

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS

A Monthly Publication of the VGOA

November 2021

Village Green, It's time for a PARTY!

Celebrate the Holidays & 80 Years in Our Urban Forest

Catch up with neighbors and enjoy live music from the Pete Myers band, dancing, tasty hors d'oeuvres, and holiday cheer (unopened beverages to share welcome).

And visit the Tree/Landscape table where you can sponsor a new, climate-suitable tree to help meet the goal of 50 new trees on the Green.

WHEN: Saturday, December 4, 2021, 3:00 -7:00 PM.

WHERE: Clubhouse patio and main room

SPONSORS: Cultural Affairs (CAC) and Tree/Landscape (TLC) committees

COVID protocols: Present proof of vaccination or negative COVID test (72 hours or less).

Wear masks inside except when eating or drinking.

Check www.villagegreenla.net for event updates.



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HIGHLIGHTS is an all-volunteer project of the VG Communication Committee. Email us at villagegreenhighlights@gmail.com

NEWS FROM THE VILLAGE GREEN BOARD

By Lucy Fried

31 people zoomed into the October board meeting, including the nine directors. The agenda was short, focusing mainly on the 2022 budget and electrical overhaul.

2022 VGOA Budget A determined majority of directors voted 7-1 for a 2022 operating budget of \$3,202,327 and contributions to reserves funds of \$1,054,959. The budget includes a 7% increase in owner assessments. While some budgeted items have spiked, such as plumbing and tree trimming, the main reason for the increase is to fund the multi-million-dollar electrical overhaul that has been overdue and put off for years. Not only is the current electrical system woefully inadequate as the climate heats up, but it is dangerous, characterized by professionals as a liability waiting to happen.

Electrical Upgrade Summary Report Directors reviewed the four projects that together comprise the electrical overhaul: unit and building rewiring; meter enclosures; conduit construction; and 34.5 KV power. *Next month's Highlights will feature a comprehensive update on the overhaul.*

Landscape Consultant Contract In June, the board voted to hire the landscape design firm RIOS at \$48,000 to "produce a landscape rehabilitation plan to facilitate a complete renovation of the existing irrigation system." Directors found no need for further discussion in October.

Addressing Hate Speech on the VG Campus This item was postponed until next month.

BOD Holiday Meetings Schedule Nov. 16 (Tuesday), Dec.14 (Tuesday)

HELP WANTED

Love the Green?
Have editing experience?

Join the Highlights Editing Team.

villagegreenhighlights@gmail.com



MANAGEMENT NEWS

from Operations Manager Sherri Giles' October Board Report

Management announced a busy and tightly scheduled set of maintenance projects for the rest of this year and into next, including:

GARAGE INSPECTIONS They're back! Property-wide garage inspections are planned for early 2022.

COPPER RE-PIPING The remaining seven VG buildings not yet fitted with interior copper piping will be re-piped, one month at a time, starting this month with the maintenance shop and administrative office. Building 85 is scheduled for January, followed by 79, 80, 81, 82, 97, and 98.

PAINTING/INSULATION Painting and insulation are completed on 8 of this year's 10 scheduled buildings. Building 49 is in progress, and Building 85 will receive a

new coat of paint in February after the copper re-piping is completed.

GARAGE RESTORATIONS AND PAINTING Court 15's work is scheduled for this month, and Court 5's will be in December.

COURT 9 WATER SUPPLY LINE REPLACEMENT The project is completed and has passed City inspection. Each building also has a new backflow device and shutoff valves.

ANNUAL ROOF CLEANING All resident and garage roofs will be cleaned this month. Look for notices with details. □

Home Hazard Hunt

VG Safety Committee

The American Red Cross recommends this checklist to keep your home secure from falling objects and hazards during an earthquake or fire...

Is the water heater secured to studs?

Mirrors or pictures hung away from beds and chairs?

Bookshelves fastened securely to the wall?

Entertainment cabinets bolted to the wall and electronic equipment secure?

Beds or chairs a safe distance from big windows?

Cabinets or cupboards fastened to the wall? Doors locked shut?

Annotated illustrations at

<https://www.shakeout.org/downloads/HomeHazardHunt.pdf>

https://www.fema.gov/sites/default/files/2020-07/fema_earthquake_earthquake-home-hazard-hunt-poster-fema-528.pdf □



Benches and reading go together

ELECTION TIME AGAIN FOR VG OWNERS

Because California laws grant significant power to HOA boards, nothing can be more important to a VG owner than participating in the annual board election.

The VG office sent every owner a **Candidate Nomination Form**; the deadline is December 1. Watch for more election notices. Your vote **will** count!

PUBLIC SECURITY REPORT September 23 - October 20, 2021

Edited by Jordan Deglise Moore

PUBLIC SEX Sept. 21, Court 1, 4 pm. A couple was reported having sex outside a resident's patio.

BURGLARY Sept. 28 Court 7, between 10 am and 6 pm
Officers assisted a distressed resident waiting for LAPD after discovering her door had been kicked in and her unit burglarized.

TRESPASSING AND POSSIBLE ATTEMPTED BURGLARY
Oct. 2, Court 16, 11:20 pm. Security saw two people on the fence near the maintenance yard and heard banging in the yard. LAPD was called and a helicopter arrived, but the subjects were not found on campus.

GARAGE DAMAGE Oct. 5, Court 9 parking lot, 11 am.
Witnesses provided good descriptions of two young teens who stole a VG maintenance cart, crashed it into a garage, and fled west on Coliseum.

NEIGHBOR DISPUTES Oct. 10, Court 7, 12:05 pm. A resident reported that a neighbor assaulted them in the laundry room and regularly harasses them. Accusations flew back and forth, and officers advised them to stay apart.

PANTS OUTSIDE GATE Oct. 15, Court 1, 10:30 am. A resident reported finding feces-filled pants outside their patio gate.

WELLNESS CHECK Oct. 18, Court 7, 11:40 am. A person contacted security from abroad to make sure their spouse, who had been depressed, was all right. □

Good To Know

from the Design Review Committee (DRC)

VG Architect Helps Owners Modify Units

By Ted Robbins & Feliza Kohan

Meet Linda Pollari, Village Green’s Design Review Committee (DRC) consultant. An architect and chair of Environmental Design at Otis College of Art and Design, Linda was retained by the HOA to guide owners through the remodel process and ensure that changes adhere to Mills Act historic preservation requirements and don’t exceed our existing electrical capacity.



If an owner wants to remodel their unit, the very first step is to fill out the [Unit Modification Application](#) on the VG website, also available in the HOA office. Then, Linda will provide you with instructions on how to proceed. Here is the full address in case the link above is not live. <http://www.villagegreenla.net/unit-modification.html>

Owners have two complimentary hours of her assistance in completing the Modification Request Packet (MRP) for their project. If more time is needed, the charge is \$50 per hour, billed through the Ross Morgan monthly statement.

Below, Linda answers questions owners often ask:

Q: What is your role?

A: My primary role is to submit approvable applications to the DRC. Before the board created my position in 2018, the all-volunteer DRC was often overloaded with incomplete and sometimes inaccurate proposals. Many changes were made without approval or prior to the Mills Act. Creating my position has helped streamline the design review process.

Q: Once an owner submits the initial application questionnaire online, do they hear from you NEXT?

A: Yes. I send owners a list of required information. I can also send you examples from previously approved projects. You ask or answer questions. Then I review your application and say you’re missing this or that, or it’s good.

Q: As stated on the Unit Modification webpage: **“All Owners (and only owners) must submit an application and obtain approval for any and all Modifications – with the sole exception of interior wall or ceiling paint – prior to any work being started.”**

Do we need to get approval to make minor changes, like hanging a picture?

A: No, that’s decorative, and very temporary.

Other things, like applications to refinish wood floors, don’t need DRC approval; those applications are forwarded to Maintenance Supervisor Alfonso Casanova.

Recently, a homeowner wanted to only replace the countertop in the kitchen. I asked them for photographs of their existing kitchen and forwarded their application to the facilities engineer. When they’re done, we’ll make sure that they only changed the countertop.

Q: Units can have any kind of kitchen flooring but only a specific type of tile in the bathroom. Why the inconsistency?

A: Because so many units were updated in the ‘70s, there are few units left with the original kitchen stainless-steel countertops and linoleum flooring. Village Green’s Historic Structures Report (HSR) has a list of historic elements that are considered important; you can find a link to the HSR on the Unit Modification webpage.

Q: What does electrical load have to do with historic preservation?

A: Nothing. It has to do with the fact that the transformers serving Village Green are woefully, terribly undersized. When electric lines are overloaded, the wiring gets stressed, which can result in fire in a unit or transformer. **That’s why there’s a moratorium on any increase in electrical load.** Village Green is in the queue at DWP to get bigger transformers.

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VG Architect Helps Owners Modify Units

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Q: So, if an owner wants to put in, say, a new refrigerator, does it have to match the number of amps of the old refrigerator?

A: Well, you just can't add electrical appliances and/or fixtures without removing appliances and/or fixtures of equivalent amperage. This often requires a lot of back and forth with the owner to end up with no increase in the unit's electrical load. Many owners remove a Thermador wall heater in exchange for its 15 amps.

Q: What's the timeline for getting a modification request approved?

A: The deadline for submitting a request to me is 10 days before the DRC meeting (which is the first Monday of each month). Once the DRC approves it, it goes to the board for approval (the board meets on the 4th Tuesday of the month). In all, it's usually 6-8 weeks. □



photo by Zig

Small Gas-Powered Engines On Way Out of State

The **L.A. TIMES** (10/15/21) reported that as of 2024, new gas-powered leaf-blowers, lawn mowers, small chainsaws, and hand-carried generators will no longer be available for sale in California, thanks to a bill signed into law by Gov. Newsom.

"Operating one of those small engines – under 25 horsepower – creates more air pollution in one hour than driving a car from L.A. to Denver," said the bill's

sponsor, Assemblyman Mark Berman (Menlo Park). His aide added, "A gardener blowing leaves or pushing a gas-powered mower has twice the risk of getting cancer as the average homeowner who hires him."



VG Maintenance Supervisor Alfonso Casanova told **HIGHLIGHTS**, "Village Green Maintenance uses electric carts but still uses some gas-powered

equipment. Green Crew is in the process of changing from gas to electric." □



Halloween and Dia de Los Muertos symbols decorate the Green

THE ANIMALS IN OUR MIDST

By Adrienne Beitcher and Lucy Fried

Cooper's Hawk



photo by Jaimie Stevens

This Cooper's hawk was seen on September 25, 2021, right outside Court 12. Hawks can also be seen frequently up at Kenneth Hahn Park. Although they eat a lot of small birds, they also eat snakes, rats, gophers, and other nuisance wildlife. They like nesting in Shamel Ash and oak trees, both of which Village Green has.

For an up-to-date list of bird species that have been seen setting foot at the Green in recent decades, go to www.villagegreenla.net and click on "Reports." A paper copy is also available in the office. □

Happy Thanksgiving!