

# LP Newsletter #2024-16 / Painting in Progress, Pool Reminders, and Weekly 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](http://www.lafayetteplace.net)

## PAINTING OF IRON FENCE, FOYER DOORS, AND FRONT RAILINGS

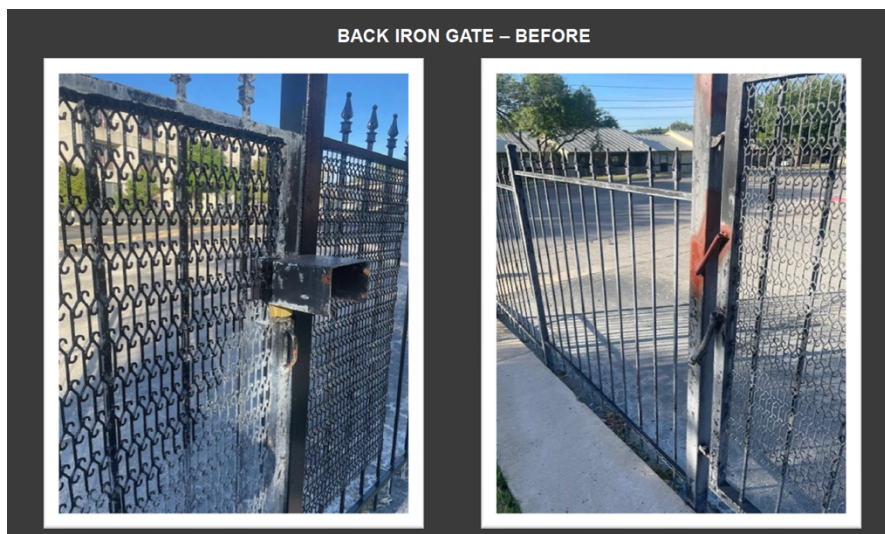
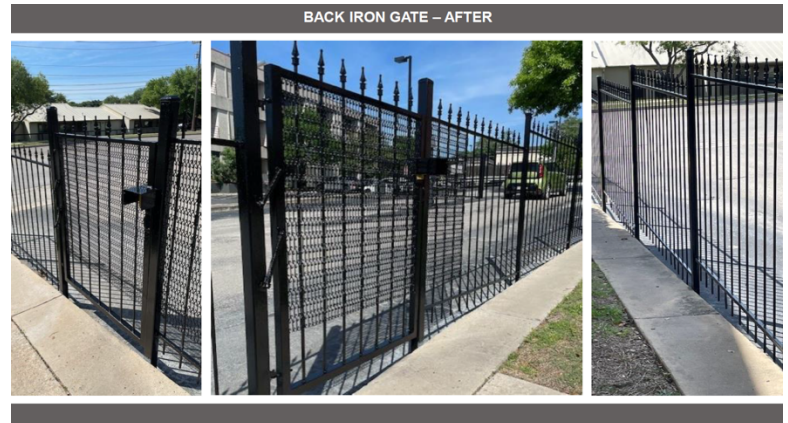
Now that the back stairway railings have been painted, we are continuing to address the many other areas that need paint.

Members of the maintenance staff are currently in the process of painting the iron fence at the front and rear of the property, the iron railings in front of many of the buildings, as well as doing repairs and painting to the exterior of the foyer doors.

There are so many other areas that need painting as well, but the iron fence needed to be primed and painted to prevent further deterioration of the iron itself. The same goes for the railings at the front of the buildings and the foyer doors, many of which are in bad shape and need repair prior to painting.

We hope to follow with both the back patio gates and balcony railings as well as the carports which are in very bad shape and terribly rusted in many areas.

Please see the attachment for just a couple of before and after photos of the work in progress.



## REMINDER – SWIMMING POOL USE

More and more people are enjoying the swimming pool, but we ask that you please keep in mind the following:

- Food is not allowed inside the fence surrounding the pool – only in the cabana area
- Glass bottles are not allowed at all in the pool or cabana area.
- Four guests per unit are allowed and a resident must accompany the guests at all times.
- Smoking and vaping are prohibited.
- Also, as a courtesy to others, if you move the pool furniture, please return it to its original location and throw away any trash.
- Finally, the winds are very unpredictable and can easily damage pool umbrellas that are left open. If you open a pool umbrella, please close it when you leave to prevent any possible damage.

## RESERVE FUND UPDATE – WEEK OF 4-8-24 thru 4-14-24

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.

\$2,176,514.76	Reserve Fund Beginning Balance as of 4-1-24
\$ 36,745.56	BALANCE OF NEW ROOF – BLDG. 157-160 - \$20,963 PLUS \$15,782.56 FOR NEW WOOD DECKING AFTER MATERIAL WAS FOUND TO BE ROTTED
\$2,139,769.20	Reserve Fund Ending Balance as of 4-7-24

Thank you,

Linda Adams

Community Association Manager

Lafayette Place Home Owners Association