

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS



A Monthly Publication of the VGOA

January 2019

VG Owners, Don't Miss This Year's Annual Meeting "A Sustainable Village Green Community"

Saturday, February 2, 2019, 10:00am-12:00pm at Baldwin Hills Elementary School

- Learn more about your VGOA and its challenges and successes;
- Hear what the board, committees, and management have been doing and planning;
- Meet and greet neighbors and enjoy delicious tamales while you brainstorm ideas for sustainable actions that can contribute to the community.

*****Remember to vote*****

**Ballots are due in the office by
Friday, February 1st,
or at the school on
Saturday morning, February 2nd. □**

December Board Highlights

The board recorded two liens for non-payment of assessments... named Robert Creighton, Heide Oglesby, and Michael Schodorf as inspectors of election, with Cynthia Cyrus as an alternate... appointed an executive committee to conduct hearings to suspend voting rights of owners delinquent in assessments payment... and agreed that "A Sustainable Village Green Community" will be the theme of this year's Annual Meeting.

The board also okayed:

- a \$145,113.00 VGOA insurance package covering property and liability, directors and officers liability, and umbrella liability (the package insures against fire damage but not earthquake damage);
- up to \$700 for tamales and meeting supplies for the Feb. 2 Annual Meeting in keeping with previous years' allocations;
- turf de-thatching, to be performed by GreenCrew;
- an earthquake insurance town hall meeting on January 12.

And approved these changes to the Pet Policy:

- Eliminated the \$25 pet registration fee;
- Reiterated that owners/residents of upper units with a dog or cat must cover floors with a sound barrier mat under a rug or carpet; and that the rule can be waived annually by the lower unit owner;
- Clarified that a pet must be housed inside the unit and cannot be left alone in a patio or balcony;
- Allows a visitor to bring a pet to a unit that does not already have a pet for no longer than two weeks.
- Permits owners to establish a voluntary Peer Review Pet Group to deal with owner-to-owner pet issues and violations. (not part of the VG Handbook). Details are to be worked out. □

"Please excuse our appearance..." Thatch Removal for Healthier Grass

Does the grass in the main greens seem to be getting shorter and perhaps browner than it usually does in winter? Don't worry. This "haircut" is a way of retraining the grass roots to grow in a healthier way, and come spring, we can expect a healthier lawn.

For nearly four decades, thatch – that high, spongy turf with long tan blades under a short green top – has been taking over Village Green lawns and preventing irrigation water from reaching the roots. Now, the board has okayed funding for GreenCrew to finally de-thatch the grass in a series of cuttings to give the grass a new start. The process will culminate with an equally needed treatment, i.e., aeration of the soil. Here's to a healthier, greener Green! □

Public Security Report

Edited by Jordan Deglise Moore

November 8 - December 5, 2018

Nov 9 KITCHEN FIRE. Court 9, 6:45 pm.

Several residents reported smoke and a ringing fire alarm in a unit. Through a window, officers saw the resident on the floor, unresponsive, and called LAFD. When LAFD arrived, they entered the unit, doused the fire, and transported the resident to the hospital. The resident said she had fallen on her way to turn off the stove.

Nov 15 VG POLICY VIOLATION. Court 9, 7:00 pm.

A resident filed the first of three reports about smoking odors entering her unit from a neighboring unit.

Dec 4 BICYCLIST/CAR ACCIDENT. Court 14 Garage Area, 6:10 pm.

A resident reported that on the day before, his son had accidentally knocked down a resident bicyclist with his car while exiting the garage court. The resident said that the bicyclist said he was okay. He also reported that the bicycle and car were both slightly damaged. □

January Foot Beats Schedule

Thurs., 1/3, 9:00 am: Meet at the Clubhouse, walk east section of the Green.

Fri., 1/11, 10:00 am: Meet at Court 13 entrance, walk west section of the Green.

Wed., 1/16, 7:00 pm: Meet at Clubhouse, walk central section of the Green.

Tues., 1/22, 9:00 am: Meet at Court 17 entrance, walk east section of the Green.

Mon., 1/28, 10:00 am: Meet at Court 6 entrance, walk west section of the Green.

Tues., 2/5, 7:00 pm: Meet at Clubhouse, walk central section of the Green.

Foot Beats is a project of the VG Safety Committee. □



DECEMBER MANAGER'S REPORT

From Sherri Giles, Operations Manager

Requests for Proposals:

Electrical Grid Survey: One comprehensive bid has come in. **Editor's Note:** Directors agreed during the board meeting that management, DRC representatives, and interested directors would meet with the bidder to clarify the scope of work. Additional bids are being sought.

Irrigation Design: Management has received three proposals. **Editor's Note:** Directors agreed during the board meeting that a meeting would be held with the landscape architect who wrote the RFP, director Cole Garrison, the Landscape Committee chair, management, and any interested directors.

Landscape Design for Coliseum/Hauser Corner: An RFP was sent out to four prospective bidders. A proposal is expected in mid-December.

Residential Building Insulation, Carpentry, and Painting:

The tenth and last building scheduled for these maintenance treatments is forecasted to run through January.

Electronic Work Order System:

Courts 2 and 3 residents have been notified of the roll out and asked to "opt in" by providing updated contact information. Upon receipt, management will send out their log-on credentials.

Garage Inspections:

The second round of inspections has been completed. Residents still in violation of the Association's rules have been referred to the Enforcement Committee.

Landscape Maintenance:

Greencrew reported that the crew will be detailing Court 14-17 in December. They are hoping to begin de-thatching and aerating of the three main greens, pending board approval. □

Patio Gardening

Worth Its Weight in Gold *By Amanda Sigafos, Master Gardener*

Last month, I wrote about soil and how ours at Village Green lacks organic matter. One of the easiest ways to add this to the soil in your patio or in your containers is to incorporate compost and add mulch as a cover.

Quality compost and mulch are readily available at garden centers all over Los Angeles, so this must-do gardening step is easy to accomplish, and the rewards always outweigh the effort. You can add both materials at any point during the year, but especially at the beginning of spring and/or fall.

Compost and Mulch

Compost is organic material reduced from a large to small volume via moisture, heat, and decomposition. The resulting nutrient-rich amendment is mixed into soil and gives plants a helping hand to achieve their potential....

Continued on page 4.



Shake, Rattle, and Roll!

A Primer on HOA Earthquake Insurance

By Haleh Shoa, Board Director

Responding to a request from the Safety Committee, the Board of Directors invited Village Green's insurance rep, Scott Litman, to speak about earthquake insurance at its November open meeting. Mr. Litman presented various costs and coverage plans for an earthquake master policy.

However, he first described the geological landscape of the Village Green, which for the most part sits on liquefaction. This means the soil under the building structures can potentially turn into liquefied sand during a strong earthquake. [Editor's note: for a map of earthquake zones from the CA Department of Conservation, go to maps.conservation.ca.gov/cgs/EQZApp.] He went on to correct some misconceptions regarding government help in case of a devastating event, mentioning the lack of government support to help rebuild Puerto Rico and communities on the East Coast recently hit by hurricanes.

He also pointed out that seismologists predict a 99.7% chance of another 6.7 magnitude in Southern California. However, many scientists are predicting a larger one due to lack of activity in the southern region of the San Andreas Fault in the last 150 years. These predictions are for a magnitude 7.5-8.2 quake, which would be 8x to 13x stronger than the Northridge earthquake.

Lloyd's of London, Insurers, and Reinsurers

The coverage plans Mr. Litman presented to the board are from Lloyd's of London, which has been in business for more than 300 years and is one of the largest insurance marketplaces in the world.

Litman said it's important to note that most insurance companies only retain a portion of the risk and obtain reinsurance for the remainder, something many people are unaware of. However, the full coverage is ultimately the liability of the front carrier. At Lloyd's, he said, most policies are protected by numerous insurers/reinsurers, which he believes is the only way to get a large risk insured and is the reason for Lloyd's success

Costs and Coverage of a VGOA Earthquake Master Policy

As described by Mr. Litman, the cost of a full coverage VGOA plan would be \$410 per year for each of Village Green's 629 units. The VGOA would also have a 20% deductible in the event of a quake.

Coverage for earthquake insurance is on a "per building" basis. This means that each building would be individually assessed for rebuilt value as well as rebuilding costs in case of a disaster. For example, if the rebuilt value for each of our 99 buildings is \$1.3 million, VGOA would be responsible for the 20% deductible of that building (\$245,000), and the carrier would provide the remainder payments of \$981,000.

VGOA Master Earthquake Insurance and Owner Personal Earthquake Insurance

In the event of damage to each of our 99 buildings, including all garage structures, the deductible per unit would be capped at \$38,631. Without a master policy, that rebuilding amount would be \$193,153 per unit, according to our policy quote.

Loss-assessment Coverage

Owners may consider purchasing their own loss-assessment coverage, which would cover the deductible assessment amount most probably imposed by the VGOA. A \$50,000 loss-assessment coverage through CEA costs \$403/year, although Mr. Litman mentioned that it might be possible to get a better price from other carriers.

In short, it would cost a unit owner approximately \$813/year to be fully covered for earthquake insurance at today's rates and costs. □



Please join us!

Town Hall Meeting on Earthquake Insurance

Saturday, January 12th, 10:00am - 12:00pm

Village Green Clubhouse



Sparks Fly at Baldwin Hills Oil Meeting

By Cynthia Singleton

Ten years ago, after former County Supervisor Yvonne Brathwaite Burke and current Supervisor Mark Ridley Thomas refused to shut down the Inglewood Oil Field, Ridley Thomas instead established a "Community Standards District" (CSD) to regulate the drilling and a Community Advisory Panel (CAP) to provide input.

For ten years, representatives of HOAs and other organizations have been bringing their concerns to monthly meetings with officials from the County and the oil drilling company. Now, the CAP will do a formal review of the CSD, and an important County/CAP health study is also underway.

But Los Angeles residents are less and less willing to tolerate the negative health and safety impacts of oil drilling in their communities. Village Green community reporter and board director Cynthia Singleton attended the December CAP meeting and filed this report:

The oil company representative stated they are not planning on drilling any new wells or reopening suspended wells in 2019. However, they plan to rework or "maintain" around 257 wells, an increase from 177 in previous years. They use acids such as hydrochloric and hydrofluoric acid in this process.

They also revealed that they had been slant drilling under residences in Baldwin Hills and Culver City. When asked how they filled behind the oil extraction to prevent ground settling, the representative stated they inject 10,000 barrels of water per day when drilling. The senior technical advisor for the Citizens Coalition for a Safe Community (CCSC) pointed out that water was injected with pressure that could cause rock shifting.

I questioned the strong oil odor that occurs every several weeks at early morning hours in areas of the Green; and several residents from Baldwin Hills then also reported smelling strong oil odors. The oil field ombudsperson stated she did not believe the odors came from their field, and if they did, they would not be harmful because of the distance from field to VG property, and advised residents to call the fire department, not the oil field. Audience members questioned her attitude and assumption of safe air. David McNeill, CAP chair, agreed to follow up with the Air Quality Management District (AQMD).



Baldwin Hills Village Gardens HOA President Denise Edward and I will be organizing a Town Hall meeting in the church at the corner of Coliseum and La Brea. We will invite the CCSC, Sierra Club, oil company representatives, and relevant city and county officials. I would welcome help from any VG resident who is interested in helping with this. □

Patio Gardening *(Cont'd from page 2)*

While compost is worked into soil, mulch is placed on top of it. Adding a layer of mulch conserves soil moisture, so plants require less frequent watering. It also prevents compaction and erosion and suppresses weed germination and growth. Pieces should be 1-3 inches in size and applied 2-4 inches deep on top of the soil. Keep the mulch away from the plant's stems to avoid diseases or rot.

The best part? Using both will help eliminate the need for synthetic or chemical fertilizers and poisonous pest control products. They are two of nature's best tools that allow plants to grow strong and stay healthy.

Next month I'll share pros and cons for container, raised bed, and in-ground gardens. □

Online Work Orders and a Lot More

By Colombene Gorton, Communications Committee Chair and VG Website Administrator,
with appreciation to Facilities Engineer Martin Breit



As *Highlights* reported last month, the Village Green office has started rolling out the new online work order system to residents. If you live in Court 1, 2, or 3, you probably know about this already. If not, you will get a letter from the office in the next few months... and if you're a landlord, please remember that your tenants will not receive a letter, so you will need to inform them of your policy for reporting maintenance items.

More Than Work Orders

Did you know that the work order system is just one part of a much larger software system? It's a computerized maintenance management software, or CMMS, called eMaint.

Management and the board chose it after a rigorous search because of its flexibility in serving a unique condominium property such as ours. It is a complex system, and facilities engineer Martin Breit attended several trainings to learn it. But it is now up and running, and staff has been configuring and adding data to the system since last November.

Along with work order and maintenance requests, eMaint tracks preventative maintenance schedules, staff work assigned, work completed, and inventories. It can keep track of the maintenance process from start to finish.

Assets Management

Another important feature of eMaint is that it can track asset status. Assets refer to all our buildings, equipment, vehicles, trash areas, landscape features, infrastructure systems, and more - basically all the physical pieces that make up Village

Green. The software can not only track their condition but also look for trends to indicate what needs more attention or investment.

Once eMaint is fully implemented, the condition and last-completed maintenance on virtually any Village Green asset can be accessible almost immediately.

Cost

There are even advanced remote features that can alert the office of a potential emergency before it happens or notify staff of a new assignment while out on the property, though these would require additional hardware to implement. This system costs around \$5,000 per year, in line with other CMMS software.

About Digitizing the Green

eMaint will be changing the way many things have been done at Village Green. There are some who can't wait to digitize more of our processes and "move into the 21st century." And there are others who are less comfortable with technological change and more sensitive to the risks. Introducing new technology doesn't inherently make something better or worse; we have to delve into the specifics more, look at the bigger picture, and talk to the people involved and affected.

The eMaint system looks like it's a big help in terms of documenting, organizing, tracking and planning maintenance of the Green, and the office has been very happy with it so far. *Highlights* would love to hear more from owners and renters about your experiences with the system. Please contact us at villagegreenhighlights@gmail.com. □



How to avoid remodeling pitfalls?

Ask DRC!

Remodeling questions?
VG's Design Review Committee is here to help.
For info, call 323-294-5212 or visit villagegreenla.net/design-review.html

WE WANT TO HEAR FROM YOU!



Do you have a comment or question about this month's *Highlights* or an idea for a future issue?

Please email us at: villagegreenhighlights@gmail.com or drop it off at the office. We want to hear from you!

VG Communication Committee

UPCOMING EVENTS



VILLAGE GREEN OWNERS ASSN. ANNUAL MEETING

Saturday, February 2nd, 10:00am - 12:00pm
Baldwin Hills Elementary

Earthquake Town Hall

Saturday, January 12th, 10:00 am - 12:00 pm

(See article on page 3 for more information.)

“Meet the Candidates” Forums

Tuesday, January 15th, 6:30 pm

Saturday, January 19th, 10:00 am

Attend one or both events and hear for yourself how each candidate stands on the issues and interprets the responsibilities of a director.

Board of Directors Meeting

Tuesday, January 22nd

Homeowner comments start promptly at 7:00 pm.

Hold the Date!

**Village Green Annual
Black History Month Program**

Sunday, February 10th

All events at VG Clubhouse.

PEOPLE OF THE GREEN

Remembering Ann Moore

Readers living at the Green in the 1980s and '90s are sorry to learn that Ann Moore, who served as a VG board director in 1993 and 1995, died on December 10, 2018 in Atlanta at age 86. Her story offers a glimpse of Village Green life during that period.

Ann was involved with the effort to have Village Green included on the National Register of Historic Places, and she helped organize the May 2, 1993 celebration when that was achieved. In fact, the June 1993 issue of Highlights reported, “Nat Hutton and Ann Moore, master and mistress of ceremonies, presided over the formal events of the day...”. Several elected officials and over 20 members of Village Green architect Robert Alexander’s family attended the event on the central green.

Ann was an English professor, writer, artist, actress... and jazz fan. Court 4 owner Diann Dumas recalls: “She... was a close friend of former jazz musician Fip Ricard. New Years’ Eve was so much fun in Court 4. Fip, Ann and a few other retired musicians threw New Year parties and invited the whole court...”

Some remember her from the Cultural Affairs committee; others from her interest in architecture and the Design Review Committee; and still others from her investigation of how residents beautified their patios.

In all these contexts, people spoke of her with fondness and respect: “Ann had a wonderful way with words. She had a soft Southern accent and used her voice to soften divisions among opinionated Village Greeners.” “I remember her as a good, competent and reasonable board president.” “She was a warm, lovely person.” “...a very nice woman, very friendly.”

“She was a terrific lady, a ‘personal person’”, said her friend Harold Graves. “She listened, made good judgement calls.... May she rest in peace.”

Bernie Altman, Diann Dumas, Rosalyn Goddard, Harold Graves, Nat Hutton, David Morioka, and Teresa Thompson contributed to this remembrance. An obituary in the December 18, 2018 Los Angeles Times has additional information. □

