



THE LETTER

LAFAYETTE ASSOCIATION OF HOMEOWNERS, INC. NEWSLETTER

NOVEMBER 2002

WWW.THELAFAYETTELB.ORG

ISSUE #27

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Men at work: scraping and sealing, patching and painting the Campbell building. The latest in a series of planned improvements to the Lafayette complex.

FROM THE OFFICE

Campbell Building Resurfacing Begins

After searching for the better part of a year, the Association was able to find a vendor that could complete the resurfacing and waterproofing and painting of the faulty Campbell building for significantly less than the first estimate. The specifications for the necessary work were put together by Bill Sterling, who managed the refurbishing of the Villa Riviera condos, and is considered a leading expert in historic building restoration. The previous cost estimate was in the neighborhood of \$400,000.00, which as you may imagine was a figure too big to fit into the reserve account. With the help of the office manager, and the paint manufacturer, a new vendor, Tuff Kote, was asked to bid on the job. Their estimate came in around \$200,000 and they pledged to meet the inspections and approvals and material specifications of the Sterling requirements. This should prevent the problems that have been going on since the early '90s when the work was done previously.

As work progresses around the building, workers are scraping off as much of the old coating as possible, filling and sealing cracks, coating the surface with a clear sealer, then priming and painting the outer wall to the specifications of the contract. In addition, they will also be repainting and re-caulking the exterior sides of the windows, in order to provide a better waterproof seal.

New Electronic Entry System Installed

As all of you should know by now, the previous obsolete key-tag entry system was replaced with the new, "lifetime" key system recently. Work is still being done on the Campbell passenger and freight elevators, but the Broadway and Lafayette elevators and lobby entrances have the new reader heads and are working with the new streamlined gray key fobs.

If you do not have a new key fob yet, make sure to stop by the office and get one, since you will not be able to get into the building (officially, anyway!) without one. Exchange is one old black key fob for one new gray key fob. Extra key fobs are available for a \$100 deposit. **Non-resident owners:** have your tenant pick up their own key fob and leave a deposit. When they move out, they will be refunded their deposit in person. Call the office for details.

Read 'em or Weep

Please read your Rules and Regulations, and CC&R's. There are too many instances occurring that are in direct violation of the Rules & Regulations. Some of the problems are: bicycles being transported in the passenger elevator instead of the freight elevator, rubbish being stored in the hallways, dogs in the lobby without a leash (or

See next page >

THE LAFAYETTE
CONDOMINIUMS
140 LINDEN AVENUE
LONG BEACH, CA 90802
(562) 436-5391

2003 BOARD OF DIRECTORS

N O M I N A T I O N S
O P E N T O A L L H O M E O W N E R S
SUBMIT YOUR NOMINATIONS, INCLUDING NAME AND QUALIFICATIONS, TO THE OFFICE BEFORE NOVEMBER 15!

FROM THE OFFICE, CONTINUED

with a leash but not in the control of the owner), trash being left by the dumpster but not inside the bin, writing on the walls in the hallways and many more violations. These all carry a fine as noted in the R&Rs. Please make an effort to be considerate of your neighbor, and of the building we all share.

Annual Homeowners Meeting Set for December

Has it been a year already? It's time again for the Annual Homeowner's Meeting, scheduled for December 9. Watch for details to be posted, and another notice will be sent out closer to the event to confirm the date and time.

At the annual meeting, voting will be held for the two open positions on the Board of Directors. **Nominations** are still being taken for the 2003 board. If you, or any other homeowner you know of, would like to help run the Lafayette Association and have some relevant skills and/or experience, please make your nominations known to the office manager or a board member before November 15.

"Why are there only two open positions?" you may be asking. The answer lies in the new CC&Rs approved last year, which call for the highest three vote-getters to serve a two-year term. The two remaining positions get replaced after one year, and then *they* serve two-year terms, creating overlapping personnel, and hopefully some continuity as to policy and negotiations, etc. The current board members who will serve again for 2003 are Jean-Louis De Bien, Lou Schor and Mary Wright. Nominations received to date for the remaining two seats are Andy Blinn (currently Secretary) and homeowner Bill Guzik.

Don't put off sending in your nominations! They're needed *now* so there will be enough time to create ballots and other paperwork.

Who Are the "Board of Directors?"

The policy-making committee for the corporation. The board is simply (or not-so-simply) a group of homeowners who conduct the business and affairs of the association.

What is the Board required to do?

Money is paid into the association in the form of "Maintenance assessments." It is not "income" to the association. Instead it is essentially entrusted to the association to maintain the common area, to regulate use of individual property and to protect the property values. The board is required to make decisions about how to spend the association's money, and the

decisions have to be in the best interest of the entire community. No personal agendas!

The President is the chief executive officer and has supervision, direction and control of the business and officers of the association. The president presides at all meetings of the members and meetings of the board.

The Vice President shall perform all duties of the president in the absence of the President.

The Secretary shall keep, or cause to be kept, a book of minutes at the principal office. This book contains all meetings of Directors and members, time, date, place, whether regular, executive or special meeting, and if special how was it authorized.

The Treasurer shall receive and deposit all monies of the association and shall disburse such funds. The Treasurer shall sign all checks, keep proper books of account, prepare and distribute financial statements to each member.

PAST AGENDA

Board Meeting of Wednesday, October 16

- I. CALL TO ORDER
- II. Modifications to Agenda
- III. Approval of September 28, 2002 Executive Meeting Minutes
- IV. MANAGEMENT REPORTS
 1. Treasurer's Report
 2. Manager's Report
- V. COMMITTEE REPORTS
 1. Elevator
 2. Historical
 3. Parking
 4. File/Archive
 5. Architectural/ Design
 6. Commercial Property
 7. Infrastructure
 8. Financial
 9. Garden
 10. Strategic Planning
- VI. UNFINISHED BUSINESS
 1. Inco Update
 2. Parking policy
 3. Campbell Building Waterproofing
 4. NAP Loan Construction sign-off
 5. Manley Boiler, Circulating Pump
- VII. NEW BUSINESS
 1. Loan Applications for 181K refinance
 2. Nominations for 2003 Board of Directors (Need Bios/Resumes)
 3. Electrical Repairs (4th Floor Laundry Room)
- VIII. ADJOURNMENT

THE LAFAYETTE LETTER IS PUBLISHED MONTHLY FROM THE OFFICE OF THE LAFAYETTE ASSOCIATION OF HOMEOWNERS.

EDITOR/ART DIRECTOR
ANDY BLINN

CONTRIBUTING WRITERS
THEA ROBERTSHAW

DEADLINE FOR SUBMISSIONS IS THE 21ST OF THE MONTH. AD SPACE AVAILABLE. CONTACT THE OFFICE FOR RATES.

MEET YOUR NEIGHBOR

Laraine Boren Turner

By *Thea Robertshaw*

Color, design and marketing are the specialties of the Jolley/Turner Group, Inc., a consulting firm created in 1983 as a liaison between domestic and international manufacturers and the architectural and interior design industries. Laraine tells me that they were involved in product consulting for BMW and Toyota, which really surprised me. Laraine says cryptically, “well, they finally realized that women drive cars too.” Prior to this, Laraine worked as a Design Director for an international furniture manufacturer, attending many of the European trade fairs (which she still does). One of her favorite furniture fairs was in Milan, Italy every year. And of course there were those unique side trips. Laraine recalls befriending a budding opera singer who invited them to her performance in an old church at St. Agatha.

People came from all over, and afterwards the nuns made this magnificent dinner. “What a feast. It was a magical night with flowers and candlelight.”

More recently, their firm is working with a Swedish company located in Stockholm. They were in Helsinki, Finland a few years ago where the waters were totally frozen over—an amazing sight for a California native. They’re going back to Stockholm this December. Laraine loves this city which is so unique. “You wouldn’t expect French architecture that far north, and shops with the most modern merchandise in the world and many lovely restaurants.” It might be very cold this winter with short days and very long nights.

While talking about our sensitive, sun-damaged skin, Laraine mentioned going to Tahiti during her married days. She thought people were dumb getting “so sun burned.” She put on sun lotion herself. But with scuba diving, the water acts like a magnifier and she, too, got terribly burned. Now we begin to see her fun-loving side, and her love of the outdoors begins to show as she talks of skiing in Switzerland. After she finished college, she bought a Eurail pass and traveled all over. She has fond memories of the Alps in Switzerland and Austria, “Their sheer majesty.” Her son seems to be following in her footsteps. He graduated this year from UC Santa Cruz in physical anthropology and immediately took off to Europe. She still has a “Picasso-ish” painting on her wall that he

did in first grade during the student art days at Naples Elementary School. This is a daily reminder of the importance of “Arts in Schools,” and her commitment to the arts associations. Laraine calls her son a Renaissance man—well versed in the sciences, the arts and sports: football, skiing and snowboarding—and he cooks! He will probably be a sports physical therapist. And maybe his next stop will be to Sweden. The ancestors are calling.

Laraine tells me about reading the four volume set, “The Immigrants.” And I’m reminded of that magnificent film, “The Immigrants” by Ingmar Bergman my favorite Swedish filmmaker. A drama about the lives of those people that traveled so far to this continent. Nowadays, we take a plane and in eleven hours we arrive. Then, people would be on the high seas for weeks or months, enduring storms and sickness, not knowing what the future would hold.

Laraine wishes she had asked her grandmother (on her mother’s side) even more

questions before she died. The stories become more important as we get older. The hopes and fears of the generations before us take on a significance that inform us and maybe teach us something about ourselves and where we came from. Laraine’s great grandparents emigrated from Sweden in 1910 and came over on the Lusitania, a British steamship that was later torpedoed and sunk by a German submarine off the



PHOTO COURTESY OF LARAINE TURNER
Laraine and her son Bryce cuddle for warmth on a chilly Colorado day.

coast of Ireland in 1915. They settled in Texas because they had family members there. At this time her grandmother was 10 years old. Four years later the great grandparents decided to go back to Sweden for a visit. They never returned. Her grandmother never saw her parents again and her older siblings finished raising her. When her great grandmother died, her great grandfather remarried and lived until 1947. Laraine found out that he was a sculptor and that his work was commissioned and sold to churches in Sweden and on the mainland. Her next project is to find some of his sculpture while she is in Sweden. Here we see the family strain in the arts. Laraine was an art major in high school, then got into the design business. She is looking forward to redeveloping her art skills. In the meantime she has used her photography for her creative expression. Having always lived in a single family home, Laraine has enjoyed the “highrise” life and neighborhood friendships of the East Village, the arts events, and the many talented people within footsteps.

FOR YOUR INFORMATION

Mmm...Double Glazing...

If you've ever been kept awake at night by the unending sound of traffic and sirens and the vociferous ranting of lions and tigers and bears fans (oh my!) then you've probably wished your windows were thicker. Anyone who's lived in colder environs than L.A. will remember how good a nice set of double-glazed windows can be at keeping out the noise (as well as keeping your place insulated from cold).

One of our neighbors was able to find a company that retrofits (or at least comes darn close) to the historic existing window frames in buildings like ours. Next time you take a stroll down Linden, look back at 652 (six floors up, southwest corner of the Campbell Building). Marty's Replacement Windows, Inc. are the folks responsible for these historic-looking, weatherproof, tinted and double-glazed beauties.

The only problem, of course, is that beauty does not come cheap. To find out how not cheap, give Marty's a call at (714) 848-2249.

FOR YOUR INFORMATION

Who's Who at the Lafayette

2002 Board of Directors

President: Jean-Louis de Bien

First Vice-President: Laraine Turner

Second Vice-President: Lou Schor

Treasurer: Mary Wright

Secretary: Andy Blinn

Office Manager

Sharon Hays

Contact the President

E-mail: LOALB@MSN.COM

Phone: 432-5295

(Weekdays 8am-9pm, Weekends 9am-9pm)

Contact the Board

In writing: Each board member has a mailbox in the office. All written comments will be addressed in a timely manner. Or go to Feedback on the Lafayette's Website at www.thelafayettelb.org.

In person: Come to the board meetings every **first Wednesday** of the month at 7pm in the Solarium. Look for agenda and/or change in schedule notices to be posted in advance.

Contact the Office

Phone: 436-5391

Office Hours

9:00 am to 5:00 pm Weekdays

Other Useful Numbers

Platt Security: 986-4484

EAST VILLAGE EVENTS

Broadlind Hotel Gets Purified

Jim Najah, owner of the recently renovated apartment building around the block on First St., has purchased the historic Broadlind Hotel building. He met with interested homeowners from the Lafayette in the evening of October 24th to explain his plans for restoring the building and converting it into an apartments with unique shops and possibly a restaurant at ground level.

The Public Corporation for the Arts (PCA) asked a team of artists to create an interactive work at the Broadlind gallery space. Many of you

who live here will probably have noticed the old-style flyers for their exhibit, which was in fact a "ritual purification" of the environment in and around the building. (Maybe they will do one for the Lafayette next!) Neighbors and friends of the Broadlind (which predates the Lafayette and Broadway buildings) are asked



to contribute their recollections and anecdotes about the building's past. Survey forms are available in the Lafayette office. Do your part for art!

Other Art News

Lafayette resident and writer of "Meet Your Neighbor" Thea Robertshaw has a showing of new works at Eleven Seven. Show runs from 11/8 through 12/10.

Starting today, November 2 through 11/30, Hellada Gallery presents "Lasting Impressions: Viet Nam" with photographs and original paintings by several Vietnamese artists.

YOUR AD HERE

ADVERTISE IN "THE LETTER!" THIS SIZE AD (1 COLUMN BY 2 INCHES) ONLY **\$20!**
OTHER SIZES AVAILABLE. OVER **140** PEOPLE WILL SEE YOUR AD EACH MONTH!

PROCEEDS BENEFIT THE LAFAYETTE'S GENERAL FUND