

Lafayette Place Newsletter #2023-07 / Roof Inspections, Suspicious Persons & 2023 Annual Meeting

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

BIANNUAL ROOF INSPECTIONS

The biannual roof inspection is currently underway by Roland's Roofing. You may have seen their trucks around the property or the crew working on the roofs. These inspections include cleaning and hauling away any leaves or other debris on the roofs, inspecting roofing for punctures which cause leaks, inspecting and sealing pipe boots, inspecting all parapet walls above the roof lines and reporting any findings or recommended repairs along with providing photos of each roof inspected.

About half of the roofs have been inspected thus far and 7 have been identified as needing minor repairs, which have been or will be completed in the next coming days.

You may be surprised to know that there are 52 roofs on the property, which is why it is so important to provide proper preventative maintenance to extend the lifespan of the roof and thereby decrease future expenses.

Attached, are photos showing just a small portion of the mountains of leaves and debris that have been cleaned off the roofs. If leaves accumulate and are not removed, they decay and trap moisture against the roof, creating the perfect conditions for mold, algae and rotting wood. Other items that have been found on the roofs include an abandoned air conditioner compressor, old satellite dishes, cinder blocks, old rotten wood, nails and screws which can easily puncture the roofs, and many cigarette butts.



SUSPICIOUS PEOPLE ON PROPERTY

Both the office and maintenance staff continue to receive calls, texts and emails several times each week reporting "suspicious" people on the property. Please remember that our staff members are not security personnel.

Our assigned SAFFE officer from the San Antonio Police Department stresses the importance of never approaching anyone you think is suspicious. Instead, you should

get a good description of the person or take a photo or video, call the SAPD non-emergency number at 210-207-7273 and describe the person you saw, where they were seen and the behavior you feel was suspicious.

If you observe any type of dangerous behavior or possible criminal activity, such as someone trying to open locked doors, for example, please call 911 immediately.

SAVE THE DATE!

The 2023 Annual Meeting of the Association and Election of Board Members will be held on **Tuesday, April 18th at 7:00 p.m.**, at the La Quinta Inn & Suites located at 4431 Horizon Hill Blvd., less than 5 minutes away. While we encourage as many unit owners to attend in person as possible, this year we will also offer online voting, via a secure platform, for those who cannot attend.

Please consider volunteering for a position as an HOA Board Member. There are seven Board Member positions that will be up for election.

Serving on the Board of Directors gives you direct impact and influence on how Association business is handled. No special training is required, other than the willingness and ability to serve. Board members help to safeguard property values and our standard of living, protect Association assets and make decisions that have a direct positive impact on the community and your neighbors.

More information will follow soon.

Thank you.
Linda Adams
Community Manager
Lafayette Place Homeowners Association

Reminder:

March monthly assessments and electricity charges posted on March 1st should be paid in full by March 10th to avoid late fees.