

## Lafayette Place Newsletter #2023-09 / Board Members Needed, Contractors Rules and Ledger Issues

*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).*

### **BOARD MEMBER VOLUNTEERS NEEDED**

The Annual Meeting and Board Member Election will be held on Tuesday, April 18<sup>th</sup>.

The Lafayette Place Home Owners Association is comprised of 7 board members, each elected to a one-year term.

Board members are tasked with making important decisions on behalf of the Association, with the best interests of the community in mind. They also have a significant influence on assessments, improvement projects, rules and regulations, and most importantly, maintaining property value and the standard of living which we all desire.

If you are a unit owner and are interested in serving on the Board of Directors or would like more information, please contact the office at 210-705-9597 or by email at [manager@lafayetteplace.net](mailto:manager@lafayetteplace.net) or speak with any of the current board members.

### **CONTRACTOR RESPONSIBILITIES:**

A reminder that unit owners are required to notify the office of any improvements made inside their units, the value of which is \$1,000 or more.

When employing a contractor, unit owners should always instruct their contractors that:

- All common areas should be kept in a neat and orderly fashion during any repair or renovation project.
- No work can be performed on common areas, to include cutting wood, granite, etc. All work must be performed inside the unit.
- Contractors are not allowed to shut off water valves that serve any other units without coordination with the management office.
- Extreme diligence should be used in protecting all interior and exterior building finished. No holes may be cut into the roof or any exterior wall. Any damage to the building or common areas will be charged to the unit owner.
- All parking rules should be observed, and at no time may a contractor park in another unit's assigned space or on a red curb.
- No loud, abusive, or offensive language or actions will be permitted. No playing of loud music that can be heard outside of the unit is permitted.
- Absolutely no construction debris may be disposed of in the trash dumpsters.
- Contractors and their employees must be respectful of employees and other residents.

Unfortunately, we had a recent incident with contractors dumping large amounts of carpet inside two dumpsters. We captured the license plate on the security cameras

and will take the necessary action to identify which unit owner was responsible. We also have had several incidents where contractors shouted and even used obscenities towards employees when they were told they could not leave debris on common areas.

While we understand the challenges faced when performing renovations or repairs, other residents should not be affected by the work being performed inside your unit.

### **ISSUES WITH FORMER MANAGEMENT COMPANY – OWNER LEDGERS**

As everyone is probably aware, the prior management company, Associa, was terminated for cause by the Board of Directors, effective January 31, 2023, with PMG assuming management on February 1<sup>st</sup>.

There were quite a few owners who notified the office of errors, such as missing payments, on the ledgers provided to us by Associa. A few owners have become extremely upset, some even making harassing or threatening remarks, demanding that these missing payments be posted to their account, without providing proof of the actual payment.

We are more than happy to discuss any issue regarding owner ledgers and make corrections or adjustments as needed, but we cannot do so without some proof of payment – either a canceled check, bank statement, etc. Unfortunately, Associa has not provided us with any documentation other than a 1-page ledger for each unit, so there is no way for us to verify missing payments, unless that owner provides proof to us.

As of today, we have resolved nearly all of the problems that have been reported to us, leaving only very few accounts that still have issues with their ledgers, and although we have exchanged numerous communications, these few owners still have not provided any proof of the payments they say are missing.

If anyone feels there is a mistake on their ledger, a missing payment, etc., please make an appointment to meet with office staff and bring in the proof of payment so that once verified, the necessary corrections can be made.

Thank you.

Linda Adams

Community Manager

Lafayette Place Homeowners Association