

LP Newsletter #2024- 10/ Tree Update, Reminder about AC System, and Weekly Reserve Update

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

UPDATE ON TREES

We recently had the trees on the property inspected by Davey Tree Company and The Tree Barber. Both arborists agreed that the 45 oak trees are in good condition, and are not in need of immediate trimming, however they did point out a few areas where the trees are getting close to the roofs and should be trimmed after oak wilt season (February thru July) has passed.

Regarding the 80 crape myrtle trees on the property (flowering pink trees), there is no need to trim them, other than for cosmetic purposes. They did suggest a light "tipping" of the leaves and to clean out any interior branches, or if the tops are hitting another tree or roof.

Our trees are a very valuable asset, so we will continue to have them inspected on a twice annual basis (at no charge) to ensure they remain healthy and beautiful.

REMINDER – AIR CONDITIONER MAINTENANCE

As the warmer weather approaches, please don't forget the importance of changing your air conditioning filters on a regular basis to keep your air conditioning system running smoother, extending its useful life.

Also, it's very helpful to pour a quarter cup of vinegar into the air conditioning drain lines once a month to kill mold, algae, mildew, or other forms of bacteria and to prevent it from forming a buildup and causing a clog.

While it's no longer necessary to turn in your air conditioning and heating inspections, it is strongly recommended that your AC/heating system be checked twice per year.

RESERVE EXPENSES – WEEK OF 2-26-24 thru 3-3-24

In the interest of transparency, in this and each future newsletter, we will list any contributions to or 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 in February (\$5,625) will be deposited into the Reserve Account each month for a total of \$67,500 by fiscal year-end.

\$2,166,709.94	Reserve Fund Beginning Balance as of 2-26-24

\$ 5,625.00	Monthly Contribution to Reserves (6% Dues Increase)
\$ 1,607.18	Replace control board for sliding gate – side exit at Callaghan Road.
\$ 1,600.00	Remove and replace gutters for fascia repair – Bldgs. 121-124 and 117-120
\$2,169,127.76	Reserve Fund Ending Balance as of 3-3-24

Thank you,

Linda Adams

Community Association Manager

Lafayette Place Home Owners Association