

LFP Newsletter #2023-28 / Swimming Pool Inspection, Guest Parking Reminder and Board Vacancy

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 INSPECTION

Our swimming pool was inspected on Wednesday of this week by the City of San Antonio (inspection report is attached for your information).

The chlorine level in the pool was slightly higher than normal, so we were advised to close the pool for an hour to allow the levels to drop. There is also an adjustment needed to the flow meter, so that it reflects in gallons the amount of water moving through the pool pump and filter. Our pool maintenance company has been advised of these two minor issues.

All other requirements such as signing, proper pool gates, emergency phone, etc., were in place.

IMPORTANT GUEST PARKING REMINDER

In accordance with the new parking rules, which were sent out to everyone on July 4, 2023, effective Monday, August 7th, beginning at 12 midnight, any vehicles parked in a "Guest" parking spot must be registered at the office – please send a text to 210-705-9597 prior to midnight with your unit number, the make, model, and license plate of the vehicle, and how many nights the car will remain on the property.

If a vehicle is not registered and is left overnight in a "Guest" spot, it will be subject to fines and/or towing. Residents should not park overnight in any guest spot.

There have been some questions about why these procedures are being implemented. The Board, over the past year or more, had received many complaints about vehicles being left in guest spaces for months on end, and we have now found that some of those vehicles didn't even belong to residents, but were vehicles that were stored here by friends or family of residents.

Environment Health Service Division • POOL/SPA INSPECTION

NAME OF FACILITY: LAFAYETTE PLACE LICENSE NO: 9186

ADDRESS: 7500 CALLAGHAN RD ZIP CODE: 78229

ESTABLISHMENT REPRESENTATIVE: Rafael PHONE: 2103491161 PAGE: 1 OF 1

[X] CITY [] COUNTY: PUBLIC () SEMI-PUBLIC (X) DAYCARE () Pre-99 (X) Post-99 () Pool class C

PURPOSE OF INSPECTION: ROUTINE (X) COMPLAINT () REINSPECTION () OTHER ()

Time Start: 01:45 PM Time End: 02:20 PM LAGAN #: _____



SAN ANTONIO METROPOLITAN HEALTH DISTRICT

PHYSICAL CONDITION	1. MAIN POOL
Main drain visible	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Proper main drain cover	Y <input type="checkbox"/> N <input type="checkbox"/>
VGB Compliant	Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/>
Proper Water Level	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>
Proper fences/gates	Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/> Outdoor
Thermometer provided	Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Temperature	_____°F

SAFETY EQUIPMENT		
SVR (Safety Vacuum Release) Device	Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	
Flow Meter	Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	
Telephone, visible/sign	Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/>	
Emergency Spa Shutoff, Visible/Sign	Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	
"NO DIVING" 4" Letters w/symbol	Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/>	
"Warning-No Lifeguard on Duty" 4" Letters	Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/>	
"Children should not use pool without supervision" 2" Letters	Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/>	
"In case of emergency, call 911" 1" Letters	Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/>	
"Do not use spa if the water temperature is over 104 degrees F"	Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	
"NO DIVING" & Int'l symbol (on deck)	Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/>	
Proper depth markings	Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/>	
Shepherd's crook, Ring buoy w/ rope	Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/>	
4" x 4" tile/painted line (if deeper than 5ft)	Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/>	

DISINFECTION	
pH	<u>7.82</u>
Chemical disinfectant residual	<u>10</u> ppm
Type of disinfection used	Cl <input checked="" type="checkbox"/> Br <input type="checkbox"/> Other <input type="checkbox"/>
Bacteriological Samples (location)	_____

CONCLUSION	
CLOSE pool/spa IMMEDIATELY	<input type="checkbox"/>
missing/loose/incorrect drain cover	<input type="checkbox"/>
CLOSE pool/spa IMMEDIATELY until pH is 7.0 TO 7.8	<input type="checkbox"/>
Close pool IMMEDIATELY until residual is (CL 1.0 TO 8.0) (BR 2.5 TO 12.0)	<input checked="" type="checkbox"/>
CLOSE spa IMMEDIATELY until residual is (CL 2.0 TO 8.0) (BR 4.5 TO 12.0)	<input type="checkbox"/>
CLOSE IMMEDIATELY until clear	<input type="checkbox"/>

NOTE: This inspection can not assure that the pool/spa is fully in compliance with all TSDS Pool & Spa Stds. It is ultimately the responsibility of the owner/operator to ensure that the pool/spa complies with all TSDS Rules.

COMMENTS: FLOW METER SHOULD BE REPAIRED TO PROPERLY READ GALLONS FLOWING. EMERGENCY PHONE NOT TESTED TODAY

City of San Antonio
Metropolitan Health District

Michelle Moreno, R.S.
Sanitarian I

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San Antonio, Texas 78205



There are a total of 55 guest spaces, 13 of which have now been rented by residents who own more vehicles than their assigned number of parking spaces, leaving 42 available guest spaces at this time. The Board will continue to monitor the guest parking situation, and we have identified several areas where additional guest parking can be installed, if needed.

BOARD MEMBER VACANCY

Board Member Joseph Barnes resigned on July 19th, leaving a vacancy on the Board.

For those who may not be aware, the Lafayette Place Home Owner's Association is a corporation, and the bylaws of the corporation require that the Association be managed by an elected board of directors. These volunteer board members are elected annually by the membership to conduct the business of the Association, and the Board has the sole legal authority to handle all the crucial functions.

A property manager does not have the authority to conduct Association business, without the legal authority and supervision of the Board of Directors. Without the Board, utilities and vendors would not get paid, repairs would not be made, and eventually, Association business would come to a complete stop.

We encourage unit owners to consider volunteering to fill this vacancy. Board Members are vital to the community by assisting with the supervising the maintenance of common areas, establishing budgets and ensuring fiscal responsibility, as well as enforcing the governing documents.

Serving as a Board Member allows your voice to be heard and enables you to be an important part of the decision-making process.

If you are interested in serving on the Board of Directors, please contact a current board member or the office at manager@lafayetteplace.net.

Thank you.

Linda Adams

Community Manager

Lafayette Place Homeowners Association