

Lafayette Place Newsletter #2023- 11 / Dues Status, Asphalt Repairs & Interior Repair Issues

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

DUES STATUS AS OF MARCH 31, 2023

As of March 31st, out of the 208 units, there were 12 accounts with balances over 30 days past due. Of these, 2 have entered into a payment plan, approved by the Board of Directors, and 3 accounts were submitted to the Association's attorney for collection.

The remaining 7 accounts will be sent a final notice letter which advises them that their accounts must be settled, or a payment plan negotiated, within 30 days or the file will be sent to the attorney. The remaining 196 owners are current on their obligations.

ASPHALT REPAIRS BEHIND UNITS 133 THROUGH 164

Due to the multiple hot water pipe leaks under the asphalt behind Units 133 through 164, there are numerous holes in the parking area which are still in need of repair. While understanding the inconvenience caused, we are currently waiting for bids to replace all of the hot water lines in this area of the complex.

The asphalt patches needed will cost over \$9,000, so until the Board has received those bids and made a determination of the appropriate course of action, unfortunately those repairs will be deferred. We hope to receive the bids no later than next week and apologize for the disruption.

INTERIOR REPAIR ISSUES

During the past several weeks, we have received service requests for leaky faucets, air conditioning issues, slow drains, malfunctioning door locks, tripped circuit breakers, and more.

Please keep in mind that the Association is responsible for repairs to common areas only, and that Association funds may not be spent on repairs other than those to maintain common elements such as roofs, building maintenance, liability insurance, brick patio walls, lawn care, road repairs, common area utilities, etc.

Maintenance of items or components which service one unit only are the responsibility of that unit owner. This includes electrical or plumbing lines which service only one unit.

Thank you.

Linda Adams

Community Manager

Lafayette Place Homeowners Association