



THE LAFAYETTE TELB

LAFAYETTE ASSOCIATION OF HOMEOWNERS, INC. NEWSLETTER

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IN THIS ISSUE

- DID YOU HEAR THE ONE ABOUT THE LAWSUIT?
- RECYCLING ANOTHER TIME
- YOU SAY BACARDI, I SAY BINGO
- YOU BUY
- YOU FIX
- YOU VOLUNTEER
- MEET YOUR NEIGHBOR
- WHO'S WHO

MEET YOUR NEIGHBOR

Kristine and Dan Reed

By Thea Robertshaw

This young couple is very new to Long Beach. They purchased their unit only two months ago. And already they're involved in helping us recycle. We didn't even talk about that because they have so many stories to captivate my attention. Kristine and Dan met in highschool, Minneapolis, Minnesota and after college they were tired of Minnesota—the cold and the snow. Dan had taken a trip to LA and Kristine to San Francisco. They decided on San Francisco and sold everything they owned and left on a train—with a computer and each with a back-pack. It was a two day train ride. They met the parent of a friend of a friend of a friend who took them in—not really knowing who they were. But within one week they found their own place where they slept in their sleeping bags—got a radio and ate off paper plates.

I was awestruck by their enthusiasm, courage and self confidence. What about work? Kristine says, "I worked with primates." With primates? "Yes, mostly I worked with gorillas: Koko, Michael and Ndume. And I also work with chimps now." She shows me a photo of two women, herself and I say the other woman looks familiar. Kristine says, "That is Jane Goodall. I worked with her on a science project. The volunteers were mostly middle class white women. I wanted to involve other ethnic groups and children and I wanted to do something for inner-city schools." So it became a science program for deaf children of various ethnicities. This research project dealt with sign language. No other science group got to do this and the children loved the project.

Presently Kristine works at the L.A. Zoo research department. "This is why we came here," Dan says. During her first two weeks at the L.A. Zoo, Kristine developed a strange rash which turned out to be a symptom of leukemia. Six years ago Kristine received a bone marrow transplant. While recovering she volunteered at the Zoo. It's been a long road of many hardships. Kristine has stayed with her love for primates



PHOTO COURTESY OF THE REEDS

since childhood. She has been employed by the L. A. Zoo since a year ago. Dan mentions that Kristine devotes part of her Sunday to provide enrichment for the chimps and orangutangs. For example she brings them devices filled with fruit and vegetables. They examine it, play with it and eat it. Or she brings a swing made with a fire hose. She made a bamboo stick with holes in it stuffed with granola and other things inside. They really played with this to get the food out. They love to play with these things.

One of Kristine's most remarkable stories is about Ripley, a four year old chimpanzee. When she had just arrived at the L.A. Zoo she wanted to befriend Ripley who was then four years old. Kristine knows the primates' body language. The most friendly and playful gesture is to put one's forearm, bent at the elbow, in front and across ones chest. Everyday she would do this gesture to Ripley although he didn't respond or return this gesture. Then Kristine was diagnosed with cancer and was gone for two months. When she came out of the hospital she wanted to visit the primates. After chemotherapy no one recognized her—she was not wearing her uniform, she had no hair, and had lost a lot of weight and she was now part of the visitors looking at the chimpanzees. Ripley was sitting on his mother's back looking at the people. Suddenly he jumped down, ran to the window, looked directly at

See page 3>

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

FOR YOUR INFORMATION

The Lafayette Recycles

By Kristine & Dan Reed

The unofficial & new “Lafayette Recycling Program” has gotten off to a good start since we started it in late April. Thanks to all those who have stopped by our place (#355 in the Campbell Bldg) to drop off their recycled goods – you know who you are. It has been a great pleasure meeting you all and chatting over a great cup of coffee from the Village Grind café.

Dominic, one of the owners of the Grind, is getting his masters in ecology from Cal State L.A. and so when he heard about our recycling program he was naturally excited and wanted to support it wholeheartedly, even if it just means donating some of his coffee. Next time you are in the Village Grind, be sure to tell him thanks for his support. Bet he would love to hear that.

Another person, who has gotten into the recycling groove, has been our fantastic and lovely building manager, Sharon Hays. She has graciously set aside a few extra bins to be used specifically for recycling out back near the trash. So, the next time you decide to take out your own trash to get a little bit of exercise, check it out. Because of Sharon’s efforts, Dan and I were able to fill up our entire Jeep from these new bins last weekend and haul it over to Cal State Long Beach’s State Certified Recycling Center. It sure felt good to drop everything off there to be recycled instead of seeing it get thrown away and wasted.

Why, might you be asking yourself, are these two new and wacky neighbors of mine so into recycling? Well, we believe recycling is very important these days because recycling not only conserves natural resources, but it also makes economical sense, and saves disposal capacity.

Going off that last note, since we moved in two months ago, we’ve only had to empty our trash four times. The rest we’ve recycled. But, enough about all that for it can get kind of boring if you’re not really into recycling. So, how

about some cool and interesting facts about it? Great! We knew you would.

Did you know that...

⊕ Recycling an aluminum can saves enough energy to run a television set for three hours or light a 100 watt bulb for an entire day. ·

⊕ Through recycling, the steel industry conserves the equivalent energy to power about 18 million homes for 12 months and saves the energy equivalent to electrically powering about one-fifth of the households in the United States (or about 18 million homes) in one year. HOLY COW!!

⊕ More than 500,000 trees are used to supply Americans with their weekly Sunday newspapers. Recycling one-tenth of their newspapers could save about 25 million trees every year. THAT’S A LOT OF TREES!

Stop on by our place next Saturday morning, June 11th from 9-11am and don’t forget to bring your recycled goods.

FROM THE BOARD

LAFAYETTE BASEMENT LAWSUIT ENDS

The Lafayette’s lawsuit with the GMJ Group was officially settled on the eve of trial, Friday, May 20, 2005. The final settlement documents and grant deeds are signed and will be delivered to the respective parties the week of July 1.

A brief synopsis of the suit:

In the fall of 2003, three investors known as the GMJ Group purchased two parcels of the Lafayette’s basement at a Los Angeles County tax sale. The amount of back taxes owed amounted to \$84k. The two parcels were part of the defunct Ivanhoe Room and Kitchen (a bar and steakhouse back when the Lafayette was a hotel). While past Boards believed that no one would purchase these units because of their poor condition and lack of access to the street level, that did not prevent GMJ from doing just that.

See page 3>

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 QUARTERLY FROM THE OFFICE OF THE LAFAYETTE ASSOCIATION OF HOMEOWNERS.

NEWSLETTER TEAM
ANDY BLINN
GERONIMO QUITORIANO
SHARON HAYS
THEA ROBERTSHAW

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

FROM THE BOARD, CONTINUED

In fact, GMJ outbid others at the auction for a purchase price of roughly \$425k, for properties they admittedly never saw in advance of the auction. “Buyer Beware,” right? Not exactly.

After proposing to the LAHO Board that it should give to GMJ all of its first-floor, rent-earning commercial properties in exchange for the two inaccessible basement parcels, GMJ eventually sued the Lafayette. GMJ sued for failure to bring the basement common areas up to an “A-Class” standard similar to that of the lobbies and residential floors and further sued the Lafayette to install stairwells from their parcels through to properties that are not owned by the Lafayette, and other stairwells that would have gone right through Open Bookstore and CJ’s Hair Salon. There was even an effort by GMJ to force the Lafayette to shut the entire building down for 2-weeks so as to remove the building’s electrical panels and power source to another part of the basement!

By holding firm and forcing the Lafayette’s insurance carrier to fulfill its obligations in this matter, the suit was settled much to the Association’s favor!

What the Lafayette got out of this settlement:

1. The Lafayette got the two basement parcels back, never having to pay the County for back taxes - **\$99,000 value.**
2. **The Lafayette’s two parking spaces in the future parking/condo structure (adjacent to the Broadlind and scheduled to be built later this year) were paid - \$20k value.**
3. The Association never has to deal with GMJ again (no moving electric panels and no opening of stairwells).
4. The Lafayette got its basement units cleaned of decades-old trash, and its bathrooms and Tuna Room all restored to functioning order. Additionally, survey and architectural plans and Americans With Disability Act (ADA) recommendations were prepared for any future construction to the basement common areas - **\$25,000 value**
5. When GMJ over-paid the County at the auction, the Lafayette received as overage approximately \$320k, which the Board set aside in short-term CDs (earning \$2872 in interest) should the Association have been forced to meet GMJ’s demands at trial. From this the Lafayette returned to its insurance carrier \$235k, an amount which took into account any outstanding legal bills, delinquent property taxes owed by GMJ (est. \$6k), plus anticipated work by the Association’s Attorney to amend the CC&R’s to see that a future similar basement lawsuit will

not occur again.

6. In short, **the Lafayette gained about \$172k in value.**

What GMJ got out of the settlement:

1. GMJ returned the property to the Lafayette (keys were dropped off to Sharon on 5/20/05).
2. GMJ is not out any money. They received from the Insurance Company \$685k. (\$425k (cost of property they paid at tax auction) plus

See page 4>

MEET YOUR NEIGHBOR, CONTINUED

Kristine and made the friendly arm gesture. This was a touching moment of recognition.

I seldom see a couple where each person is so different from the other yet have so much admiration for each other. Dan works for DirecTV—a satellite TV company. He manages a software quality assurance group They test and make sure the software is functioning as designed. But Dan says, “My heart is really in performing.” He studied acting in college and has been in theater since he was a kid. He is very good in comedy and improvisational acting. He worked for 12 years with various groups in the Renaissance Fair in Minnesota. He plays guitar and loves to write. He just wrote two screenplays which were made into short films and Dan acts in one of these. They haven’t been released yet. He also likes history, especially the history of theater. Dan thinks that the most interesting time for theater was around Shakespeare’s time and right after the Renaissance. People in the audience might be having a party. The well-to-do would have seats and everyone else would stand. Sometimes a fight would break out.

Dan also studies Roman history and is very curious about anything to do with WW II. Our conversation veered that way when he heard that I lived through that war as a child in Holland. But this is his story. Dan says, “When we first met, Kristine took me to Italy. She had to interpret for me even though I was the one with Italian blood.” They now visit his cousins in Isernia, in the middle of Italy. Isernia is a beautiful place in the mountains with a history dating back to pre-Roman cultures. They love to go there and spend time with family. They also love to visit Kristine’s girlfriend from high school in southern France. Dan has a difficult time telling his own stories. He says it is so personal to him. Dan has been in many shows and plays. He was in the L.A. Connection doing comedy improvisation. In Minnesota he had a show at the Guthrie Theater. He also did a Greek play “The House of Atrius,” which is a trilogy. He likes the stage. And Kristine adds, “I’m so serious. But he is amazing and he always is the life of the party!”



BINGO AND BACARDI NIGHT

Join your friends and neighbors Friday night, July 29 for a night of Bingo and Bacardi. Help raise funds for elevator improvements. Bring new faces—the more the merrier—we're trying to raise \$\$\$!!!!

"B - I - N - G - O"

and

"B - A - C A R - D - I"

Who: You and any of your friends wanting to play and donate to a good cause.

What: BINGO, Bacardi and Bongo Drums

What to Wear: Your favorite Hawaiian shirt or muu-muu.

Where: Lafayette Solarium - 11th Floor Campbell Building.

When: Friday, July 29. 6:30-9:00 PM. First game starts at 7:00.

Why: To help offset costs for elevator remodeling! Plus it'll be groovy, baby.

How Much: \$2 per card per game is requested. \$1 donations for Bacardi punch, sodas, snacks, and snazzy Raffle Tickets. And if you can't come, donations will gladly be received at the lobby office.

FROM THE BOARD, CONTINUED

their attorney's fees \$200k). Total \$625k. The remaining \$60k they received had to be divided among GMJ's three principals for all the work they performed since October 2003. Think of all the time *they* spent in our HOA meetings, driving from Glendale and Diamond Bar, attending every day-long deposition, settlement conferences, and the countless hours and costs spent on architects, engineers, consultants and City officials. It is doubtful their \$60k "windfall" went very far, if at all.

When you see them, be sure to thank the 2003-2005 Board Members (Bill Guzik, Lou Schor, Andy Blinn, Derrick Lloyd, Jean Louis De Bien, Frank Flores, Marilyn Jolley, Rick Blackshere and Joe Hill), Sharon Hays our Association Manager, and Gina Leago our resident legal counsel and advisor. These residents and volunteers spent many weeks working to ensure that the Lafayette was not taken advantage of and in the process earned themselves a few more gray hairs.

All in all, a VERY good outcome! (Except for the gray hairs.)

FROM THE OFFICE

The Lafayette Wants You!

As always, we are looking for homeowners to get involved in the community by serving on a committee.

This year we anticipate many fundraising events such as our Annual Block Sale, Bingo and Bacardi, sale of Lafayette photos and postcards, possibly a pancake breakfast and many more. We need residents that are willing to volunteer their time to make the Lafayette a better place to live.

If you are interested in the very important duty of serving your community, please call the office for more information.



Sale of Historical Photos & Postcards

The Lafayette is planning to reproduce and sell some of the old photographs of the building, like the pictures in the lobby. Postcards and stationary will also be available. The sale is scheduled to begin on July 9, 2005 at the Second Saturday Art Walk. The photographs will be sold on a first-come first-served basis, so if you would like to buy one before this date, stop by the office and put in your order.

Got Remodel Fever?

Please submit Architectural forms to the office prior to making any improvements to the interior of your unit. Application and drawings must be submitted and approved prior to beginning a project in your unit. Feel free to review the CC&Rs for further details.

Room Service at Last?

Jolie, former owner/operator of the Kiwe Cafe at 2040 4th street and 2+ year Lafayette resident, would love to offer her cooking services to all of her neighbors (i.e., you!).

She cooks mostly vegetarian dishes (but includes some fish), uses only fresh ingredients, and most items run \$4-\$6.

Call her at 212-6416 for the latest menu. Sharon recommends the veggie enchiladas.