

Lafayette Place Newsletter #2023-23 / Unauthorized Items in Dumpsters, Update on Pipe Breaks & Final Reminder

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

TRASH DUMPSTERS – UNAUTHORIZED ITEMS

At least once or twice each week, there are items thrown into or placed outside the trash or recycle dumpsters that are unauthorized items, and for which we will be fined by our trash disposal company, Waste Management.

Contractors continue to dispose of construction materials, doors, flooring, etc., and items continue to be placed into the recycle bin that are not allowed.

We do have cameras in the dumpster area, and we try to identify the person(s) responsible, but when we cannot, and are fined, sometimes as much as \$200, then that fine is paid by all of the residents of Lafayette Place.

The trash dumpsters are for household trash only. Building materials, furniture, tires, paint, or other large, bulky, or hazardous materials are not allowed and should never be placed inside or left outside the dumpsters.

The maintenance staff should not have to spend time disposing of trash belonging to a few residents who do not respect the rules. If you have contractors performing any type of work within your units, please make sure they are aware that any debris generated must be removed from the property and not placed inside or outside the trash dumpsters.

Violations of these rules will result in a fine as well as the reimbursement to Lafayette Place of any fine imposed by Waste Management.

UPDATE ON HOT WATER PIPE BREAKS

As we informed everyone yesterday in an email blast, we had a hot water break on Monday, which was repaired yesterday. Unfortunately, as often happens, we had another hot water break in the same general area today, and again the hot water had to be turned off to Units 165 through 194.

The repair was completed just a little while ago and the hot water is back on, but the pipe being repaired is in very bad condition, so additional breaks are likely.

No one should have to be inconvenienced by not having hot water for even a few hours, but we ask everyone to please understand that we are dealing with pipes that are over 60 years old, and unless we are ready to commit to a hugely expensive replacement of the underground pipes, we will have to continue to deal with these occasional breaks.

FINAL REMINDER - PERSONAL ITEMS ON COMMON AREAS – DEADLINE OF JUNE 30TH

This is a final reminder that all personal items that are on common areas should be removed no later than June 30, 2023. This includes barbecue grills, bikes, storage

shelves, garden hoses, children's toys, patio furniture etc. The common area is any area outside of your patio wall or balcony, including sidewalks and parking areas.

If you have live plants in pots that you would like to leave on a common area, please submit a photograph of the plants and the area where you would like to place the plants to office@lafayetteplace.net no later than June 30, 2023. The Board of Directors will review those requests and notify those owners by July 31st if the requested items may remain on the common area.

Any personal items that have not been removed from the common areas by June 30th will be removed by our maintenance staff beginning Monday, July 3rd. If you have any questions, please contact the office.

Thank you.

Linda Adams

Community Manager

Lafayette Place Homeowners Association