

## **LFP Newsletter #2023- 32 / Town Hall with Attorney, Recent Water Shutoffs, and Patio Door Reminder**

*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).*

### **TOWN HALL MEETING WITH ASSOCIATION'S ATTORNEY**

The Board of Directors has scheduled a Town Hall Meeting on Tuesday, September 12<sup>th</sup> from 6:30 – 7:30 p.m. The meeting may be attended in person at the HOA Office, Unit 113, or by Zoom. The Zoom link will be sent out on Monday, September 11<sup>th</sup>.

The legal counsel for Lafayette Place Home Owner's Association, Brady Ortego of Steptoe & Johnson will be in attendance and will answer as many questions from unit owners as time permits. This is a great opportunity to raise any question or concern you may have regarding the operation of the Association, the authority of the Board to create or change rules or raise assessments, legislative changes on the horizon for condo associations, etc.

**Please submit questions for Mr. Ortego** to [manager@lafayetteplace.net](mailto:manager@lafayetteplace.net) **no later than 5 p.m. on September 6<sup>th</sup>**. Questions will be addressed on a first come, first served basis during the allotted time.

### **RECENT WATER SHUT-OFFS**

The recent emergency water shut offs are without a doubt a terrible inconvenience to everyone affected, but an unfortunate reality we must face as residents of a nearly 60-year-old property with dated infrastructure systems.

The ongoing project to replace the hot water lines for Units 131 through 164 is a step in the right direction. Eventually the process will have to be repeated throughout the complex for not only hot water lines, but cold water and sewer lines as well. Similarly, electrical systems and gas pipes will need to be addressed at some point.

There is simply no way to predict when an underground water leak or electrical outage due to an aged main breaker or transformer could take place, and it's more a question of "when" and not "if".

It's always prudent to have an extra supply of water available, flashlights and fans with extra batteries and other similar items. These come in handy whether it's a systems problem here at Lafayette Place or something that affects a larger area of the city.

The Board is constantly reviewing and prioritizing those repairs and replacements that cannot wait, and more information will be forthcoming soon regarding future recommendations.

**REMINDER – PATIO DOORS**

Please keep in mind that each unit owner is responsible for the maintenance and/or replacement of both the front door and patio/balcony doors of their unit.

Many units have replaced doors on their patios or balconies and have not painted them with the tan color that is required in our rules.

If you have a white or other “non-standard” colored door, please have it repainted as soon as possible. Contact the office if you need the matching paint formula.

Thank you,  
Linda Adams  
Community Manager  
Lafayette Place Homeowners Association