

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS

A QUARTERLY PUBLICATION OF THE VILLAGE GREEN OWNERS ASSOCIATION

FALL 2012



Birder Don Sterba beautifully captures Village Green wildlife, like this Dark-eyed Junco, of the sparrow family. *Photo essay, page 6.*

Time Warner Signs New Deal with VGOA

By George Rheault, Court 2

Effective May 1, 2012, Time Warner Cable (TWC), our cable provider, now pays the Village Green Owners Association (VGOA) for the right to locate its cable network system on association property. The new deal represents the culmination of months of negotiations between the VGOA, TWC and Communications Consultants Group, Inc. (CCGI), a Florida-based company that helped broker the deal on the association's behalf.

In August 2011, General Manager Peter Fay learned that TWC could not prove it had permission from the VGOA to enter

(Time Warner, continued on page 10)

Board President Looks Toward 2013

By Lucy Fried, Court 13

With 2012 almost over, *Highlights* sat down with the Village Green Owners Association (VGOA) Board of Directors President John Keho to give readers a glimpse of what's in store for residents next year.

Highlights: *What are the Board's priorities for 2013?*

John Keho: First, I want everyone to know that as of now, we do not anticipate any increase in either homeowner dues or special assessments for 2013. The Board intends to live within the existing revenue stream. State law and our

CC&R's (Covenants, Conditions and Restrictions) and by-laws mandate two basic Board responsibilities every year: (1) insure that the day-to-day operations of the Green are accomplished, and (2) plan for the future of the property. Given these fundamental tasks and the current financial situation, the Board's first priorities in 2013 are to continue the maintenance and restoration of garage roofs, replacement of interior water pipes and waste lines, and painting of buildings; and move forward with the stabilization of Buildings 8 and 14.

(Looking Ahead, continued on page 9)

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The Village Green Owners Association
5300 Rodeo Rd. Los Angeles, CA 90016
villagegreenla.net

Around the Green at a Glance

VG'S PRESERVATION WORK HONORED ONCE AGAIN

The Village Green's Historic Structures Report has received its second award this year, a 2012 Preservation Design Award from the California Preservation Foundation. The report systematically documents the Green's buildings and offers recommendations to guide restoration and rehabilitation work in a responsible and informed manner. It was commissioned by the Board of Directors and prepared by Architectural Resources Group (ARG) and resident volunteers. Earlier this year, the Los Angeles Conservancy recognized the Report with one of its 2012 Preservation Awards.

FLYAWAY TO LAX

Los Angeles World Airports, (LAWA) the city department that runs LAX, is planning to open a new shuttle line from the La Brea Expo Line stop to the airport. Current lines cost between \$7 and \$10 per person depending on the location and operate seven days a week on regular schedules to and from several points throughout the county. Service to the La Brea stop would begin after LAWA reaches an agreement with Los Angeles County Metropolitan Transportation Authority (Metro), which operates the Expo Line.

GROCERY STORE MUSICAL CHAIRS

One of the largest independently owned grocery chains in Southern California, **Superior Grocers**, has replaced the **Albertson's** on the northeast corner of La Brea and Rodeo. With the closing of a location at Rodeo and Crenshaw, the **Ralphs** at La Brea and Rodeo has begun a multi-million dollar renovation, expanding into the former **Treasure Hunt** next door. In Sep-

tember, a representative in City Councilmember Herb Wesson's office sent an email to community leaders stating that **Trader Joe's** was gauging public interest in opening a location at Rodeo and Crenshaw, near the terminus of the new Crenshaw Light Rail that is scheduled to open in late 2018.

TRASHY BUSINESS

Congratulations, Village Green! As you have no doubt noticed, we have NEW green garbage bins and re-painted blue recycle bins! Trash is trash, but somehow it doesn't seem to stink as much in our new and improved bins.

Many people participated in the campaign for the improvements. Almost all the court representatives surveyed their trash areas and together built a compelling picture of rusty, filthy, often broken bins (including one with a big hole in the bottom!), some without proper signage. Board member Gabriela Worrel and the Court Council's Ad Hoc Sustainability Committee brought the survey results to the manager and the Board and insisted on improvements. It took longer than expected for all the bins to be changed or painted, but our general manager, Peter Fay, made sure the Village Green's trash service provider finally delivered.

Next up for the Sustainability Committee: new signs on the trash areas. Look for them in 2013.

Ask your court rep how you can help. Court Council meets the first Wednesday of every month at 7:00 pm in the Clubhouse.



Viva Frida! Delphine Dumont impersonated the legendary painter at this year's Halloween celebration.

HELPFUL TIPS

LIGHT UP THE NIGHT

Patio and front door lights add to your security and the security of the Village Green as a whole. On these long, dark winter nights, consider using energy-efficient CFL or LED bulbs. They cost a little more, but you won't need to change them for years.

GETTING RID OF LARGE ITEMS?

To dispose of large, bulky items that don't fit in the dumpster, call 3-1-1 to easily arrange for pick up from the Los Angeles City Bureau of Sanitation. Or do some good and get a tax write-off when you get rid of gently used furniture, appliances, vintage or unique items. Donate it to a charity like Out of the Closet or Habitat for Humanity LA. Visit their websites to arrange pick up.

STAY INFORMED ABOUT BOARD DEVELOPMENTS

Get the complete minutes of every Board of Directors meeting delivered right to your mailbox. Sign up at the office, and a \$2 monthly fee will be added to your HOA dues to cover postage and handling.

Exterior Water Supply Pipe Replacement

By George Rheault, Court 2

The path drinking water travels from our city water mains to our faucets ultimately ends with one question: “How’s your water pressure?” Thanks to one of our special assessment reserve projects, more residents of Village Green can now answer, “Excellent!”

Early in 2012, the replacement of exterior domestic water supply piping saw big progress in Court 5 (six buildings, 22 through 27, comprising 49 units) and Court 13 (seven buildings, 63 through 69, comprising 45 units). Our general manager, Peter Fay, said Cal-Coast Re-piping, Inc., the contractor, came in on schedule and on budget, about \$84,000 for Court 13 and \$86,000 for Court 5. Related concrete repairs totaled about \$2,000 and landscaping mitigation about \$500.

Exterior supply lines are buried in fairly shallow trenches, so replacement is not as invasive as sewer replacement. The work proceeded smoothly for the most part. Residents were inconvenienced by daily water shut-offs, but Cal-Coast restored service at the end of each workday. Some destruction occurred to landscaping in both common areas and patios, though effort was made to work around plants and tree roots.

A big benefit for some was the installation of separate shut-off valves to some units that previously shared a shut-off. Now, temporary water shut-offs to these residents no longer inconvenienced their neighbors.

IDENTIFYING THE PROBLEM

The provision of water to our units occurs in two stages. The first involves bringing the water from street mains under driveways

and grounds to our doorsteps through long lengths of pipe that branch off through lateral connections to each unit terminating with a shut-off valve/backflow preventer located in one’s patio. This is what is meant when we refer to “exterior domestic water supply” piping. The next stage of piping, referred to as “interior domestic water supply,” brings that potable water from the shut-off valve directly into our units to our taps and water heaters.

**BOTH EXTERIOR AND
INTERIOR WATER SUPPLY
REPLACEMENT PROJECTS ARE THE
FOCUS OF
SEPARATE RESERVE
PROJECTS FUNDED BY OUR
SPECIAL ASSESSMENT.**

Both stages of this Village Green plumbing infrastructure are the focus of separate reserve projects funded by our special assessment.

The problem lies with the original galvanized steel pipes installed when Village Green was first built in the 1940s. “Galvanizing” is the coating of steel with a special layer of zinc which helps it resist rust. Unfortunately, the zinc erodes over time, and eventually the steel rusts and corrosion builds up, clogging the pipes and effectively decreasing the diameter of the pipes. Less space means less water, which translates into poor water flow and trickle-down showers.

COPPER IS BETTER

The fix for all this is to replace the choked up galvanized piping with high-quality copper. Copper lasts much longer and residents experi-

ence immediate pressure improvement when normal water flow is restored in the new copper pipe.

Replacement of exterior supply lines has been done sporadically over the years, but a new effort was made with the passage of the special assessment to systematically attack the problem. Cal-Coast is currently completing an extensive survey to identify the details of the remaining work. Laundry rooms have all been previously upgraded over the years though those copper replacements still tied back into old galvanized lines so their performance remains an issue in some courts. While the Board has not made a decision on where to go next, Courts 9 and 10 are likely candidates.

In addition to the now completed Courts 5 and 13, most of the units in the following Courts have been completed: 1 (1983), 3 (1991), 11-12 (1999), 16-17 (2002) and East & West Circle (2005). In some cases the layout of the supply lines do not coincide with our court designations so some units in the same buildings may therefore be served by different supply lines branching off through different courts. For this reason, it is sometimes possible for a unit or a building to be passed over even when one’s court has been “completed.”

Owners who wish to know for sure whether their exterior supply lines have been replaced should contact the Office to confirm their status. This is also important as all the city permits and related inspections were done through the VGOA so owners or prospective buyers will likely not see any permit filings directly associated with individual units even if the work has been done. **VG**

Metamorphosis

Los Angeles and Rico Lebrun's Village Green Mural

Excerpts of a presentation by Gailyn Saroyan, Court 8. Compiled by Shumway Marshall, Court 14



Hidden for years under layers of stucco, the Clubhouse mural was re-discovered in 1999 and partially restored in 2001 thanks to the efforts of board member Robert Nicolais. A \$45,000 planning grant from the Getty Trust's Preserve LA initiative helped fund the conservation efforts. In a presentation at the Clubhouse in October, Village Green resident Gailyn Saroyan spoke at length about the mural's history, excerpted below. Image courtesy of Night Fire Films.

The mural in what was once the rental office, now the Clubhouse, was an important feature in Clarence S. Stein and Reginald Johnson's showcase community. Commissioned by Village Green architect Johnson and painted by Rico Lebrun, it illustrates the problems and possibilities that drove and inspired the architects to create "Baldwin Hills Village" (or the Village Green, as it's now known). Its message prepared you to enter a place—a space—where the experience of living would be quite different from what had come before.

It was hoped that the pervasive color harmony throughout the new apartment complex would foster a calming mood, which would also encourage a corresponding cohesiveness in the community.

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A SPECIAL TIME

Since we don't know the actual title of the mural, we can look for clues in the Los Angeles scene at the time it was painted.

In 1931, during some of the bleakest days of the Great Depression, the optimistic voters of the Los Angeles area approved the expenditure of an extraordinary \$220 million to bring water and cheap electrical power from the Hoover Dam in Colorado to supply the anticipated needs of the L.A. basin. In 1938, the year Lebrun came to Southern California, this massive project was completed. And in 1941, the year he painted this mural, it began distributing water to various participating communities, setting in motion the enormous and fast-paced population migration that had been anticipated.

It seems likely that this engineering feat is echoed in the aqueduct-bridge structure in the mural landscape, along with the dramatic migration of population symbolized by the winged figures on the right of the mural.

Perhaps the winged figures also reference the Los Angeles aircraft industry that had begun in the mid 1930s. In 1940, over 33,000 work-

ers were employed in the field. And then in 1941, just one year later, the numbers had quadrupled, to 120,000. The first commercial transatlantic air service had begun in 1939. That same year, the first freeway in America, the Arroyo Seco in nearby Pasadena, opened. Fast new ways to travel were literally in the air, just as our winged figures are taking off.

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A UNIQUE PLACE

Another important element is the attention seemingly paid to how a mural fits into its environment. Lebrun appears to have given careful thought here to how the mural is positioned within the room.

With its elevated location above a bank of glass windows and doors which immediately confronted visitors when the room originally served as a reception area, the mural might be understood to serve as a secular, humanist altarpiece, occupying the place of
(Continued on next page)

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honor in the room—which then becomes, in essence, a light-filled, “green” cathedral.

One can imagine the original 1941 treatment of the rest of the interior of this room as having been designed to evoke an abstraction of a leafy alley of trees. Green-painted walls above brown cork lining the lower area of the walls evoke brown “trunks” below green “boughs.”

The collaboration between Johnson and Lebrun in the scheme of this room could be seen as an unusual high concept example of the signature modern impulse to blur the boundaries between inside and outside. It ingeniously played the depicted and the real off each other—as a major transition point between the urban, built environment left behind and the bucolic, nature-infused community that is Village Green.

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Rico Lebrun
Photo courtesy of Steven Keylon

IDEALS REALIZED

After exploring how the artist’s beliefs, life and times intersect, perhaps we can also see in the theme of this mural something of a metaphorical self-portrait, a depiction of the artist’s own flight from his native culture in Italy and the Old World, out into a new life in the brave “new world” of Southern California.

And perhaps the mural could even be seen as an expression of the metamorphosis of architect Reginald Johnson. Turning his energy away from work for wealthy clients, he became a major advocate for the era’s new social housing movement and one of America’s most passionate advocates for modern housing that embraced an improved, modern lifestyle.

It was in taking action on these new ideals, in his work on Village Green, that Johnson and his team reached a level of inspiration that allowed this community as a whole to be fully realized as a complete work of art. **VG**

A Hidden Jewel Of Sustainability In Our Midst

By Laurie Liles, Court 4

Less than a mile away, on a hillside adjacent to the Baldwin Hills Scenic Overlook, lies an architectural jewel: the Marrakesh House. It is owned by Chris Paine, director of the acclaimed film *Who Killed the Electric Car?* He purchased the home in 2007 with the intent of creating a model home for sustainable living. In so doing, he has also created a private residence that doubles as a venue for art, music and culture in the surrounding community. The venue hosts conferences, film screenings, art shows, local weddings, and yoga classes, all the while serving as an object lesson in environmental stewardship.

Paine wanted to remodel the home to his specifications and wanted a reconstruction that would showcase greener living. The design team made most changes to the house in accordance with the motto “reduce/reuse/recycle.” They installed roof panels to generate solar power for both plug-in electric vehicles and the residence itself. Rather than replacing permanently water-stained double-paned patio windows with new glass, Burning Man and Coachella Music Festival artist Shrine painted the original glass in a Moroccan style and incorporated existing watermarks.

Thirty-six solar panels provide 60% of the home’s electrical needs. Existing turf was removed and permeable decomposed granite was layered over concrete in a side yard that is used for catering. Landscaper Clayton Winans only introduced new flora that required minimal or no irrigation and selected as many native species as possible.

(Marrakesh, continued on page 11)

Birds of the Green

Don Sterba captured these photos here at the Village Green within the past three years.



The **Western Bluebird** nests in holes in trees or nest boxes. The male, seen here, is brighter in color and has more blue than the female.

The **Red-shouldered Hawk**—this one an adolescent, as the white on its chest has not yet turned reddish—sometimes nests at Village Green. Considered a forest hawk, it hunts mice, frogs and snakes.

Looking & Listening

By Joseph Taylor, Court 16

“It’s as much about having a good ear as a good eye,” says Don Sterba about his longtime hobby of birding. . “I try to listen as carefully as I can.” Bird calls help him both find birds and identify them.

Each week, Don also uses a powerful pair of binoculars to help survey the birds at Village Green and then

records his sightings with a long-lens digital camera. Thankfully, he offered to share some of his recent photos with *Highlights*.

Don started coming to Village Green in 2003 at the suggestion of fellow L.A. Audubon member Richard Barth, and for the past two years his surveying has been a weekly event. What keeps bringing



Photo of Don Sterba by Joseph Taylor



White-breasted Nuthatches are active, agile birds that, according to Don, can often be found upside down. Though calling them “circus bird” might be apropos, they get their name from their practice of jamming nuts into tree bark, then whacking them with their bill to “hatch” the seed.



↑ The **Red-lore Parrot, or Red-lore Amazon**, is a non-native and might stop in Village Green any time of year. They are capable of a variety of vocalizations, from high-pitched trilling to short notes.



← The **Cedar Waxwing** has a black raccoon-like mask and relies heavily on fruit as a food source. They are found in flocks at Village Green from November through March.

Wilson's Warbler, found at Village Green when migrating in the spring and fall, is easy to identify by its yellow underside and black cap.

him back, he says, is the variety of flora. “It’s a rich environment, and the different levels of vegetation and trees, from low shrubbery to tall, mature trees, attract a variety of [bird] species.”

Don became serious about birding while a graduate student at Caltech many years ago. Today a resident of Culver City, he gives bird

slideshow presentations and helps lead walks at Village Green with Barth, contributes to Village Green’s comprehensive bird list (which includes over 100 species), and is a regular contributor of local bird data on the website eBird, at www.ebird.org. **VG**



A juvenile **Chipping Sparrow**, a migratory bird, was spotted on the ground searching for seeds. They might be seen in April, May, September and October .

Memories of Village Green Are Still With Me

Lucy Castle, age 12, is the niece of Evelyn Greenwald in Court 4. She lives in Richmond, Calif. and wrote the following piece in the fall of 2011.

The crunch of our car's tires going over a speed bump in my aunt's parking lot jolts me awake. Then I realize where I am and a lightning bolt of excitement shoots through my stomach and chest. My mom seems to take forever to park our car. Finally, the sound of the emergency brake being pulled and the keys being snatched out of the ignition alerts me that I am finally at my aunt's condo building. I slam the car door a little too hard, but my mom's shouts become distant.

I race inside to be greeted by a warm, welcoming hug. I rush into the kitchen and pull open the refrigerator door. A chilling mist surrounds me as my hand instinctively reaches for a vanilla yogurt on the top shelf. I gobble it down and the slimy, sweet, cold, wonderfulness slides smoothly down my throat. As the excitement builds up inside of me, I know I can't wait any longer. I practically tumble down the stairs and out onto the patio, where the sun beats down making visible heat waves on the scorching concrete.

I walk down the path towards my favorite part of the Village Green. It is a huge meadow, scattered with birch and sycamore trees. I skip down the concrete, my pounding steps echoing along a row of condos hidden by bushes and shrubs to my left. The trickling of a patio fountain fills my ears, then becomes distant, then vanishes. Finally, I collapse onto a wood bench with cold metal bolts that is placed in the shade. A soft breeze

blows my hair in my face and I get up again to smell the brightly colored roses behind me. The hot red, bubble-gum pink and sunset yellowish-orange capture my eyes. The sweet aroma is overwhelming. It is like springtime and laughter.

My mom calling my name comes to me on a breeze and brings me back to reality. I spend many days at the Village Green like this, cloud watching, adventuring, watching squirrels and birds, and exploring. All too soon, it is time to go home.

There are many hugs and kisses before we fly home. My aunt's soft cashmere sweater invites me into her arms. As we hug, the smell of jasmine perfume fills my nostrils. Tears well in my eyes like rain in clouds before a storm. I clamber into the car remembering all the amazing things I did

during my lovely stay in Los Angeles.

I slam the door once more, just as I had when I first came, this time with not as much eagerness and excitement. The bitterness and goodbyes are like a dark, gloomy fog hovering in the air. Soon I arrive at the airport and I am back in the plane, the *whirrrrrrr* gently rocking me to sleep like I am a helpless infant. Then we are back home but the memories of the Village Green are still here, with me. **VG**



Photo of children playing by Robert Creighton, Court 1.

I SPEND MANY DAYS AT THE VILLAGE GREEN LIKE THIS, CLOUD WATCHING, ADVENTURING, WATCHING SQUIRRELS AND BIRDS, AND EXPLORING. ALL TOO SOON, IT IS TIME TO GO HOME.

(Looking Ahead, continued from page 1)

H: *Has the Board made a decision on the best method for stabilizing the buildings?*

JK: After extensive study, the Board voted in September to use helical piles to underpin the perimeter walls of the buildings. These piles, or columns, will be driven deep down below the buildings into a sandy layer that does not settle and compress as the clay above it does. The piles will hold the buildings where they are and prevent further sinking. Fortunately, the concrete slabs are not cracked; the buildings are tilting, not buckling or rising in the middle, so only the perimeters need to be underpinned.

H: *We are budgeted for this work through the special assessment passed last year. In addition to money, what resources will this project require?*

JK: We will continue to have the assistance of J.S. Egan, our project manager, and are hiring an architect, general contractor, and perhaps sub-contractors. But, the project will nonetheless take a good deal of Board and staff time. Our manager will be tasked with working with Egan and reporting to the Board. Also, as you may know, the Board's building stabilization subcommittee has been working closely with residents of the two buildings, and this will continue.

In 2013, among other things, we will need to get documentation of existing conditions inside and outside the buildings' units.

H: *How long do you expect the stabilization project to take?*

JK: The current timeframe is 40-50 weeks from the time we sign a contract with an architect. Currently, we also expect that the construction work will occur during 2013 and be completed by the end of 2013.



Helical piles will be drilled into the ground to support the foundations of two sinking buildings.

H: *What about other maintenance issues such as concrete work, landscape maintenance, and electrical upgrades?*

JK: Our budget for concrete repair work remains the same as last year. The landscape budget is essentially the same. Electrical upgrades were not on the list for the special assessment. Residents should continue to submit work orders; repairs needed for safety have priority.

H: *What priorities has the Board given the manager for 2013?*

JK: In 2013, the manager's priorities will include working with J.S. Egan on the stabilization project, improving responsiveness to residents regarding work orders, working with the Communications Committee as needed to develop an improved Village Green website, managing the office staff, and insuring that Board materials are on time, complete, and accurate.

H: *What about other areas of Village Green life? Has the Board set additional goals?*

JK: Beyond budget and major maintenance, the Board has not typically prioritized goals.

However, this year, the Board discussed creating a comprehensive list of action items. I expect we will have this list and prioritize it in 2013.

It's clear already that three big items on the list will be improving the work order system, establishing a workable emergency preparedness plan, and strengthening the [community's involvement in] committees.

H: *Why is the Board interested in strengthening the committees?*

JK: The Board can't do everything. We need people to serve on the committees to help bring to reality the great ideas that people have.

H: *What else is coming up in 2013?*

JK: One item that should be coming to the Board is the Cultural Landscape Report (CLR). It is the second of two important documents related to the Green's historic status and to our participation in the Mills Act. It documents the VGOA's landscaping and creates a framework for us to use in the maintenance and rehabilitation of our grounds. The CLR may include strategies for how we can re-establish the original landscaping plan in certain areas of the Village Green.

Also on the Board's agenda is the use of the Historic Structures Report. The Board and the Design Review Committee (DRC) will use the report when reviewing owners' requests to make changes to their units. **VG**

SEE A COPY OF THE HISTORIC STRUCTURES REPORT IN THE OFFICE OR AT villagegreenla.net

Village Green Parents Connect

By Shumway Marshall, Court 14

After my friend Elizabeth had her twins, she told me that she started socializing exclusively with other parents. "It was as if this invisible world existed around me, and it wasn't until Eva and Kevin were born that I was able to see it."

The same could be said about our community. I had no idea that there existed a group of over 70 families who share resources and support.

Formed about five years ago, the network stays connected through a Google Group email list moderated by a mother of four, Euna Kim of Court 13. The group serves as a way for VG parents to offer tips, exchange supplies, share information about babysitters and school events, and lend a

helping hand to one another.

"There are about half a dozen emails a week." Euna explains. "Sometimes someone has a stroller they want to get rid of, other times an email goes out inquiring about a lost scooter or inviting everyone for birthday popsicles on the Green." A directory of members helps parents arrange play dates, which occur almost daily. Another documents the area's preschools with reviews, prices and hours.

A collection of dads has formed their own group, occasionally socializing over beers.

"When I first moved to Village Green in December 2010, I almost immediately found the dads' group and was invited to a late-



Photo by Robert Creighton, Court 1

night get together," said Ethan Markowitz. "That sharp bunch of dads immediately made me feel at home in my new community." This group of families certainly confirms Village Green's community spirit and ingenuity. **VG**

If you are a parent and would like to join the VG Family Google Group, email parents@villagegreenla.net.

(Time Warner, continued from page 1)

condo property to provide us with cable/broad-band services.

TWC inherited its Village Green infrastructure from AT&T, which had initially laid out the existing cable network here in 2001. Typically, cable providers must first receive a formal "easement" from an apartment or condo community before installing such a network. This legal license allows for cable equipment to be permanently located on the property and for the provider to freely access it as necessary to service its customers. Installing an extensive maze of transmission vaults and wiring conduit throughout a property to connect all the buildings to TWC's wider system is intrusive and creates a long-term impact which can preclude other uses

of that space.

TWC could not produce any evidence that AT&T had ever received this "right-of-way" permission. This, says Mr. Fay, gave Village Green leverage to negotiate a new arrangement. However, when TWC refused to agree to new terms, he recommended the Board hire a consultant who specialized in pricing the value of easements. CCGI was chosen in October 2011, at Mr. Fay's urging, due to their record of closing deals for condo communities and because they operated on a commission-only basis, with no upfront cost to negotiate on our behalf.

RESOLUTION

CCGI, with Mr. Fay's assistance,

ultimately convinced TWC to enter into a new contract approved by the Board. The agreement provides for an initial 10-year term and then automatically renews each year thereafter unless either party terminates it.

TWC gave the VGOA a one-time net payment of \$56,138, after paying a 25% commission to CCGI. This was essentially "back-rent" from TWC for not having previously paid for its use of Village Green property. In addition, the VGOA will also receive a sliding quarterly revenue share for the life of the agreement—5% to 7% of the gross revenue TWC receives from its Village Green customers. Mr. Fay is conservatively budgeting this to be \$4,000

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(Time Warner ,continued from previous page)

per quarter, though TWC has already indicated the second quarter 2012 installment will be about \$9,500. This revenue share may rise further if more Village Green residents sign up for TWC or add more services to their accounts. Over ten years, this could result in an additional \$150,000 to \$350,000 being paid to the VGOA.

In exchange for these payments, the VGOA agreed to give TWC an “exclusive” right to market their services to the whole property. Other cable providers may still market to Village Green but they will not be allowed to do it with the help or permission of the VGOA. In addition, no other cable providers will be able to install any competing systems in our common areas. **VG**

KEY TAKE-AWAYS FOR CABLE CONSUMERS

- The new “service and marketing” agreement between TWC and the VGOA does not impact customers who use a satellite provider.
- The contract does not impact service quality/performance or require TWC to upgrade any of its existing cable infrastructure nor does it change in any way the relationship between TWC customers and their existing service packages/accounts. This is because these issues are typically not addressed in an easement negotiation.
- If you are a TWC customer and experience poor transmission quality or are in any way dissatisfied with your TWC account, you should contact TWC directly, preferably in writing. Let the Office know when you do, so they too can keep track of complaints, particularly since we are now in effect, “partners” with TWC due to the revenue sharing arrangement.

Letters to the Editor

Dear *Highlights*,

Great job on this summer’s edition! It was interesting, timely, balanced, and covered many issues of current interest to Village Green residents. The layout and type are clean and readable, and the photos and graphics are very clear. It was truly a communication covering a multiplicity of subjects that are relevant to our community.

Thanks for a job well done,
Diann Dumas, Court 4

Dear *Highlights*,

I would like to thank the Court Council’s Sustainability Committee and all the court reps for distributing very informative flyers about recycling trash here at the Village Green. They have helped me to increase the amount of waste I now put into the blue bins.

Sadly, in our modern world, we inadvertently collect so much that is harmful. Recycling is almost effortless and can counter, even

minimally, this reality. I would like to encourage all the residents to read the flyer and go for it.

Thank you.
Mark Emerson, Court 13

Do you have a comment you’d like to share?

Email highlights@villagegreenla.net and it could be in the next issue! Submissions for print should be less than 100 words.

(Marrakesh , continued from page 5)

A victory garden was installed as well by another designer, and an arborist planted mandarin, plum, apricot, avocado and lemon trees to complement the garden.

Paine wanted to create a residence that incorporated the arts into a living environment. Event Planner Kristeen LaBrot of LaBrot Events cites Marrakesh House as a favorite event spot in Los Angeles, explaining, “It breaks the stereotype that being eco-friendly means compromising style.”

Seminars for small groups showcase the forward-thinking lighting and heating. For more information, visit marrakeshhouse.com **VG**



About 50 adults and children from Courts 13, 14, and West Circle came together on Sept. 22 to “meet, greet, and eat” and discuss how to strengthen communication and neighborliness in the courts. Residents listen intently as Board member Robert Creighton responds to concerns about ongoing plumbing problems in the laundry rooms and units.

UPCOMING EVENTS

Holiday Dance Party

Featuring DJ Fred McZeal
Back by Popular Demand

Saturday, December 15

7:30 p.m. to 10:30 p.m.
At the Clubhouse

Meet the Candidates

For the VGOA Board of Directors Election

6:30 p.m. | Tuesday, January 15
10:00 a.m. | Saturday, January 19
At the Clubhouse

Annual Meeting

10 a.m. | Saturday, February 2
Check your mailbox for details

The Communications Committee Wishes You

a Happy Holiday Season

Shumway Marshall, Chair

Katherine Carr, Wendell Conn, Lucy Fried, Evelyn Greenwald, Laurie Liles,
Paula Resley, George Rheault and Joseph Taylor

Village Green *Highlights* is the community newsletter of the Village Green Owners Association, incorporated on August 9, 1973. The Communications Committee makes 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 VGOA Board of Directors or the Management. Please submit submissions or comments to the editor at highlights@villagegreenla.net, or to the Office.