

Lafayette Place Newsletter #2023-06 / Trash Disposal, Security Cameras & Items on Common Areas

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

IMPROPER TRASH DISPOSAL

9,784.35

That's the amount we have paid to Waste Management, our trash disposal company, during the past 9 months for improper trash disposal fines. The \$9,784.35 does not include the monthly invoice, these are fines **in addition to** the monthly bill.

Fines have been assessed most frequently for improper items in the recycle container, such as Styrofoam, food items, black or white plastic bags etc. For the regular trash dumpsters, fines have been assessed mostly due to construction type items such as paint cans, tile, carpet, toilets, and sinks, which have been thrown into our trash dumpsters.

The garbage pickup trucks have video cameras mounted on top which allow them to view the trash as it is emptied from the dumpster, and we are sent videos of each violation.

Please help us save **your** money by not disposing of any unauthorized items into the regular dumpsters or recycle bins. Place your recyclables into clear or blue bags and flatten cardboard boxes.

Remind your contractors that absolutely no debris from any renovation or repair may be disposed of in our dumpsters.

Attached is a flyer with a reminder of which items may be placed into the recycle dumpster.

REACTIVATION OF SECURITY CAMERAS

Our security cameras, which had been out of order for some time, have been repaired. There are 30 security cameras, located throughout the property, to include the dumpster area, which will now allow us to review the footage and assess fines to those who are disposing of trash improperly, vehicles entering through the exit gate, cars parked on red curbs or in front of buildings between 12 a.m. and 6 a.m., and residents who either allow their dog off leash or do not pick up dog waste.

Unit owners are responsible for actions of their tenants or guests. Please make sure anyone residing in or visiting your unit is aware of our rules, since fines are assessed against unit owners, per our Governing Documents.

ITEMS ON COMMON AREAS & ON BALCONIES & PATIOS

We have received numerous complaints in the past few weeks about unauthorized items on balconies and patios, as well as on the common areas.

The only items authorized to be stored on balconies or patios are: outdoor lounges and lawn chairs, exterior tables, decorative plants in hanging baskets or pots, one enclosed trash receptacle with lid and only one electrical barbecue grill. Propane tanks are not allowed per fire code regulations.

No property may be stored, either temporarily or permanently, on sidewalks, balcony walkways, stair landings, hallways, parking lots or any other common area. ***This includes the areas outside your patio wall.***

There are many units that have grills, plants, bicycles, firewood, tables, chairs, etc., on common areas. This is a liability issue which could cause an increase in our already expensive insurance premium (nearly \$200,000 per year) or possible cancellation. If someone trips over a plant, bike or any other item stored on a common area, the Association could be held legally liable.

Thank you.

Linda Adams

Community Manager

Lafayette Place Homeowners Association