

LFP Newsletter #2023- 31 / Electricity Costs, Contractor Responsibility and July Financial Statements

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

ELECTRICITY COSTS

We have received questions from several residents about higher-than-normal electric bills. It is standard practice that our electric provider, City Public Service (CPS), raises the rates during the summer, and even more so for electricity used during peak demand times, which are from 4 p.m. to 7 p.m.

CPS adds a "Peak Capacity Charge" to bills from June through September to help pay the added costs of generating power during the summer, when more power plants are online.

Trying to limit electricity usage during those peak hours, such as not running the dryer or other appliances that use a lot of electricity, and turning up your air conditioner thermostat while you're away should help to lower your costs.

RESPONSIBILITY FOR CONTRACTORS

Please remember when you hire a contractor of any kind, whether it's a plumber, electrician, air conditioner technician, or someone doing remodeling or other projects, the unit owner is responsible for providing sufficient instructions, such as where to park (obviously not in another unit's space or blocking vehicles), maintaining the common areas clean at all times, and proper disposal of trash.

Any trash generated by contractors should be removed from the property and not disposed of in the dumpsters. We routinely have contractors leaving toilets, doors, air conditioning parts, pallets, tile, paint, etc. in or around the dumpsters.

Waste Management, our garbage removal vendor, charges hefty fines for any violation, such as filling dumpsters over the rims, large items in the dumpsters, items blocking the dumpsters, etc. Certainly, it's not fair that the other 207 unit owners pay the fine, which can be up to \$200 per occurrence, for the improper trash disposal of another unit.

Please take a moment to instruct your contractors properly to cause the least amount of disruption to your neighbors. Any fines imposed due to improper trash disposal, parking violations, etc., are imposed on the unit owner, not the contractor.

JULY 2023 FINANCIAL STATEMENTS

The July 2023 financial statements (unaudited) are attached for your review, and are also available on the website, www.lafayetteplace.net, under the Homeowners Portal.

Thank you,
Linda Adams
Community Manager
Lafayette Place Homeowners Association