

Lafayette Place Newsletter #2023-08 / Swimming Pool Project, Pool Bathrooms & Maintenance Staff

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

SWIMMING POOL RENOVATION PROJECT

As many of you know, the swimming pool area has been in serious need of improvements for several years, primarily due to safety issues, such as the uneven brick pool deck that has caused several accidents, loose handrails, an unsecured light fixture inside the pool, among other safety concerns. In addition, there are issues with the drainage around the pool. The swimming pool itself is in need of replastering.

The Board of Directors has been reviewing estimates from vendors for several weeks, and has approved the contract proposed by Warren Pools, at a cost of \$122,000. This project includes:

- Removal of brick concrete deck
- Pouring a new concrete deck with salt finish, to include deck drains
- New travertine coping around pool
- New tile along interior perimeter of pool
- Leak detection on pool prior to replastering
- Bond coat and Quartzscape Plaster
- New handrails, ladders and skimmers

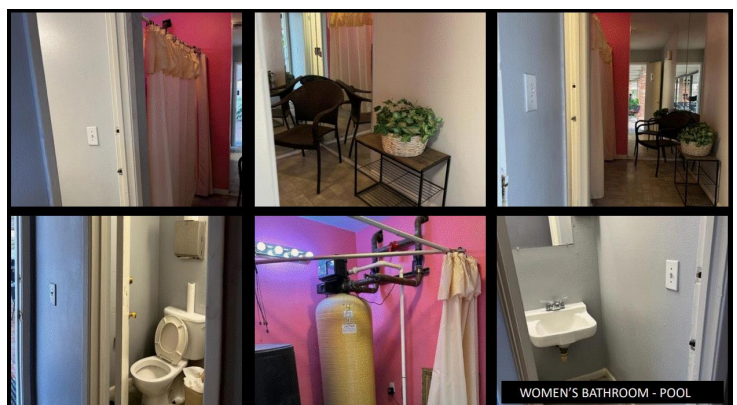
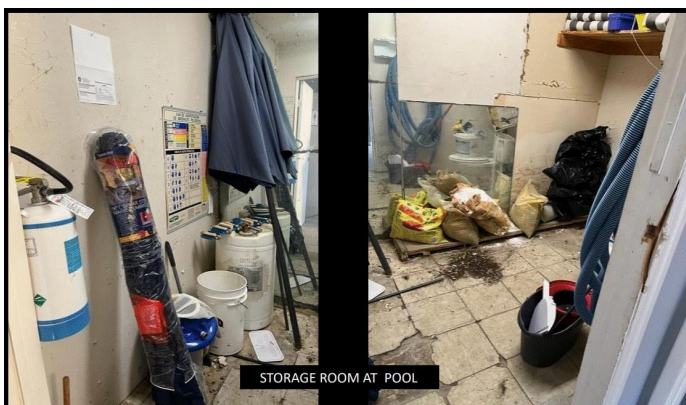
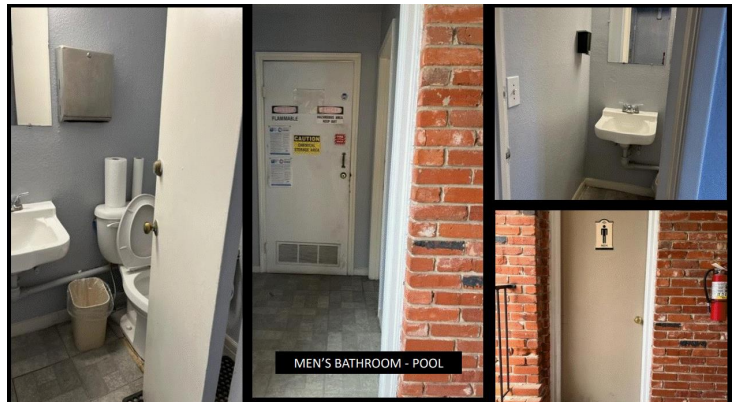
The project is scheduled to begin approximately April 10th, and we hope to re-open the pool by the end of May. The pool will remain closed until at that time, due to the current safety concerns.

We hope everyone understands that the safety of all residents and guests is the top concern for the Board of Directors in making the decision to not reopen the pool until these safety issues have been corrected.

BATHROOM POOL RENOVATION

As we previously informed you, the Board approved an upgrade of the restrooms at the swimming pool area. This project will begin tomorrow, Thursday, March 16th and hopefully will be finished in less than 2 weeks.

I've attached some "BEFORE" photos and of course will send the "AFTER" photos once the work is complete.



MAINTENANCE STAFF & VENDORS

We ask everyone to please refrain from giving instructions or requests directly to the maintenance staff. They receive a project list each day and are instructed on what the priority is for that day. Unfortunately, every day, several people interrupt them to ask them to perform other tasks, such as blowing leaves, picking up dog waste, etc., or even ask for personal assistance, such as unloading something heavy from their car or checking a leaky faucet inside their unit, for example.

Please feel free to contact us in the office with any work request for common area items and we will add it to the pending list of projects in order of priority. While on duty, the staff may not assist with anything inside a unit, unless directed by Management, and only then, in very rare situations. Maintenance of anything located inside the unit is the responsibility of each unit owner. If you have any questions, please contact us at 210-705-9597, or by email at manager@lafayetteplace.net or office@lafayetteplace.net.

Likewise, some vendors who are doing work for the Association have been approached by owners either complaining about their work, asking what they are doing or why, asking them to come inside their unit to give a quote, etc. Again, please direct any questions or concerns to the office regarding vendors working on the property. If they have caused damage, please try to include a photo or a video so that we can take necessary action.

More information will follow soon.

Thank you.

Linda Adams

Community Manager

Lafayette Place Homeowners Association