blocked by food about 30 feet out from the building. They were able to punch through the clog with an auger but needed to hydro jet the line to completely clear it. While doing so, they found that rice and pasta had formed a gloopy mess, almost like glue.

Fortunately, the camera didn't show any breaks in the line, tree roots, etc., but the cost for this one plumbing visit was \$1,835, which could have been avoided if everyone in the community would take care not to dispose of items such as pasta, rice, eggshells, coffee grounds, potato peels, flour, or any other starchy or greasy food item into the kitchen sink drain.

Our drain lines are 60 years old and, as can be expected, have buildup inside the lines due to the age. We ask for everyone's help in scraping food items off plates into the garbage rather than putting down the drain, even if you use a garbage disposal and also disposing of grease in a jar or plastic bag in the trash. This will help a great deal in keeping the drain lines clear and avoid costly repairs and damage due to water backup into downstairs units.

RESERVE EXPENSES – WEEK OF 2-19-24 thru 2-25-24

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.

A reminder that the entire amount of the 6% dues increase which was effective this month (\$5,625) will be deposited into the Reserve Account each month for a total of \$67,500 at fiscal year-end.

\$2,168,544.94	Reserve Fund Beginning Balance as of 2-19-24
\$ 1,835.00	Clear Drain Line at Bldg. 217-220
\$2,166,709.94	Reserve Fund Ending Balance as of 2-25-24

Thank you,

Linda Adams

Community Association Manager

Lafayette Place Home Owners Association