

LP Newsletter #2024-14 / Landscape Updates, Communication with Staff, 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

LANDSCAPE UPDATES

It seems like we might FINALLY be getting near the end of the oak leaf drop and pollen season. Once the leaves and pollen stop falling, the grounds crew will begin working, row by row, to do a deep cleaning of the leaves behind the bushes and blow the leaves from the green areas. For those who may remember, last year the landscape company charged an extra \$7,000 to remove leaves from the property. This year, our crew is taking care of all the leaves, but they can only throw a certain number of bags in the dumpster each week. Please be patient while they work their way through the property.

You may have seen the grounds crew working on some new landscape beds, while those areas certainly look so much better than before, the main purpose is to build up areas near foundations that have been exposed due to erosion, at the recommendation of a structural engineer. Base material is added near the foundation and sloped away from the building, then topped with soil and mulch. Plantings will be added as the budget allows. There are many buildings with exposed foundations, so again, the plan is to work our way around the property, focusing on the areas most in need. Please see the attached before and after pictures.

Lastly, we have received a few questions asking why weed killer is not being applied to the many weeds around the property. Following advice from "Garden Style San Antonio", a newsletter published by the San Antonio Water Service, the winter weeds will die out once temperatures start to rise. Their latest newsletter advises:

"Just mowing will effectively manage remaining winter weeds anyway, especially if started in March. By now, winter weeds are already beginning to struggle with increasing temperatures and they're already going to seed. There's no need to waste time and money going after them with herbicide."



COMMUNICATION WITH MAINTENANCE STAFF AND VENDORS

In accordance with the Lafayette Place Code of Conduct, please report any problems or concerns with either the maintenance/grounds staff or any contractors working on the property to the office. Paragraph v. of the Code of Conduct states:

*Association employees/contractors. Owners and residents may not instruct, direct, or supervise the Association's or Manager's employees, agents, or contractors unless otherwise directed to do so by the Board. Owners, residents, and guests may not bother, harass or in any way interfere with the performance of any duties being performed by the Association's or Manager's employees, agents, or contractors or in any way take action or communicate with them other than when answering questions presented by the contractor. **Any questions, comments, concerns or other communication related to a contractor's, employee's, or other agent's work on behalf of the HOA must be directed to the Manager and not to the contractor, agent or employee.***

RESERVE FUND UPDATE – WEEK OF 3-25-24 thru 3-31-24

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.

\$2,174,752.76	Reserve Fund Beginning Balance as of 3-25-2024
\$ 5,625.00	Monthly contribution to Reserve Fund
\$ 3,090.00	Urgent brick repairs – crack repairs on exterior brick walls (6 buildings) and secure 1 loose patio wall.
\$2,177,287.76	Reserve Fund Ending Balance as of March 31, 2024

Thank you,

Linda Adams

Community Association Manager

Lafayette Place Home Owners Association