

LFP Newsletter #2023- 39 / September Financial Statements, Pool Heater, and Accident at Callaghan Gate

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

SEWER CLOGS

This past Sunday evening, two units within the same building experienced water backing up inside their units. A plumber was called and they determined that the sewer drain line running from that building to the main sewer line was clogged. The plumbers report stated:

“We found a large number of flushable wipes in the line, and those were the cause of the stoppage.”

The cost for this drain line to be cleared was \$2,310, which basically means that each of the 208 units is responsible for \$11.10. This is unfortunate since the clog was totally preventable, if wipes had not been flushed by either one or more units inside that particular building.

PLEASE keep in mind that **wipes should never be flushed** through the toilet – even those which are marked as flushable wipes do not dissolve easily in water like toilet paper. They can easily get stuck in bends in the pipes or stick to grease buildup on the sides of the pipes, which can then lead to expensive sewer backups and interior damage to downstairs units.

GAS LINE INSPECTION AND TRAINING

Yesterday, October 24th, Chapman Engineering was on site to perform a mandatory quarterly inspection of the natural gas lines on the property. This is a requirement from the Texas Railroad Commission. Unfortunately, the last inspection had not been performed since April 2022.

We are in the process of completing the required paperwork, along with submission of a fee of \$562.50 plus \$100 for the permits required. The annual cost of the quarterly gas line inspection and training will be \$4,250.

It was urgent that this inspection be completed as soon as possible, since an HOA in San Antonio was recently fined \$10,000 by the Texas Railroad Commission for failure to comply with this requirement, not to mention the more important safety factor of ensuring our gas lines are in good repair.

RESERVE EXPENSES – WEEK OF 10-16-23 thru 10-22-23

In the interest of transparency, in each future newsletter, we will list any expenses paid from the Reserve Fund during the previous week, along with the beginning and ending balance of the Reserve Fund:

\$401,874.97	Reserve Fund Beginning Balance as of 10-16-23
\$ 2,950.00	Concrete Repairs – Safety Issue / Units 105-108 see photos attached (Eulices & Carlos Dominguez)
\$ 66,205.00	Balance Due-Hot Water Line Replacement / Units 133-164 (DrainWorks Plumbing)
\$ 2,350.00	Clear Sewer Clog / Units 303-306 (Goettl Plumbing)
\$330,369.97	Reserve Fund Ending Balance as of 10-22-23



Thank you.
Linda Adams
Community Association Manager
Lafayette Place Home Owners Association