

## LP Newsletter #2024-23 / June Board Meeting, Gas Smell Procedures, 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](http://www.lafayetteplace.net)*

### **MONTHLY BOARD MEETING – WEDNESDAY, JUNE 19th**

The June 2024 Board of Directors' Meeting will be held on Wednesday, June 19<sup>th</sup> at 6:30 p.m. The meeting may be attended in person, in the HOA Office, Unit 113, or by Zoom, using the link below.

Join Zoom Meeting

<https://us06web.zoom.us/j/82308213770?pwd=ULaS5ey3Ohcsj4aXoneqcPPWguLa9c.1>

Meeting ID: 823 0821 3770

Passcode: 713656

The agenda for the meeting is attached.

### **IF YOU EVER SMELL GAS**

The Railroad Commission of Texas requires that residents be reminded, at least twice per year, of the proper procedures if you ever smell gas.

Natural gas is odorless by nature, so for safety's sake, an odorant is added so that you will know if gas is escaping and recognize that a potentially dangerous situation may exist. Gas leakage can occur from faulty appliances, loose connections, service lines inside or outside your unit, or from gas mains. Leaks can be dangerous and should be dealt with promptly by experts.

If you ever smell gas – take these precautions promptly:

- Evacuate the building or area to a safe distance (about a block) and call the emergency number to report: 210-501-7756.
- If the odor is very strong and you are indoors, go outdoors.
- Do not turn any electrical switches on or off, ring doorbells or use telephones.
- Do not light matches, cigarettes or create any source of combustion.
- How can you prevent gas emergencies?
- Keep all appliances cleaned, properly ventilated and serviced regularly.
- Don't use open gas for heating your home or drying clothes.
- Don't use or store gasoline, aerosols, or other products with flammable vapors near gas appliances.
- Never cover fresh air vents that supply air to your gas appliances, such as your heater.
- Have all gas line alterations and appliance repairs performed by a professional.

## RESERVE FUND UPDATE – WEEK OF 6-3-24 thru 6-9-24

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.

\$2,137,765.01	Reserve Fund Beginning Balance as of 6-3-24
\$ 8,795.00	Sewer Line Replacement 50 feet – Behind Bldg. 167-170
\$ 1,351.57	Golf cart repair (batteries)
\$ 4,825.00	Fascia and soffit repairs – Units 246 and 258
\$2,122,793.44	Reserve Fund Ending Balance as of 6-9-24

Thank you,

Linda Adams

Community Association Manager

Lafayette Place Home Owners Association