



THE LETTER

LAFAYETTE ASSOCIATION OF HOMEOWNERS, INC. NEWSLETTER



THE LAFAYETTE HOTEL & LANAIS THE MAIN LOBBY LONG BEACH, CALIFORNIA

FROM THE BOARD

What's Happening

By Jennifer Skaike, President.

I hope everyone stayed cool and well during the recent record-breaking heat! As this summer has been unusually cool I actually rather enjoyed it.

I wish to apologize for so abruptly leaving the September Homeowners Meeting. It was all I could do to remain seated that long, as I was harboring a rather nasty tummy bug and had already succumbed to it's demand upon my digestive system for 24 hours prior! Moving on . . .

We welcome homeowner **Renée Boudoi** as a new Boardmember, and hope that she is willing to stand for election at the end of 2010—among other things she will be instrumental in energizing the newly formed, and formally appointed Pet Policy Committee – here are the other members of that

Committee: Monica Cooley, Jennifer Phan, Annie Proffit and Geronimo Quitariano.

In addition to appointing the Pet Committee we welcome a new member to the **Commercial Property Committee**, Virginia Charles. This brings this Committee to three in number along with Ed Coutchie and Amy Stock.

We feel it is vital that there be a minimum of three homeowners on any Committee and that an individual serve exclusively on one Committee at any time in order to serve in a balanced manner, and to spread the load when dealing with specific Board directed aims and

reports. If anyone is interested and feels they have something positive to 'bring to the table' to any of the committees please fill in a **committee interest form**, available at the office and we will give you due consideration.

Our commercial property agent **Appleby Real Estate** is putting the final touches to a lease with a specialized fitness and training company for the recently prepared space at **530 Broadway**, illustrating that investments in upgrading our near derelict and subsequently unoccupied commercial space ultimately create environments that

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generate income for the Lafayette! Additionally there has been continued interest in the remainder of the Campbell 2nd floor, an area that has laid empty and unusable for over a decade. A proposal was submitted to the Commercial Properties Committee in June and recently another directly to the Board.



We continue to finalize the Lafayette/Broadway Building **Painting Project**. Our Treasurer Rick Blackshere is addressing some of

the financial matters, raised at the September meeting, in a separate article in this newsletter.

A very successful and well-attended **Fire Safety Class** took place in the Solarium last week. Every floor of each building has a primary and secondary **floor monitors** whose names and unit numbers are posted on the bulletin boards in the Main and Broadway lobbies. Please familiarize yourselves with this information, as it really does matter that you know whom to turn to in the event of a fire or evacuation. And there will be a LBFD required fire drill sometime in the not too distant future. Be aware of the safe refuge area in the alley behind the garden and garbage dumpsters in case of a fire or drill.

Finally, I have been approached by several residents regarding the numerous **street events** that take place in our neighborhood. Many of you have expressed concern with respect to the noise, trash, and restricted parking access. I cannot speak on behalf of the Lafayette and whatever my opinion, it does not necessarily reflect the homeowners as a whole, so please, if you feel strongly about the weekend events in the neighborhood contact Steve Sheldon directly of the Downtown Long Beach Association (DLBA) at steves@dlba.org. Do note however, the DLBA does not administer, or manage the 2nd Saturday event, that is through Marek Dzida of Hellada Gallery at (562) 682-9735 or at findyourart@earthlink.net. You can also contact the East Village Association (EVA) at info@eastvillagelongbeach.com. 📧

MONEY MATTERS

Treasurer Talk

By Rick Blackshere, Treasurer

Good news! After considerable research, city submittals, analysis of existing conditions and financing options and interviewing painters and project managers – **exterior waterproofing and painting** of the Lafayette/Broadway building is about to begin. As many of you know, this aspect of building maintenance has been on the agenda for a few years. We've secured funding through community action group TELACU (The East Los Angeles Community Union), therefore we will not need to raise monthly HOA dues, or require a special assessment. The loan is secured through the value of our commercial spaces. We've also contracted with a **Project Manager – JR van Dijs** to get the project underway. We will continue to update you on the project details.

Regarding the funding, at the September Board meeting, **Article IX, Section 3(m) of the Association's CC&R's** was mentioned that appears to limit the ability of the board to enter into projects such as the painting project that will cost in excess of 5% of the gross operating expenses of the Association for that fiscal year without the approval of the owners.

According to the Association's legal representatives:

"This provision is not applicable to a repainting project of the building exterior, simply because the repainting of the building is building maintenance and not a capital improvement ...Additionally...because the Association board is not special assessing the owners, the board need not obtain owner approval to do so."

Also, per our attorney, regarding getting owner approval for the loan, Article VI, Section 17 of the Association's Bylaws state:

"...The Board shall...Have all the power...[to] Borrow money and pledge assessments for the purpose of improving and rebuilding the Common Area and facilities thereon." 📧

FYI

Just Married...



The Letter is pleased to announce the marriage of **Jennifer Rhiannon Davis** and homeowner **Thomas Wasper** (pictured). The lovely couple were married at the Long Beach Wedding Center on September 7, 2010. Jennifer recently received her degree in Art History from CSULB in 2010, is an avid volunteer for the Art Exchange on 3rd & Long Beach and is also a server at neighborhood eatery Utopia Restaurant. Thomas, a longtime contributor to *The Letter*, is a photographer and general roustabout.



Homeowners **Kavita Rodrigues** and Boardmember / Treasurer **Rick Blackshere** recently got married on September 11, 2010. Congratulations to both couples! 🍷

WELCOME TO THE LAFAYETTE

New Residents

510 Broadway Alex Kotoyantz / Chill Café
 Unit 361 Lori Langemeier
 Unit 432 Ivan Pazpena

ALL RESIDENTS: Remember no bicycles in the Main Lobby. Please go through the Broadway or Garden entrances. Window coverings must be white or off-white! In the trash closets, put trash in the black bag and recycling in the clear bag! If you have large trash items, please place them directly in the dumpsters in the garden. Please do not overfill the trash closets. Thank you and welcome to the Lafayette. Please contact the office if you have any questions. 🍷

Coming soon
 To the Lafayette
 Chill Coffee House & Café



Grand Opening Specials

Free Coupon

One Small Coffee or Beverage
 with food purchase

Free Coupon

One Soup or Side Salad or Chips
 with sandwich purchase

Discount Coupon

Lafayette Residents: Show your key
 for a 15% discount
 Valid through 11/15/2010
 (Cannot be combined with any other offer)

Featuring:

Long Beach Brewed Polly's Gourmet Coffee products • Breakfast & Lunch Sandwiches • Soups & Salads • Bagels • Pastries • Cakes • Cheesecakes • Brownies

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YOUR INFORMATION

Who's Who at the Lafayette

2010 BOARD OF DIRECTORS

President: Jennifer Skaife
 1st VP: Joe Hill
 2nd VP: Glenn Agoncillo

Treasurer: Rick Blackshere
 Secretary: Renée Boudoi

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 you may email them through the office: lafayet@charterinternet.com.

In **person**: Come to the board meetings usually every first Tuesday of the month at 7pm in the Solarium (11th floor Campbell Building) unless a schedule change has been posted.

OFFICE MANAGER

Sharon Hays Phone: 562-436-5391 9:30am to 5pm weekdays
 Fax: 562-436-8762 Cell: 562-499-9979
 Email: lafayet@charterinternet.com

Reminder: Meeting minutes may be viewed at the office or are available for download on our website thelafayettelb.org.

LAFAYETTE RULES -- SECTION 3 COMMON AREA CONDUCT

3.1 ()** Owners will be responsible for damages, disturbances and/or violations caused by or committed by anyone living in or visiting their units, including but not limited to the cost to repair any damage.

3.2 No landscaping alterations shall be made to the common areas without prior approval of the Board. The owner will be responsible for restoring any unauthorized alterations to its original configuration at the owner's expense.

3.3 (*) Landscaping of individual units will be limited to the patio area and shall not detract from the aesthetic nature of the building.

3.4 (*) Clothes lines, antennas or other hanging apparatuses are prohibited.

3.5 All grocery store carts are prohibited in the building.

3.6 (*) Residents are responsible for picking up any debris, such as papers, bottles, cans, cigarettes and gum that are left in the common area by their guests or members of their families.

3.7 Any illegal activities that take place in the building shall be immediately reported to the police.

3.8 (**) Smoking is not permitted in the elevators.

3.9 Smoking is not permitted in hallways, lobbies or any area except inside the units.

Calendar

Tuesday, Oct. 5, 2010

Board Meeting

7pm in the

11th floor Solarium

NEWSLETTER TEAM

SHARON HAYS

GERONIMO QUITORIANO

RICK BLACKSHERE

JENNIFER SKAIFE



THE LAFAYETTE LETTER IS PUBLISHED PERIODICALLY FROM THE OFFICE OF THE LAFAYETTE ASSOCIATION OF HOMEOWNERS. IF YOU WOULD LIKE TO CONTRIBUTE TO THE LETTER, PLEASE CONTACT GERONIMO AT (562) 435-4775 OR EMAIL: GPOLAROID@MAC.COM.