

Spring
2006

The Village Green Highlights

On the Legal Side

A Visit from our Lawyers at the Annual Meeting

Representatives from Wolf, Rifkin, Shapiro & Shapiro, LLP (WRSS) participated at our Annual Meeting held on February 4, 2006. Attorney Dan Shapiro provided homeowners with status on the closure of the lawsuit filed by Edna Ridgley, former property manager. The lawsuit was settled through a mediation process that resulted in a settlement amount of \$95,000.00. Attorney Shapiro advised homeowners that the decision to settle the lawsuit through mediation was in the best interest of the Association because the cost associated with a court trial would have exceeded the cost of the mediation greatly.

In response to a request by the Board of Directors, Kelly Patterson, Attorney with WRSS, provided homeowners with information about some of the areas where the Association's CC&R's could be updated to better reflect changes in California law and practices within the Association, which have evolved over the past 30 years. The Association's CC&R's were originally adopted in 1973. This was an informational presentation and residents should understand that it does not mean that the CC&R's are changing imminently, if at all. Revision of the CC&R's

must be voted on and approved by 75% of owners.

Some of the areas highlighted by Ms. Patterson included amending our CC&R's to provide clarity on issues such as enforcement of rules and regulations, and to specify in greater detail the Association's or the owners' responsibility regarding maintenance repairs, such as plumbing, electrical wiring, patios, etc.

If the CC&R's were to be revised, one of the most controversial regulations that would be changed is the current "no pet" provision. Ms. Patterson explained that current California law states that governing documents adopted or **amended** after January 1, 2001 may not prohibit an owner from keeping at least one pet. Thus, should the Association vote to amend our CC&R's, according to California law, the Association's "no pet" provision would no longer be enforceable. The law does, however, allow the Association to limit pets to not more than one per unit, and to specify maximum weight and perhaps disallow certain breeds.

The "no pets" issue was the focus of most questions and comments
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Annual Meeting Election Results

Elected	Votes
Pauline Carroll*	237
Reba Glover*	228
Deborah Harris	171
Steven Keylon	222
Robert Nicolais	239

Not Elected

Sten Jonnson	74
Michael King	123

*incumbent

Continuing Directors

Tom Brown
Cynthia Singleton
Barbara Washington

Village Green Owners' Association
5300 Rodeo Rd.
Los Angeles, CA 90016

<http://villagegreenla.net>

FROM THE GARDEN GURUS....

Patio Planting Tips

Is your patio giving you a headache? Tree roots making it impossible to cultivate? Too much sun or shade? Hard to keep track of watering? Don't be discouraged. Let nature help amend and improve your soil. Here are a few thoughts on the subject:

Create a garden ecosystem in your patio. If you can afford the initial expense, install an automatic drip system so that daily hand watering will become a thing of the past. Your soil will be hydrated in small amounts on a daily basis to increase the growth of microorganisms that are healthy for your plants.

Another way to create an ecosystem is to plant ferns of all different kinds, especially if your patio has many shaded areas. You should avoid



The Rocky Mountain columbine

the sword fern, which is invasive and can become out-of-control because it reproduces quickly. Ferns love our climate and do not mind the invasive roots of trees. They will survive with very little water and there are many, many types available. They also do well in pots.

Another plant that will thrive in our climate and will take any kind of light or shade is the columbine flower. This plant is happy all year long. It flowers in the summer and early fall and self-sows, so it will multiply on its own in your garden (but not too aggressively). The columbine's natural habitat is at 10,000 feet in the mountains of Colorado, but it will grow almost anywhere, comes in a variety of flower colors, is very hardy, and will produce blooms year after year with a minimum amount of care.



An inexpensive leaf mulch can help improve your patio soil. If you live near a Chinese elm tree, it produces leaf litter year-round, which can be composted and turned into leaf mulch. Just gather leaves every day or so, put them into a garbage can in a corner of your patio, and add a little water once in a while. After about six months, this leaf mulch turns to pure gold, which can be spread in your garden to help amend the soil. Best of all—it's FREE!

Volunteer Opportunity

The volunteer opportunity for this month is to reduce several congested sword fern beds. If you are interested, meet at 10:00 a.m. on Saturday, April 29, at the front of unit 5438 in Court 7. Bring a small round-tipped shovel or trowel, sturdy garden gloves, a sun hat and drinking water.

—Laurie Liiles & Lorraine Secor

On the Legal Side

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from the audience. Many residents expressed concern about allowing dogs in the Green. The potential for disruptive noise within the units, as well as maintenance costs associated with cleanup was discussed. Other residents stated their belief that the CC&R's have worked well for 30 years, and without compelling reasons to change, there should be no need to undergo this process. Other residents expressed doubt that the Association could obtain the required 75% approval in a vote of owners needed to revise the governing documents.

Homeowners were provided with a handout prepared by WRSS that summarized the proposed changes presented at the meeting. Copies of the handout are available at the office.

The informational presentation was very informative and generated a lot of discussion with homeowners. Look forward to more opportunities to learn about the documents that govern our Village Green community.

—Susan Edwards
& Barbara Washington

Cultural Affairs at the Village Green

Easter Egg Hunt—April 15, 2006

Don't miss the annual Easter Egg Hunt for Village Green children on Saturday, April 15th, at 11:00 a.m. Children attending are encouraged to arrive on time to the clubhouse so as not to miss the hunt.



2nd Annual Resident Art Show—May 21, 2006



Our second annual Village Green Art Show is being planned for May. Performing artists will be included as well. A "Call to Artists" will be posted in laundry rooms soon.

Black History Month Celebration

—February 18, 2006

Central Avenue was the focus of the Black History Month Celebration held on Saturday, February 18th. A round table of speakers included Michael Dolphin, board member of the Dunbar Economic Development Corporation, whose mission is to preserve the legacy of Central Avenue; Marl Young, former musical director of Desilu Productions; jazz trumpeter Clara Bryant; and Wallace DeCuir who grew up in the Central Avenue area. A special thanks to our two additional speakers, Ann Shaw (mother of VG resident and CAC member Becky Shaw) and Village Green resident Libby Clark. Jean Wilson, Becky Shaw and Gayle Harris coordinated this event.

Motown Christmas Holiday Dance—December 17, 2005

The clubhouse was alive with sound and motion on Saturday, December 17th when the CAC hosted a Motown Christmas Holiday Dance. Those attending gave the party rave reviews, so Village Green residents can look forward to a similar event in December '06. Word has it Harold Graves didn't get off the dance floor and a good time was had by all. Thank you to Court Council for decorating the tree.

The Cultural Affairs Committee meets the 1st Wednesday of the month at 5:30 pm in the Clubhouse. Join us!

Using Work Orders

some frequently asked questions

Q: Where do I get the Work Order forms?

A: From the Village Green office, or from the box in your laundry room.

Q: What should Work Orders be used for?

A: Work Orders are for non-emergency situations. Some examples: reporting a burned-out pole light, requesting that a kitchen sink or toilet be unclogged, reporting a plumbing leak.

Completing the Form:

Enter your court number, name, correct address, and date. Be brief and specific about the nature and location of the problem. Enter the dates and times when you are available for Maintenance to come to your unit, or to be contacted in order to clarify your request.

If the repair needs to be done inside your unit, and you will not be home during regular business hours (8 a.m.–5 p.m.), make arrangements to leave a key at the office or with a neighbor.

Deposit the Work Order Form in the office, or in the laundry room in your court. Forms are retrieved from the laundry rooms twice a day—at 7:30 a.m. and 12:30 p.m.

Q: What happens next?

A: The office stamps the form with the date received. The Administrative Assistant then directs the request to the appropriate department, such as Maintenance, the Landscape Company, or Pest Control.

The department supervisor picks up the request and assigns and schedules the work. The green copy of the form is kept in the office until the original white copy has been completed and signed by the supervisor. The yellow copy goes to the resident.

Q: What do I do if a worker does not come at the requested time?

A: If it is a VG worker, call the VG Maintenance Supervisor at (323) 294-5214. Ask the supervisor how long the work might take.

If the work order was directed to an outside vendor (i.e. Bennett Landscape, Amway Pest Control, etc.) Residents can call the Administrative Assistant at the office.

Q: How do I know if there is a charge for the work?

A: The supervisor will tell you if there is a charge at the time of the work. The Village Green labor rate is, at present time, \$25.00 per hour, with a minimum charge of \$25.00. (If the work takes less than an hour, you will be billed the minimum \$25.00 charge.) The charge will be added to your monthly assessment statement.

Q: What if I have questions about the work order or the billing?

A: Call the office. Your call will be directed to the appropriate unit to answer your questions.

—Evelyn Greenwald in consultation with Sherri Giles, Interim Office Manager

Visitors Coming!

Architects from across the U.S. will tour the Village Green in June.



30,000 architects will visit Los Angeles for the annual American Institute of Architects (AIA) conference. A tour of significant L.A. architecture on Sunday, June 10 will include a visit to the Village Green.

A New Village Green Neighborhood Watch

On Saturday March 11, the Safety Committee held an informational meeting at the Clubhouse about organizing a Neighborhood Watch group at the Green. Guests included the LAPD's Southwest Area Lead Officer Greg Southern, Ms. Wilma Parks of Councilmember Bernard Parks' office, and Mr. Ortiz, supervisor for Allied Barton.

Officer Southern told the group that Neighborhood Watch is the #1 deterrent for crime, and that the signs alone discourage criminal activity. His additional recommendations for improving safety at the Green are to :

- Improve lighting*
- Cut back foliage
- Increase Escort & Patrol to have two patrol staff on duty at all times
- Have the office maintain a list of out-of-town residents and instruct Escort & Patrol to pay special attention to those empty units

We want to thank everyone who came to the meeting, which was a huge success! Twenty-five people attended—just about every court was represented.

The LAPD and the Safety Committee provided important handouts about preventing robbery and how Neighborhood Watch works. Copies of these handouts are in the office and the clubhouse for interested residents to stop by and read.

If you are willing to be your court's Neighborhood Watch contact person, please attend the next Safety Committee meeting on Monday April 17, 6:30pm at the clubhouse. We especially need residents from courts 1, 9, 11, 13, 17 and the East/West Circle.

—Caroline Streeter

* Some Village Green units are equipped with older manual timers that control patio lighting. A handout with instructions about programming manual Intermatic and General Electric timers is available at the office.



A view of the Green from a balcony, 1941.

advertisement

will pay \$
for vintage
VG sink or
toilet

gabriel
323.299.9016

ADVERTISE IN HIGHLIGHTS

How to Submit

Please submit ads by e-mail if you can. Most file-types are acceptable. Hard copies should be mailed to the office.

e-mail submissions: vghighlights@yahoo.com

Deadline

March 15, June 15, September 15, and December 15—for publication in the first week of the following month.

Fees

Payment should be made out to:
Village Green Owner's Association

Mail fees and hard copy ads to:

Highlights Editor
Village Green Owners' Association
5300 Rodeo Road
Los Angeles, CA 90016

Community Ads for VG Residents

40 words or less, non-commercial.\$3 per issue; \$5 for 3 issues.

Examples: Seeking activity partners. Offering services like babysitting, house sitting, car washing, etc. Selling household items, bikes, or other personal items

Home-Based Business Rates

For services from your home or in others' homes that do not require a license.

Commercial Rates

Businesses or services requiring a license and/or operations permit. Examples: real estate, day care, financial services, retail, electrical, plumbing, handyman, painting, etc.

The *Highlights* editor reserves the right to decline any advertising.

Questions? e-mail vghighlights@yahoo.com or drop your written question at the office
attn: Highlights Committee

Size	Dimensions	VG Residents		Non-Residents	
		Home	Commercial	Home	Commercial
Business Card	3.25" W x 2"H	\$20	\$30	\$30	\$60
1/4 Page	3.25" W x 4.75" H	\$30	\$60	\$50	\$100
1/3 Page	3.25" W x 6.5" H 7.5" W x 3.25" H	\$40	\$80	\$70	\$140
1/2 Page	7.5" W x 4.5" H 3.25" W x 9.75" H	\$50	\$100	\$90	\$180
Full Page	7.5" W x 9.75 H	\$90	\$140	\$130	\$220

villagegreenla.net Gets a New Look



The VGOA's Web site has had a makeover.

There's new information about upcoming events, news, committees, and history.

Coming soon to the Web site: the VGOA governing documents will be available online!

<http://www.villagegreenla.net>

2nd Annual Resident Art Show

Last year's inaugural Resident Art Show was met with such enthusiasm and success, that the Cultural Affairs Committee is pleased to announce the 2nd Annual Resident Art Show to be held
May 21, 2006.

In the next several weeks watch for the posting in the laundry rooms, in the office, and on the Web site of a "Call to Artists," which will include details for performing and submitting works.

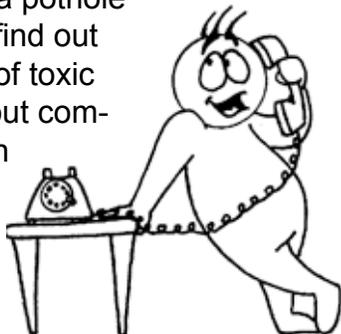
All residents are welcome to submit their work.

Dial 3-1-1 for city services

You know about dialing 911 in a emergency, but did you know about 311? The City of Los Angeles has a single toll-free number for non-emergency public services. All you have to do is pick up the phone and dial 3-1-1.

City Services include everything from animal control, to parking, libraries, the police, general complaints, transportation, and the zoo.

Call 311 to report a pothole that needs fixing, find out where to dispose of toxic materials, ask about community meetings in your area, or just to get information about any city service.



Incident Reports

February 24 – A resident reported side panels stolen from a vehicle. A resident reported fumes coming from neighbor's unit. A resident reported that a tree limb had fallen on a car and shattered a window.

February 25 – A resident in Court 12 reported at 11:30 p.m. that a film crew was causing a noise disturbance. A security officer responded and spoke to the film crew, explaining that filming on VG property outside of individual units requires permission of management. An hour later the same resident called to report a disturbance from the film crew from a neighbor's unit. The officer responded again. The resident also called the police, who arrived at 1:00 a.m.

February 27 – A resident in Court 6 called the paramedics. A resident reported a burglary—when returning home from work in the early evening, a plasma tv, laptop computer, and a watch were missing; the patio window had been forced open.

March 1 – In the afternoon a resident reported a group of people, who appeared to be teenagers, were loitering on a bench between courts 16 and 17. After determining that they were not VG residents, an officer asked them to leave. A resident reported a car theft was in process in Court 1. Officers went to the location but could not find any criminal activity.

March 2 – An officer found someone taking pictures of the Green. The officer told the photographer that permission from management was required to photograph the Green. A resident reported that on the previous day a car window was smashed and the stereo stolen. A resident in Court 15 called the paramedics.

March 3 – An officer noticed that the gate along Sycamore St. at Court 1 had been blown down by strong wind. The officer called maintenance manager Harold Graves, who repaired the fence.

March 4 - An officer found a vehicle in Court 11 parked in a "No Parking" zone and blocking gates to the trash area. The car was towed.

March 5 - A resident in Court 3 reported a car alarm was causing disturbance.

March 8 - After issuing a citation at 4 a.m. for a car with no permit displayed, an officer had a minor altercation with the owner of the car.

Committee News and Reports

Board meetings are on the fourth Tuesday of every month at 7:00 p.m. in the clubhouse. Meeting minutes are posted by the board on the clubhouse door.

Court Council—Thanks to Court Council reps, who volunteered at the Annual Meeting. The final edit of the VG Handbook is being retyped. After final editing, it will be submitted to the Board. Supplements to the VG phone directory are being printed. Various courts continue to hold “Know Your Neighbor” potluck events.

Cultural Landscape Report—The committee continues to work on the Cultural Landscape report, preparing historic documents and continuing the inventory. Volunteers are needed to help finish this important project. A graduate student from USC will begin helping to input inventory sheets into CAD.

Grant Ad Hoc Committee—The Committee continues with Mills Act efforts and is working with the LA Conservancy, which is helping to coordinate with VG and other historic condominium properties in Los Angeles to draft a Mills Act contract or amendment that the City will accept for homeowners’ associations. An application for The Cultural Landscape Foundation (TCLF) has received good response. If accepted, the VG will be highlighted in the national magazine *Garden and Design*.

Landscape Committee—The Committee is helping the Board assess proposals from various landscape contractors. The committee continues to advise on plant replacement, and will discuss possibly revising procedures for pruning and removing plant material.

Village Green Committees		
Committee	Meeting Time	Chair
Budget & Finance	2nd Tuesday, 6:00 p.m.	Alice Haggerty
Clubhouse	Thursdays	
Court Council	1st Wed, 7:00 p.m.	Kathryn Carr
Communications	3rd Wed, 7:00 p.m.	Susan Edwards
Cultural Affairs	1st Wed, 5:00 p.m.	Molly O’Brien
Cultural Landscape	4th Monday, 7:00 p.m.	Ted Lumpkin
Design Review	1st Monday, 7:30p.m	Kathleen Louw
Grants	2nd, 4th Wed, 8:00p.m.	Susan Edwards
Landscape	2nd Monday, 7:30 p.m.	Lorraine Secor
National Landmark	2nd Tuesday, 7:30 p.m.	
Safety	3rd Monday, 7:00 p.m.	Drew Furedi
Social Recreation	Thursdays, 11:30- 3:00	Pricilla Browner
Trees	3rd Monday, 7:30 p.m.	Gordon Brooks

Then...



The Village Green (known then as Baldwin Hills Village), circa 1942

...and Now



The Village Green, circa 2006

Village Green *Highlights* is the community newsletter of the Village Green Owners Association, incorporated August 8, 1973. We make every attempt to ensure the accuracy of all information. However, we are not responsible for errors, omissions, or inaccuracies in this publication. The editor reserves the right to edit articles and letters for tone, clarity and length. Opinions expressed in *Highlights* do not necessarily reflect the opinions of the Board of Directors or the Management. Please submit submissions or comments to the editor at vghighlights@yahoo.com, or to the office.