

THE LETTER

LAFAYETTE ASSOCIATION OF HOMEOWNERS, INC. NEWSLETTER

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MEET YOUR NEIGHBOR

Terry Pledger

By Thea Robertshaw

"Terry, what would you like to talk about?"

"Oh, I don't know ask me something."

"Where did you come from?"

"I came from Mars and landed in Los Angeles to save humanity from abolishing art. I then moved to Orange County to be with my adopted earthlings hoping to bring seasoning to their bland culture. All efforts failed. So I decided to just live as an immigrant with my purple visa card."

"You see I'm an artist, a.k.a. a blessed lunatic—formerly known as Terry Pledger. I've been accused of being a 'Borg' (as on "Star Trek"). But that strange metal device on my head is really a cochlear implant (hearing aid), the better to hear you with my dear."

"Driving through Long Beach one day, I discovered Gallery Eleven Seven. I requested political asylum with my greenish purple work permit. I was accepted for my fine art—no questions asked, no comments restrained."

"Soon after I had an exhibit of my sculpture with Thea Robertshaw's other-worldly paintings which reminded me of home before the asteroid collided."

"My interest in earthlings started early on. I studied evolutionary anthropology which influenced my art. In this exhibit I showed the different stages of humans, I showed the skull structures from the fine artist point of view emphasizing features—to really see the characteristics. And to show that they were human rather than non-human primates."

Listening to Terry for awhile I came to realize the depth of his fascination with humankind. His research in the development of human culture parallels his research in physical evolution. Terry pointed out as he time traveled that the artists have left visual evidence which commemorates a culture's belief systems. These belief systems are also expressed in their myths, legends and folklore. Terry says, "This brings me to my primary interest in puppetry to tell creation stories and other theological percep-

tions of their contemporary visible world." Terry also uses puppetry for humor and amusement. Puppets are a perfect instrument to help human-ity release tensions through humor.

Terry says, "I can't go home because NASA stole my space craft." So he looked for a place to live near the gallery. Terry saw the Lafayette. He says, "It reminded me of Flash Gordon architecture back home. I moved in hoping there would be more refugees living here. I decided to live here with a cat that I grew out of a pod and to have a ball and look for a human partner."

"I will continue to evolve by building my fortune and happiness on earth. I hope to continue my time travels metaphorically and hope to live long and prosper as an artist." Terry is on a quest for a colorful life but we think Terry is already more colorful than the big box of Crayons.

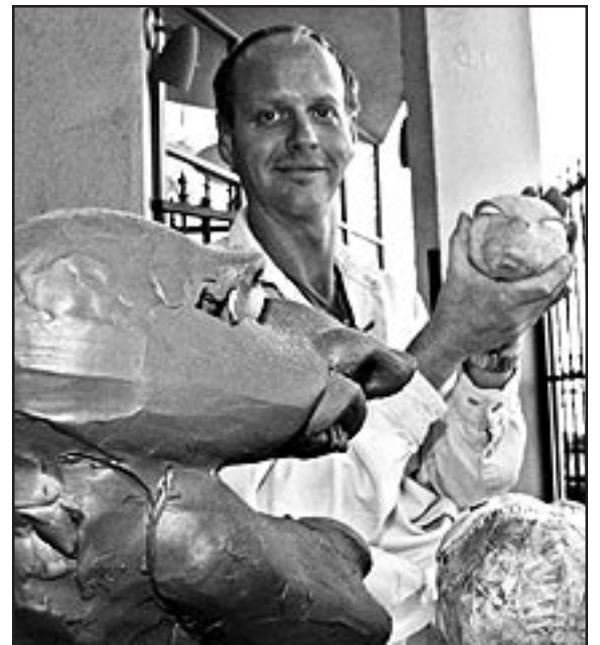


PHOTO BY GERONIMO QUITORIANO

Terry Pledger and other assorted life-forms chill at 11-7.

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

FROM THE OFFICE

Welcome to the Lafayette!

The Lafayette welcomes new residents:

Molly Choate	Unit 661
Joe Cosgrove	Unit 655
Troy Larkin/Kimiko Nakai	Unit 624
Marlene Law	Unit 958
Malou Mariano	Unit 856
Jack Nendel	Unit 280
Terri Pledger	Unit 541
Jennifer Skaife	Unit 656
Phil Toselli	Unit 305

Lafayette Dos and Don'ts

Here is a list of some of the rules most commonly violated in the building.

- 1) No dogs off leash in the building.
- 2) No bikes in the lobby.
- 3) Guests may be buzzed in, but the tenant must come down and meet them.
- 4) No bare feet in the lobby.
- 5) No smoking in stairwells or on the catwalks.
- 6) No throwing cigarette butts on the rooftop or out of windows.
- 7) Be as quiet as possible when walking past other units, especially at night.
- 8) All window coverings must be white or off-white ONLY!!
- 9) Children are not to be left unattended in the lobby.
- 10) Liquid detergents only in the washing machines.
- 11) All Vendors and Contractors should enter through the Garden Gate or Broadway entrance NOT through the main lobby.

How to Handle Trash

Please bag all trash before it is placed in the trash closet. If the trash room is full or if you have large objects to be thrown out, please put them directly in the garbage dumpsters in the garden area.

Say No to Drain-o!

With Chris Robinette of Robinette Plumbing

The Lafayette would like to suggest that your popular drain cleaner products, such as Draino, not be used to clear drain lines in your units. The reason for this request is, although these products claim not to harm the pipes the acid in these products causes the steel to weaken or takes the temper out of the metal. The Lafayette Complex is plumbed with cast iron drain lines and galvanized vent pipes which can be damaged by this type of product. Also, there is the chance that if two no compatible products are mixed a chemical explosion may take place and you may be badly injured or burned. Bottom line is **please do not use drain cleaners liquid, crystal or foaming.** Instead, call the plumber.

Some of the precautions that can be taken are to add a strainer to your sink to catch hair and other foreign objects that may go down the drain and plug it up. As for the toilet, don't put it in the toilet if it has not been eaten first, and use only small amounts of paper if possible.

RE M I N D E R

IF YOU WOULD LIKE A COPY OF THE LATEST RESERVE STUDY, CHECK IN AT THE OFFICE.

FOR YOUR INFORMATION

Who's Who at the Lafayette

2005 Board of Directors

- President:* Frank Flores
- First Vice-President:* Bill Guzik
- Second Vice-President:* Marilyn Jolley
- Treasurer:* Rick Blackshere
- Secretary:* Joe Hill

Office Manager

Sharon Hays

Contact the Office

Phone: 436-5391 9:30am to 6pm weekdays

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 Tuesday of the month at 7pm in the Mezzanine (2nd floor of main lobby) unless a schedule change has been posted.

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

NEWSLETTER TEAM
ANDY BLINN
GERONIMO QUITORIANO
SHARON HAYS
THEA ROBERTSHAW

CONTRIBUTORS
BILL GUZIK
CHRIS ROBINETTE

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

FROM THE BOARD**A Recap of 2004**

For those who missed the Annual Meeting, 2004 was a very productive year for the Lafayette!

Infrastructure and Aesthetic Improvements

- The most noticeable change was the installation of our new hallway lighting throughout the 3-building complex.

- Electric wiring was also improved; separate breakers were installed on each floor and all elevators have their own breaker too.

- Other improvements included: installation of electronic eyes in the elevator doors; installation of new energy efficient exit signs; fixing the water temperature surging issue in the Campbell Building; the donation and recovering of the mezzanine pool table.

Parking

As many of you know, the Lafayette has for years been out of "parking compliance" with the City. While we lease spaces from the Marriott and the Broadlind, the City requires us to secure our own long term parking. That was difficult as there were few lots within walking distance that the Lafayette could call its own.

However, two out of the five parcels in the lot next to the Broadlind became available for sale and the Lafayette Parking Cooperative was formed in order to purchase the Linden Lot. Negotiations are now taking place to secure 37 permanent parking spaces in a subterranean parking, retail and loft-condo structure scheduled to be built later this year.

Live Work Project

L&R Construction was chosen as the developer and contractor for building 7-8 loft style units in the Lafayette's former second-floor chapel and first floor ballroom (where the block sale is held). Construction, sale and rental of these units is scheduled for later this year.

Board Projects

A new Reserve Study was performed as a way for the Association to measure fixed and depreciating capital costs. And an incorporation policy was adopted for those residents who have leased and incorporated hallway closets into their condominium floor space.

Un-Budgeted Expenses and Income

- Perhaps one of the biggest challenges and expenses resulted from our lawsuit with GMJ and the basement properties. The GMJ suit involves two basement parcels that were pur-

chased at tax sale and the resulting obligation of the Association to repair and refurbish basement common areas. With attorney's fees, the removal of decades-old debris and discarded equipment and the refurbishment of bathrooms and the old "Tuna" meeting room, the Lafayette has so far spent nearly \$20,000. The suit is currently in settlement negotiations and if that does not go well, it is scheduled to go to trial in April 2005.

- A fire broke out in the Campbell elevator room causing the freight elevator to be out for 3 weeks.

- The cost of insurance has gone up over 25%

- Leaks, Leaks and more Leaks

Income

Movie production, commercials, Bingo and Bacardi Night, Linden Avenue Block Sale, Christmas Party and Raffle Fundraiser. **Almost \$33,000** was raised in 2004!!!

Future Projects and Expenses

The 2005 Board will determine its priorities for the coming year, but you can plan on more of the same. More events, more fund raising and more improvements to the building.

Additional improvements will likely include:

- Repairs or replacement to the Campbell and Lafayette roofs.

- Refurbishment of the lobby elevators

- Refitting and replacing portions of the building's boilers to comply with the South Coast Air Quality Management District's guidelines by 2006.

- A big unknown will be the result of the lawsuit or settlement of the basement properties.

- There will be an ongoing effort to build up our Reserves which now stand at approximately \$167,000.



Lighting Up History

For the first time in decades, the Campbell Building's façade and flagpole are brightening up the Long Beach skyline and, in an enormous surprise, so do the Broadway Building's Lafayette "L"s.

To raise money for the Campbell Building lights, the Friends of the Lafayette fundraising committee helped to raise over \$2,300 with a very successful and fun raffle during our annual Christmas party. Prizes like Marriott weekend getaways, opera and museum tickets, Ice Dog games, art, antiques, dinners for two, and even Sponge Bob Square Pants were donated for the effort.

The Campbell Building was lit during a ceremony at February's Second Saturday Art Walk to the delight of all and the event was even picked up by the Press Telegram. An unsolicited kudos also came during the East Village Association's election night when in front of 100

attendees, the owner of the Gatsby Apartment Building on First Street suggested that buildings all throughout the East Village should "light up" like the Lafayette has done because not only does it look beautiful but it reduces crime and raises property values as more tourists and passersby are attracted to the area.

But the biggest surprise came when Sharon Hays had the electrician test to see whether the Broadway's "L"s would still light after all these years. If power were reconnected to the signs atop the Broadway elevator shaft from the basement level and they worked, great; if they didn't we would have gotten quotes to repair the sign for a future fundraiser. But to everyone's amazement they shined bright!

The Campbell façade and Broadway signs can be seen all down Broadway, from Ocean Boulevard and from as far away as Signal Hill.



PHOTOS BY GERONIMO QUITORIANO

Scenes from the Holiday party fundraiser.

AN ATTEMPT AT HUMOR

Psychiatric Hotline for Lafayette Residents

Hello, welcome to the Lafayette resident complaint hotline. Your call is very important to us. Please select from the following menu:

For obsessive-compulsive residents, please press 1 repeatedly.

For co-dependent residents, the association will send a management representative over to press 2 for you.

For residents with multiple personalities, press 3, 4, 5 and 6.

For schizophrenic residents, listen carefully and a little voice will tell you which number to press.

If you have a nervous disorder, please fidget with the # key until a representative comes on the line.

For depressed residents, it doesn't matter which number you press, the Board will not respond.

If you have short-term memory loss, press 9. If you have short-term memory loss, press 9. If you have short-term memory loss, press 9. If you have short-term memory loss, press 9.

If you are overly stressed by the latest special assessment, slowly and carefully press 000.

For paranoid residents, the Board knows who you are and what you want. Just stay on the line so they can trace the call.