



THE LETTER

LAFAYETTE ASSOCIATION OF HOMEOWNERS, INC. NEWSLETTER

JULY 2004

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COMMITTEE SPOTLIGHT

Last Call for Mills Act

By Paula Matusa

Is the high cost of living getting you down? Are you blue because your checking account is in the red? Trying to think positive while cash flow is negative? Is your budget busting? Is your wallet withering? Time to call "Dr. Paula," your Mills Act money manager.

Did you know that the Mills Act can save you 20–50% on property taxes every year? Apparently not, because only a three of you showed up at our Mills Act meeting last week. If you bought your unit in the recent past, you could benefit from the Mills Act Program. The program is run by the City of Long Beach, and provides 10-plus years of property tax reduction to owners of historic buildings or units in historic buildings.

Here are examples of the savings some of your neighbors will be getting:

CURRENT PROPERTY TAXES	TAXES UNDER MILLS ACT
\$1,240	\$640
\$3,200	\$1,800

We are extending the deadline for Mills Act applications to July 30, 2004. If you would like Dr. Paula to provide a consultation and property tax check-up for you, please call her at 435-9061. You'll need your current property tax bill. Paula can run an on-the-spot calculation to determine the estimated amount of money you could save. She can also help you with the one-page application. Please note—this is a limited time offer—expires July 30, 2004. Fatten up your financial future—call this lucky number: 435-9061.

— N O T I C E ? —
YES, THE PREVIOUS ISSUE WAS A "JOKE" ISSUE IN HONOR OF APRIL FOOL'S DAY.

MEET YOUR NEIGHBOR

Geronimo Quitoriano

By Thea Robertshaw

Geronimo is an aspiring photographer. He just enrolled at Long Beach City College in commercial photography. But actually he has been freelancing on the side for the past 5 years. He does weddings, parties and occasionally shoots for the Downtown Gazette. On one of his assignments, he walked onto the 710 freeway for a shot of the Long Beach sign at the Broadway exit. "That was scary," he says, "It was a challenge to get that shot. And at special occasions, it's rewarding to capture the moment."

Geronimo moved here last September from West Hollywood. He absolutely loves the Lafayette, the people, and the East Village Arts District. He became involved with various committees, like the garden committee. "You get some dirt under your fingernails but it's worth it," he says. He supplies photographs for the Letter and took photos for the Mills Act

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PHOTO COURTESY GERONIMO QUITORIANO

Meet Polaroid Guy, known to us mortals as mild-mannered Geronimo Quitoriano.

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

FROM THE BOARD

News Update

By Bill Guzik

I can't believe the year is halfway over. Nevertheless, a lot is going on in and around the Lafayette. So read on, get involved and enjoy your summer!

Live/Work Units

Since 1998, the Lafayette has been working to rehab the French Room off of the garden area and the old chapel on the second floor of the Campbell Building into eight live/work style lofts.

Although the Lafayette originally planned to partner with the City of Long Beach to build the units and then rent them out to "City-qualified" artists, the Board and the Live/Work Committee decided that it was in the Lafayette's best interest to seek a private developer to partner with instead. After months of hard work and interviews, a private developer (L&R Construction of Glendale) was secured who will finance 100% of the project and then will split the profits with the Lafayette following the sale of the units. Each unit will average 900sf-1100sf and will be incorporated into our condominium association providing a monthly association fee. Construction will hopefully begin early fall and will last about a year. As mandated by the City, the profits derived from the sale of each unit will go into a Parking Trust designed to alleviate our long term parking needs.

All around, this is a good deal for the Lafayette. We develop currently unused

common area at no cost to the Lafayette; we enhance our garden area greatly, and derive a large profit that will be used to solve our parking non-compliance issues with the City!!! Not bad at all!!! Please thank members of the Live Work Committee for their hard efforts including: Greg Bayer, Andy Blinn, Ed Coutchie, Frank Flores, Sharon Hays, Matt Hood, Marilyn Jolley, Joe Marrs, Paula Matusa and Laraine Turner.

Bingo and Bacardi Night Fund Raiser

The Friends of the Lafayette's Second Annual Bingo and Bacardi Night, held on June 11, raised over \$1000!!! A very fun and loud night....

Bingo was played, Bacardi and pizza were had by all and great prizes were raffled off including a weekend stay at **Courtyard by Marriott**, family passes to the **Long Beach Museum of**

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PHOTOS BY GERONIMO QUITORIANO

Someone forgot their Hawaiian shirt, but who cares after a few rum punches?

FOR YOUR INFORMATION

Who's Who at the Lafayette

2003 Board of Directors

President: Bill Guzik

First Vice-President: Joe Hill

Second Vice-President: Lou Schor

Treasurer: Andy Blinn

Secretary: Frank Flores

Office Manager

Sharon Hays

Contact the President

E-mail: billguzik@aol.com

Phone: 495-6264

(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 Mezzanine (2nd floor of main lobby).

Contact the Office

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

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

FROM THE BOARD, CONTINUED

Art and the Museum of Latin American Art, dinners for two at **Utopia**, masks from Kenya, purses from **That Girl Fashions**, "Stepford Wives" memorabilia, cocktail books from **Open**, antiques from **White** and much more!!!

Money raised will go toward offsetting the cost of our new hallway lighting, which is now being installed. If you would still like to make a donation, please see Sharon at the office. And thank you too to Frank Flores, Sharon Hays, Matt Hood, Geronimo Quitoriano and Mollie Sebok for volunteering.

Speaking of lighting...

Hallway Lighting

All floors will soon have new period-looking hallway fixtures. There are three floors remaining in the Lafayette/Broadway Buildings (2nd, 3rd and 5th floors) to be rewired, and installation will soon begin in the Campbell Building. Goodbye fluorescent tubes! Hello Deco!

Cleaning Crew

As some of you may have noticed, we have new a Cleaning/Maintenance crew working for the building. These ladies and gentlemen are working hard and pretty early in the morning to make the Lafayette is as spic-and-span as can be. If you notice any area in need of repair or dusting, please let Sharon know.



PHOTOS BY GERONIMO QUITORIANO

The seventh floor patio has become quite homey with the addition of a few plants and some appropriate seating.



Would you believe this faux-wicker furniture in the Solarium really came from Albertsons? Believe it. Thanks to members of the Architecture/Design committee for their resourcefulness. Keys for the solarium and the 7th floor patio are available from the office.

Block Sale

And let us not forget that we will be having the Third Annual Linden Avenue Block Sale on the second Saturday in August (8/14). So start cleaning out that closet now and getting rid of that old tube top you think you can still fit into, dig out those roller skates you haven't used since the 70's, and give away the boxed fondue set you think you'll still might use one rainy day... Sharon will accept all your junk/treasures/donations. We need a lot of volunteers for this day, so please sign up with Sharon. A meeting will be scheduled soon after the Independence weekend.

Thanks for reading!

Bill Guzik, President



Bill holds the mike and Frank holds the bills at the Bacardi and Bingo fundraiser.

MEET YOUR NEIGHBOR, CONTINUED

application, which would help reduce taxes for homeowners to put back into the building. This is an incentive for the up-keep of historical buildings such as the Lafayette.

His parents came from the Philippines and Geronimo was born in Los Angeles. After graduating from Hollywood High, he wanted to attend college in the Northeast and decided to attend Wesleyan University in Connecticut. "I enjoyed the atmosphere of a small, liberal arts college town and the changing seasons, especially autumn with its brilliant colors." His major was American Studies which took him abroad to the University of East Anglia in Norwich, England. Geronimo says, "I studied everything uniquely American, i.e. African-American literature, American Modern Art, the Civil Rights Movement, 20th Century American film and other forms of popular culture."

After college, Geronimo came back to Hollywood and worked for various film companies for 9 years. His last job was with Paramount Pictures in the publicity department. "I had some great experiences but the pressures and overtime stressed me out," he says. "While I was there I saw the photographers shoot premiere parties and magazine layouts and I thought, 'I wish I could do that.' So I set my mind on becoming one. That is what drives me today, perfecting my craft."

While listening to Geronimo, I had to ask how he got his name. It's an interesting story—not what you would expect. He is not a descendent of the great Apache chief nor is he the warrior type (unless he has hidden talents). Geronimo tells me that his mother could not find a name that pleased her. Being a devout Catholic, she asked a priest. He immediately replied with "Geronimo." No doubt the infant was named Geronimo. He remembers growing up and being teased by the other children as they sounded out that famous war cry Geronimoooooooo!!! Now he really likes his name. You can't easily forget it.

For his mother's birthday, he took her to the healing spring at Lourdes in France and to another Pilgrimage site in Fatima, Portugal. Geronimo says, "Being involved in committees for the Lafayette and the Downtown Gazette has helped me feel more at home. I'm meeting new people and continually learning more about Long Beach." And for me it was a real pleasure to talk to a young man with so much character.

To view some of Geronimo's photographs, visit his website at www.gpolaroid.com.

FROM THE OFFICE

Sharon and the Full Monty

If that headline didn't scare you off, read on. Recently, Sharon needed to check something on the roof of the Lafayette building. She was unlocking the doorway to the roof access room, when a man's voice called out, "don't come in, I don't have any clothes on!" This was unusual for several reasons: 1) nobody is supposed to be living there, and 2) if they are, they should keep their clothes on! Needless to say, Sharon roused the smelly bum once he got his smelly pants back on. In related news, see the next item.

Scam Watch

There have been a few reports of a woman going door-to-door in the Lafayette, pleading for handouts of money. Several stories she uses are that she needs laundry money, she has a sick child, yadda yadda. Bottom line: she doesn't live here! Someone let her in the door, and she's got a good thing going at the expense of all you homeowners and tenants.

Please remember, it's okay to challenge someone by asking "may I help you?" Know your neighbors! If you let someone you don't know follow you in the lobby, you are inviting this kind of thing into the building.

You Are Here



PHOTO FROM TERRASERVER-USA.COM

A view of the Lafayette from space on May 31, 1994. Ocean Boulevard is at the bottom of the photo.