

## **LFP Newsletter #2023- 41 / Gas Leak Reporting, Electric Cost Concerns, and Weekly Reserve Expenses**

*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).*

### **GAS LEAK REPORTING PROCEDURES**

As we reported last week, a thorough and mandatory inspection has been conducted of the natural gas lines at Lafayette Place. No leaks were detected during this inspection.

It's very important that everyone be aware of the proper procedures in case you smell gas. Notices in English and Spanish have been posted in each foyer.

### **Most importantly – DO NOT CALL CPS!**

#### **IF YOU SMELL GAS:**

- Evacuate the building or area to a safe distance.
- Call the 24 hour emergency phone number – **210-501-7756**.
- Do not turn on / off any electrical switches.
- Do not ring doorbells or use telephones.
- Do not light matches, cigarettes, etc.
- Do not start automobiles or other engines.

### **ELECTRIC COST CONCERNS:**

We still receive several comments each week about the increase in the amount of the electric bills, especially during the last several months.

It is common knowledge that the cost of electric service, not only in San Antonio, but everywhere in the country, has suffered drastic increases in recent years and Lafayette Place is no exception.

Although Lafayette Place receives one single bill from CPS, each unit has its own meter, which is read every month by CONSERVICE, a company that specializes in reading and distributing the cost of the electrical service for individual units within a condominium.

Each unit owner is free to take as many readings as they wish from their meters and compare them to the readings provided by CONSERVICE. Likewise, each owner unit is encouraged to visit the CONSERVICE website to keep track of their electric usage during any given period of time.

Please remember that the Association has nothing to do with the cost of energy or with the consumption of energy in any unit. The Association's responsibility is to bring power to each meter and then, each unit owner is responsible for their own meter and for any consumption made within their unit.

There are a few owners who feel their meters may be defective. If anyone believes they have a defective meter, they are certainly free to replace that meter with a new one but of course, the cost of such replacement would be covered by the owner whose unit that meter serves., which is the unit owner which such meter serves.

Anyone is free to contact CPS or CONSERVICE to confirm this information.

**RESERVE EXPENSES – WEEK OF 10-23-23 thru 10-29-23**

In the interest of transparency, in this and 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.

This week, there were no deductions, but we did receive an interest payment in the amount of \$197.36.

\$330,369.97	Reserve Fund Beginning Balance as of 10-23-23
\$ 197.36	Interest Payment – Broadway Bank
\$330,567.33	Reserve Fund Ending Balance as of 10-22-23

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