

T H E L E T T E R

LAFAYETTE ASSOCIATION OF HOMEOWNERS, INC. NEWSLETTER

ELECTION RESULTS

The 2012 Board

By Geronimo Quitoriano, Editor and Asst. Manager



The Annual Homeowners meeting was held on January 26, 2012. The newly elected members are **Glenn Agoncillo** and **Joe Hill**. They will join

current members Leo Bell, Nathandra Renee Boudoi and Kavita Rodrigues.

The new Board will soon hold an organizational meeting to select officers and decide when regular monthly board meetings will be held.

During the meeting President Joe Hill presented photos to illustrate what happened at the **Lafayette in 2011** (i.e. new leases signed with our ground floor commercial tenants, a new awning and planters for the main entrance, the historic camel tile mural installation on the facade of the building, Verizon FiOs installed as an alternative to Charter cable as well as the ribbon cutting for 27 income generating gym storage closets to name a few). Ten gift cards were also given to **volunteers** (homeowners and a few renters) who contributed their time to the Lafayette in 2011.

Treasurer Leo Bell discussed the budget for 2012 in his report and answered many questions from homeowners in attendance.

Now that elections are over, keep an eye out for postings of the next regular board meeting date and agenda. Your input and involvement as homeowners can help make "the jewel of the East Village" shine even brighter in **2012**. 📧

FROM A FORMER BOARD MEMBER

...A Clarification...

By Rick Blackshere, Former Treasurer

In the Lafayette newsletter from October 2010, I was quoted regarding the painting project. I used the term "waterproof." To simplify the explanation of the value of routine maintenance and protection of our historic concrete building(s) I focused on the surface protection of the concrete i.e. paint.

It would have been more prudent to use the term "water resistant." There is no one material that will completely waterproof another. The point I was making is that the painting and waterproofing barrier applied below it are components of the weather resistance system. Simply put, concrete is a porous material, paint is a barrier to water, but it is not the only thing needed, and cannot be relied on exclusively to stop moisture from getting into and damaging concrete. It is a necessary part of the system, but again, not the whole system.

As the painting was done, where clearly identifiable leakage had occurred, the contractors patched and repaired.

Much the way we hear people say, "the doctor cured my cancer," I said "the painting and waterproofing are about to begin!" These are not unassailable facts. What the doctor has done is reduce the growth of the cancer (maybe to a standstill), but it is not guaranteed that it will never come back. The waterproofing and painting did begin, but the process is not completed, as leaks are discovered, repairs can be made. Where the proof of a leak shows is not necessarily where the damage is located. Paint is an effective deterrent to damage water infiltration can do, but it will not fix what is already broken, and cannot be expected to solve every leak in the building.

To all who took the term "waterproof" to mean mean leaks could never occur I regret the error in communication. 📧

FOR YOUR INFORMATION

Who's Who at the Lafayette

2011 BOARD OF DIRECTORS

Glenn Agoncillo	Joe Hill
Leo Bell	Kavita Rodrigues
Nathandra Renee Boudois	

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: sharon@thelafayettelb.org

In person: Come to the board meetings in the Mezzanine (2nd floor Lafayette Building by main lobby).

OFFICE MANAGER

Sharon Hays Phone: 562-436-5391 9:30am to 5pm weekdays
 Fax: 562-436-8762
 Email: sharon@thelafayettelb.org

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



FOR RENT

1 bed, 1 bath \$1,200 562-676-5867
 3rd floor condo, bay windows, stained concrete floors, exposed beams, stamped tin ceiling, newer appliances includes two (2) parking spots.

1 bed, 1 bath \$1,045 562-434-0924
 7th floor condo includes one (1) parking spot.

FOR SALE

Penthouse \$799,000 562-900-3888
 11th floor condo (2,400 sq ft), 17 ft. ceilings, 2 bathrooms, 2-4 bedrooms; Private large deck area, spacious loft with stairs, walk-in closets, washer & dryer.

Commercial Condo \$129,000 (268 sq ft) 562-754-9941

Commercial Condo \$125,000 (272 sq ft) 562-453-5870

Commercial Condo \$99,000 (198 sq ft) 562-843-0496


www.thelafayettelb.org

181 Golden Avenue Long Beach, California 90801-5618 2011 Feb. 022 09:07

WELCOME TO THE LAFAYETTE

New Residents




Unit 305	Rod Gardner
Unit 442	Ali Arif
Unit 858	Jan & Becca Batkin
Unit 1052	Daniel Gonzales
Unit 1062	Tiffany Costantini
	& Alex Migliorini

ALL RESIDENTS: Remember no bicycles in the Main Lobby. Window coverings must be white or off-white! In the trash closets, place trash in the black bag and recycling in the clear bag. Please make sure to read the rules in the move-in

NEWSLETTER TEAM

SHARON HAYS

GERONIMO QUITORIANO

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.