

LP Newsletter #2024- 13/ Dryer Vent Maintenance, Call for Board Candidates, and Reserve Fund Update

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

MAINTENANCE AND CLEANING OF DRYER VENTS

According to Section 9.3.3 of the Declaration of Lafayette Place, the Association has the responsibility:

*To operate, maintain and repair the common elements including landscaping and the exterior surfaces of the apartments, **provided, however, that furnaces, air conditioning equipment, plumbing, fixtures, household appliances and other interior mechanical equipment, used in and for the apartments, and the interior surfaces of each apartment shall be maintained and repaired by the respective owners thereof.** All such maintenance shall be at the sole cost and expense of the particular owner.*

Basically, items or fixtures that serve one unit only, are the responsibility of that unit owner.

Dryer vents fall under this category and should be routinely maintained and cleaned by the unit owner. Experts recommend that dryer vents should be cleaned annually to prevent lint from building up inside the vent, and potentially causing a fire. The vent covers that are on the exterior of the building are also the responsibility of each owner.

If you are not sure which exterior dryer vent is yours, you can turn on your dryer and you should feel the hot air blowing out to help identify which vent is yours. Check for lint or other build up inside the dryer vent/cover and either use a long vacuum hose or hire a professional to clean the vent.

CALL FOR BOARD CANDIDATES

An effective and efficient Board of Directors is vital to Lafayette Place. The Board is responsible for making important decisions that affect the community. Board Members should be dedicated individuals who are willing to volunteer their time to help provide an excellent quality of life for all residents.

Board Member responsibilities include the maintenance and improvement of common areas, allocating funds, reviewing and approving contracts to include ensuring sufficient insurance coverage, approving the annual budget, enforcing the governing documents, dealing with legal issues and delinquent accounts, contributing ideas for long-term strategic planning, and most importantly, protecting the investment and assets of all unit owners. Board Members should be well versed in the Governing Documents and the Texas Property Code.

If you would like to submit your name as a candidate, or nominate a fellow unit owner, or if you would like more information, please contact the office (manager@lafayetteplace.net or 210-

705-9597) by March 29, 2024. The Annual Meeting and elections will be held on April 16th at 7 p.m.

RESERVE FUND UPDATE – WEEK OF 3-18-24 thru 3-24-24

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 2024 (\$5,625.00) will be deposited into the Reserve Account each month for a total of \$67,500 by fiscal year-end.

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\$2,174,752.76	Reserve Fund Beginning Balance as of 3-18-2024
\$ 0.00	No reserve expenses this week.
\$2,174,752.76	Reserve Fund Ending Balance as of 3-24-24

Thank you,

Linda Adams

Community Association Manager

Lafayette Place Home Owners Association