

# The Village Green

# Highlights

A Quarterly Publication of the Village Green Owners' Association

Fall 2007

## Summer Concerts Sizzle!

Our summer 2007 jazz concerts were a great success. Many VG residents came out on the 4<sup>th</sup> of July to hear the Keisha Potter Quartet in a return engagement at the Green. Despite near 100 degree temperatures, even more residents were on hand to enjoy the sounds of the Susie Hansen Latin Jazz ensemble on Labor Day.



## GHOULS & GREMLINS...OH MY!

The annual **Halloween Party** is scheduled for Saturday, October 27<sup>th</sup> at 4:00 PM. The Cultural Affairs committee would like some parent volunteers to help supervise the activities and clean-up after the event. Please call 323-293-4781 if you are available to help out



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## The Village Green Staff ♥ Working Hard For All of Us

**W**e have all seen them around the Village Green, working in the office, investigating various issues in the buildings, or driving around in the maintenance carts. They are the hard-working staff of the Village Green Homeowners Association. Do you know all seven of them? We thought it would be helpful for all owners, new and old, to know who the staff at the Village Green is and what they do for us.

Robert Bonfiglio, our property manager and the newest member of the team, started work for the Green in April 2006. Robert came to us with facility management experience from several major corporations. As property manager, he is responsible for managing the daily operations of the property which includes development and management of multiple projects. He supervises the office staff and the maintenance supervisor. He works closely with the Board of Directors and is currently working with the Board on the development of our 2008 budget.

Sherri Giles, assistant manager has been with us since April 2000. She assists in managing the daily operations of the property which includes major tasks such as coordination and management of the re-pipe project and garage inspections. Sherri is the liaison with our security company, Platt Security. She recently completed the property management certification process.

Alejandra Martinez, known as "Alex" to most of us, has been our administrative assistant since September 2001. Some of her major responsibilities include handling incoming calls and walk-ins in the office, accounts payable, payroll reporting and involvement in some vendor relations. Alex also logs and routes all the work orders.

Harold Graves, maintenance supervisor is our resident senior staff member with over 25 plus years of service. Congratulations Harold! He supervises the daily work activities of our three maintenance technicians responsible for the maintenance of the property which includes tasks such as plumbing, painting, roofing and carpentry and cleaning of the common areas. Harold is also responsible for assigning and monitoring work orders.

Our three maintenance staff can always be seen busily riding around on the property as they move from task to task. Jose Sosa, has been at the Green since April 1987, and specializes in carpentry. Luther Stowe has been at the Green since April 1998 and works an alternative schedule spending his Saturdays to pro-actively snake the sewer lines. The newest member of the maintenance staff is Raul Ramirez who has been with us since October 2000.

On behalf of our VG community, we thank you for your collective dedicated years of service!

- Susan Edwards

## GIVING BACK THEIR WAY

Have you noticed the beautiful window treatment recently installed in our Village Green office and restrooms? Perhaps you have, but do you know whose contributions assisted with the purchase? Thanks to the generous and philanthropic spirit of our friend and neighbor, Priscilla Browner and the Village Green Recreation/Senior Club, the Association has benefited greatly.

Under Ms. Browner's leadership and visionary approach towards making a difference in our community, the 50+ Club has helped improve the aesthetic beauty of our Clubhouse. Not one to focus the spotlight on herself, Ms. Browner is quick to let you know that the contributions are really for us to enjoy. However, it's difficult to minimize the important contributions she and her club have made since its inception in 1999. Throughout the years, the Club has donated over \$10,000 to the Association due to their fund raising efforts. As a result of their donations, the Clubhouse has received a long overdue face-lift. Thanks to their financial support, we replaced the vinyl flooring, added new window treatment in

the Mural Room, purchased table, chairs, and a new television with a DVD/VCR. These are merely small examples of the many contributions made by Ms. Browner and the Club.

When this Club is not holding fund raisers, they are out on the town to have a good time. The 265 members from Village Green and the surrounding community have enjoyed over 156 historical, theatrical, fun trips, cruises and special events sponsored by the Club. Their trips have included Disneyworld in Florida and several exotic cruises. Whoever said life begins after 50 must have been hanging out with this group of vibrant and active seniors! If your idea of fun is sitting home and channel surfing, this is not the Club to be in. But if you enjoy having a good time, going to exciting places and meeting interesting people at affordable prices, please do join their next soiree at the Clubhouse every Thursday from 1:00 P.M. to 4:00 P.M. They'll be sure to let you know about upcoming trips!

On behalf of the Board of Directors and Village Green community, we thank you Ms. Browner for making a difference!

- Reba Glover



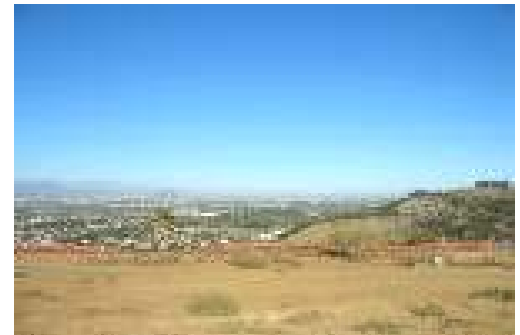
## Environmental Health and Planning Summit

On July 21, 2007, members of the VG Board of Directors and homeowners attended the Environmental Health and Planning Summit at West Los Angeles College. Karen Bass, District Assembly representative Mark Ridely Thomas, State Senator and representatives from Baldwin Hills Conservancy and City of Los Angeles were some of the speakers at the event. Highlights of the Planning Summit included discussion of the funding for the Baldwin Hills Conservancy (see previous article). Participants were given the opportunity to attend one of three workshops on healthy neighborhoods, healthy parks or healthy environments. Information about the current efforts underway to improve the Baldwin Hills Park and surrounding areas was also discussed. Look for more information to be forthcoming about this great undertaking to create perhaps one of the greatest urban parkland in the nation.

- Robert Nicolais

## A New Look - Baldwin Hills Scenic Overlook

Purchased in December 2000 for \$40 million by the State of California with assistance from the Los Angeles County, the project is currently under construction and can be seen as you drive west along Jefferson Boulevard along Ballona Creek. California State Parks directed a 2 year planning process and Proposition 40 funding will provide for a 10,300 square-foot visitor center, nestled in the western slope, with an outdoor plaza and observation areas, picnic sites, exhibition space, administrative offices, and a nourishment center on grounds covering 58 acres which is slightly smaller than our own landscape footprint in Baldwin Hills. This scenic overlook is just one component in the master plan "One Big Park" being shepherded by the Baldwin Hills Conservancy (BHC), whose mission is to acquire open spaces and manage public land in the Baldwin Hills area. For more information you may visit their website at [bhc.ca.gov](http://bhc.ca.gov)



LA Panoramic View



Planned Park with a View

## Notes from the Garden Gurus

What does Village Green have that other condo communities springing up around us do not have? We have a beautiful, mature landscape, complete with hundreds of wonderful trees. After spending many weekends looking around Los Angeles to see how our property compares to new developments, the one thing heard most often from prospective buyers is the lack of mature trees. This gives the Green a tremendous advantage over other communities as a place to live.

There are, however, flip sides to this, which bring up very important issues. For a very long time, the Landscape Committee has requested mulching all common area beds in order to reenergize our 'dead soil' with nutrients and hydration. At present, our landscape vendor is beginning to mulch many areas of the site, which is a positive development.

For some time, there have been questions regarding replacement of failed trees. In response to this, some new trees have been planted, including:

- (1) A Brazilian Pepper in court 13, replacing tree #1339, which failed quite some time ago;

- (2) A Camphor tree in court 14, planted where tree #1459 was removed; this is in accordance with the original Barlow landscaping plan which must be adhered to for Landmark status reasons

- (3) An Olive, replaced in a vacant spot in the East Green Olive Crescent between trees #164 and #1737

- (4) A Chinese Elm, court 15, installed to replace tree #1557, and

If you are strolling through the Green, keep an eye out for these new acquisitions to our tree portfolio.

Hopefully, you have noted new trees on the periphery of the site. These replace Carob trees which have died or been removed by the city because of disease. After much discussion with Los Angeles Street Department officials, a compromise was effected regarding the city's refusal to honor our request for replacing them with 'like kind' trees because of historic significance. The result is a Carrotwood species, which in appearance is much like the original.

If you are thinking of planting shrubs which will draw songbirds to your unit, you might consider those which

produce berries, such as Oregon grape, cotoneaster or viburnum. Besides giving them food, shrubs provide birds with shelter and nesting sites. You will also benefit, because most of the birds which flock to your shrubs will also devour insects that might otherwise feast on your plants. The berries don't have to be ones that humans like to eat because birds don't share our sweet tooth.

As we come into the fall/winter season, you may want to take a look at the National Wildlife Federation website [www.NWF.org](http://www.NWF.org) as they give many ideas for providing habitats for birds and other small animals in a semi-urban area. We all have patios, so can create an extra friendly environment for these creatures in the fall and winter months to provide them shelter and cover so they can resume their normal routine in the spring. Schools and botanical gardens often refer to this website in order to create science projects for their students. It is a wealth of information. Since Village Green is a natural habitat for many animals and birds, it might provide some much needed information for you.

**(L.Liles & L. Secor)**

## Recipe for Success!

What are the required ingredients of a publication that mixes exciting stories, community event information, gardening advice, maintenance tips and much more?



First you add a heaping handful of dedicated volunteers together with several cups of writing skill, story line spices and simmer during collaborative editing meetings. All of the ingredients add up to a tasty and flavorful dish that we have come to know as the Village Green Highlights.

The Highlights publication would not be published if it were not for the commitment and dedication of volunteers who work diligently to ensure that our community is provided this vital communication resource. Formed in 2003, with the approval of the Board of Directors, this team of volunteers stepped up to the opportunity to

address the lack of communication to owners. From this very humble beginning as an ad hoc publication committee, the committee has expanded to include the development and administration of our Village Green Website ([villagegreenla.net](http://villagegreenla.net)). And if that was not enough, the committee recently assumed administrative responsibility for our monthly newsletter.

Just who are these dedicated volunteers responsible for this successful effort? Under the leadership of Susan Edwards, chairperson, committee members Kathryn Carr, Evelyn Greenwald, Laurie Liles, Georgia Lumpkin and Barbara Washington meet every third Wednesday of the month to discuss and select topics of possible interest

*(continued on Page 4)*

**Recipe cont'd**

to homeowners. Having served as the Board liaison since February 2007, I must say, the meetings are often filled with interesting discussions and excitement as topics are presented for possible publication. This well seasoned committee represents over fifty years of experience as Village Green residents. Together, the committee brings a diversity of interest and experience which has contributed to the success of the publication. However, the committee goes beyond their reliance of interest and regularly seeks out homeowners to provide articles and topics for the publication. I am sure several of you have found yourself in the presence of one the committee's volunteers being interviewed for an article. The committee is always soliciting articles and suggestions for possible topics. You can contact any of the committee members if you would like to contribute an article. Better yet, why not join us. The committee can always benefit from additional volunteers.

This issue of our quarterly publication is just another illustration of the commitment and dedication the Communication committee strives to accomplish. Enjoy and bon appétit.

-Reba Glover

**Glorious Barbeques, Close to Home**

If you live at Village Green, you live very close to the best barbeque places in Los Angeles. Below is a list of six great spots that are well-reviewed, Zagat-rated, heavily blogged, easily Googled, included on "Best of" lists, and/or praised by Pulitzer Prize and James Beard Award winning food critic Jonathan Gold. These are no-brainers for great ribs, brisket, links, chicken, sides, and desserts. What's best, they are all within four miles of Village Green. The food is tasty, fast, inexpensive, messy, and fun.

Arguably, "The Best" barbeque in Los Angeles is at either Phillip's or Woody's. The food is excellent at both. **Phillip's Bar-B-Que** has two locations within three miles of Village Green (2619 Crenshaw at Adams, 323-731-4772, and the original stand at 4307 Leimert, 323-292-7613), plus a third in Inglewood. The original **Woody's Bar-B-Que** (just west of Crenshaw at 3446 W. Slauson, 323-294-9443, [www.woodysla.com](http://www.woodysla.com)) is a little over three miles away, plus there are branches in Inglewood and Rancho Cucamonga. Aside from a few outdoor seats at Phillip's Crenshaw, Woody's and Phillip's offer meals "to go" only. Ambiance is bare-bones, counter-service is efficient, and lines can be long.

Order what you like, you can't go wrong. Get the sauce on the side (SOS) to taste the quality of the meat and preparation. Bring some home and enjoy with red

wine and good company. Bliss. A hearty dinner with dessert costs about \$15, and left-overs are delicious cold.

**JR's Barbeque** (3055 S. La Cienega at Blackwelder, 310-837-6838, [www.jrs-bbq.com](http://www.jrs-bbq.com)) serves great food as well, with the added attraction of having cozy indoor seating. JR's is the closest to Village Green (just under a mile and a half away), with easy parking. The bright yellow exterior is hard to miss; the motto "Tender as Mother's Love" is hard to forget. Plaques, awards, articles, and auto-graphed celebrity photos line the walls.

Three additional unique places that serve great barbeque within four miles of Village Green deserve mentioning. They are listed here, with encouragement to go if you are interested in exploring the neighborhood and eating good food.

**Tasty Q Bar-B-Que** (2959 S. Crenshaw, 323-735-8325, [www.tastyqbarbque.com](http://www.tastyqbarbque.com)).

**NYBBQ** (901 S. La Brea, 323-934-4343, [www.nybbq-la.com](http://www.nybbq-la.com)).

**J and J Burgers and Bar-B-Que Shack** (5754 Adams, 323-933-7366, no website).

- Daniel Millner

**ANNOUNCEMENT**


**REHABILITATION and MAINTENANCE PLAN**

The Rehabilitation and Maintenance Plan (RAMP) committee is a Board appointed homeowner ad hoc committee established to discuss and make recommendations regarding the Rehabilitation and Maintenance efforts for the Green. The VG Community is encouraged to become actively involved in these discussions. Please visit our website ([villagegreenla.net](http://villagegreenla.net)) or contact Robert Nicolais, Chairperson at (323) 294-0892 for information about future meetings.

**ANNOUNCEMENT**

**SAFETY COMMITTEE**

**Save the Date**

 **Platt Pancake Breakfast**  
Saturday, November 3<sup>rd</sup>  
9am to 11am  
VG Clubhouse

## **PLATT on PATROL**

By now, most all of us are familiar with the bicycle and car patrol officers frequently seen throughout the property. Sometimes, we have even observed them on foot patrol. Have you wondered why some of the officers are on foot and others are on bicycles? This is one of several questions we recently asked Sherri Giles, Assistant Manager. As Assistant Manager, Ms. Giles oversees management of the Platt Security contract. Ms. Giles provided us with a response to some of the frequently asked questions about Platt Security.

### **Q. Sometimes the guard is on foot, sometimes on a bicycle. Is there a reason for this?**

A. Yes. The reason is two-fold. There is one officer assigned to the patrol car and one assigned to the bicycle on every shift. The guard on the bicycle has been instructed to intersperse foot patrol with cycling to check areas that are not as practical to access on the bicycle [i.e. trash enclosures, laundry rooms, inner court walkways, etc. and to get a break from sitting on the bicycle seat for 7 ½ hours.

### **Q. Is the guard assigned when to walk, when to use the bike?**

A. No, this is discretionary depending on the patrol route for that day, but the foot patrol detail is not intended to exceed approx. 1 hour per shift.

### **Q. Are the bikes required to have visible lights?**

A. Yes. There is a double beam light on the front of each bicycle and a light/reflector on the back. The lights on the bicycles are utilized in the evening and during the night

### **Q. Are the vehicles required to use the flashing lights throughout the day and evening shifts?**

A. The patrol car utilizes the flashing lights in the evening and during the night.

### **Q. Is there a lead officer on site at designated times?**

A. Yes, William Davis is our lead officer.

### **Q. Does Platt Security have other officers assigned to Village Green to provide escort and patrol services?**

A. Yes. In addition to Post Commander William Davis, Officers Frederick Morgan, Joseph Montellano, Jose Sanchez, David Jackson, Miguel Henriquez, Daniel Ruiz-Parralles, Higinio Cruz-Calles, Steve Gudino are assigned to provide services to Village Green.

### **Q. What has Platt observed as the most frequent types of problems they have encountered over the past 7 to 8 months?**

A. Trespassing, unauthorized removal of materials from our recycling bins and vandalism, i.e., graffiti, broken windows.

### **Q. Does Platt provide statistics to the Association regarding trends and crimes in the area?**

A. Yes. Copies of incident reports and an itemized report of crime statistics that encompasses activity within a one mile radius of VG is provided monthly for the BOD and residents at each board meeting.

While we are sure you may have other questions about the services provided by Platt Security, we want to remind you of the importance to acquaint yourself with the officers so that they will know the community they serve. Also, remember, that daylight savings time change will be here next month which means many of you will be coming home after dark. So be sure to utilize the escort services provided by Platt Security. There contact numbers (800) 986-3868 and access code for escort service is \*8140\*

Thank you Ms. Giles, for your assistance in providing information about Platt Security

**Evelyn Greenwald &  
Barbara Washington**

## **Incidents Reports**

**On Aug. 18,** Ct. 7 a reported neighbor dispute, both parties advised the officer that they were ok.

**On Aug. 21,** Ct.1, reported burglary. LAPD called and report was taken.

**On Aug. 21,** Ct 16, reported fire alarm in unit. Officer spoke with resident who stated she had fallen asleep while cooking and the smoke set off the alarm. LAFD arrived and also checked the unit.

**On Aug.24,** Ct.14, Resident reported burglary alarm had gone off on 08/22/07 and LAPD responded and all was ok. Officer dispatched to unit and found known signs of forced entry.

**On Aug. 25,** Ct.7, Officer on patrol observed LAPD on property. Resident reported argument with son and he had accidentally broken out a window. LAPD stated all was ok

**On Aug.31,** Ct.9, Officer on patrol observed LAFP Paramedic on property. LAFD stated that resident was sick and was going to transport her to the hospital.

**On Sept.1,** Ct. 3, Officer dispatched regarding a possible fire in patio. Observed barbeque pit on fire and extinguished fire using fire extinguisher from patrol vehicle.

**On Sept. 5,** Sycamore garage area, officer observed graffiti on the side of the garage. Officer stated graffiti said "Ream 2 Love Christie". Officer completed a work order, report taken.

**On Sept. 7** Ct. 10, Resident reported brother had fallen in her unit and was injured. Office found injured brother upstairs. LAFP Paramedic arrived and transported brother to the hospital.

**On Sept.14,** Ct.4, Officer dispatched regarding possible robbery. Resident stated that he witnessed his Nanny's cell phone being taken from her by a group of male Blacks who ran towards Hauser. Officer was unable to speak with the Nanny to get any further information.



### Notes from the Board

Published by the Court Council Committee  
*Approved Board Meeting Minutes are posted on the board by the Clubhouse door. Board Meetings are held the fourth Tuesday of every month at 7:00 PM in the Clubhouse. -*

Representatives from the Department of Public Works presented information about the sewer replacement project between Jefferson and Rodeo Road that will take place next year. Other highlights from the meeting included Board approved resolution to waive fines for 17 owners; approved resolution to levying fines against 32 owners for parking violations; approved resolution to levy fines against 17 owners for garage violations. Approved resolution authorizing the hire of Gafcon as the project management company to assess VGOA's maintenance needs; approved resolution to accept the revised pet policy and patio tree policy and adopts the 2007 Village Green Handbook with these revisions. Packets will be sent out to owners shortly.

### Managers Report

As reported by Robert Bonfiglio - Garage Courts 9, 11, EC and WC restoration and repairs will begin at the end of September. Garage inspections are continuing. Exterior building painting project is continuing. Bldg 70 has been completed and Bldgs 71 and 76 will be next. Soliciting bids for repair cost to interior garage flooring and slurry coating/or stripping on Rodeo Place. Three more shower pans may need to be replaced. Need Board approval because of possible over budget.

### Budget and Finance Committee

[Chair: Marie Fouche, 2<sup>nd</sup> Thursday 7:00 p.m.] -  
Committee members discussed recent know your neighbor

## BOARD MEETING HIGHLIGHTS 09-25-07

meeting. The Budget Exception report was reviewed with specific attention paid to over budgeted line items

### Cultural Landscape Report Committee

[Chair: Ted Lumpkin - 4<sup>th</sup> Monday 7:30 p.m.]  
Members of the committee attended the CPF conference and participated in several workshops and tours. Inventory of VG is working well and is about 2/3 complete. Proposal presented by homeowner to plant 2 new trees in Court 6 which will be researched by the committee prior to decision..

### Tree Committee

[Chair: Gordon Brooks - 3<sup>rd</sup> Monday 7:30 p.m.]  
The three proposals submitted by the Committee to the Board were tabled for various reasons. The budget for tree replanting will remain at its current \$5000.00 allocation which @ 65.00 per tree. A process to identify and recommend replacement tree was discussed. Committee's concern about the mulch currently being applied to VG trees will be provided to the VG manager.

### Court Council Committee

[Chair: Doug Ware - 1<sup>st</sup> Wednesday 7:00 p.m.] -  
Highlights from the various committee reports include the continued efforts on the Neighborhood Watch program by the Safety committee and the success of the 4<sup>th</sup> of July concert sponsored by the Cultural Affairs committee. Court representative concerns included unleashed dogs running through VG, graffiti and toys being left in the common areas,

### Cultural Affairs Committee

[Chair: Molly O'Brien - 1<sup>st</sup> Tuesday 5:30 p.m.]  
The VG summer concerts were well attended. Very little trash was left outside the trash cans provided. The CAC is currently planning the annual Halloween Party. The final event for 2007 will be a holiday party the first or second Saturday in December.

### Landscape Committee

[Chair: Nat Hutton - 2<sup>nd</sup> Monday 7:30p.m)]  
Discussion of service provided by S.Kerins and T. Lockett, Consultants. In some areas of the Green, sprinklers are allowed to run too long. Tabled items included TruGreen presentation feedback, Bougainville Sub-committee report and 2008 goals.

### RAMP Ad Hoc Committee

[Chair: Robert Nicolais - Daniel Millner resigned as Committee Chair. Committee voted to approval Robert Nicolais as Chair. Committee discussed proposed memo to the Board regarding loan. Identified five topics of discussion the committee will pursue to assist the Board's focus on RAMP work. Committee discussed ways to keep homeowners informed about current RAMP project.

### Safety Committee

[Chair: Denise Brady, 2<sup>nd</sup> Wednesday, 6:30 p.m.)  
Committee will jointly host the Platt pancake breakfast with Court Council on Saturday, November 3<sup>rd</sup> from 9am to 11am in the Clubhouse.

