

# VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

## HIGHLIGHTS

A Monthly Publication of the VGOA

July 2023

### MANAGEMENT NEWS *compiled by Sherri Giles; edited by PJC*

#### Electrical Upgrade Project

LADWP has granted our Amperage Agreement and Variance Form, which allows us to proceed with the planned electrical system repair in Building 91. Repairs will commence with rewiring and replacing electrical subpanels, receptacles, and switches in the building's eight units starting on Monday, July 10. This work will last six weeks.

#### The Fannie Mae Situation

Manager Sherri Giles provided an update on lender Fannie Mae's recent decision to place the Village Green on their ineligible list. A representative at US Bank reported to Ms. Giles that a lender working on a loan for a prospective buyer provided documentation to Fannie Mae that triggered a review of the Village Green. The US Bank representative also provided an overview of Fannie Mae's concerns to Ms. Giles. Due to the legal nature of these concerns, the Board discussed them in Executive Session.

#### Residential Painting/Insulation

Power washing and insulation preparation has begun at Building 92 in court 17 and is scheduled to be completed by June 27th. Painting and insulation will commence shortly for buildings 2, 17, 21, 23, 51, 53, 55, 65, and 96. Courts 3, 7, and 11 have been selected for garage restoration and repair, and work is tentatively scheduled to start in Fall 2023. Pre-painting patio inspections for damage to fences, walls, and underground infrastructure caused by vegetation and trees is ongoing.

#### The Serpentine Wall Situation

Troxler and Sons is seeking approval from the Los Angeles Office of Historic Resources (LAOHR) to produce affordable local bricks that comply with the aesthetic continuity of existing walls. For previous serpentine wall replacements, LAOHR mandated the use of Carolina brick, a handmade brick manufactured in South Carolina and expensive to produce and ship.

#### Metal Window Frame Replacement

Beckett Construction has agreed to work toward providing a design for metal window frames that will match Village Green's design as much as possible and hold two panes of glass. These frames will be presented to the Los Angeles Office of Historic Resources (LAOHR), and if approved, will be presented to the Board for discussion.

#### Lighting and Lamp Upgrades

LADWP's vendor Volt Electric installed new energy-efficient LED lamps in all seventeen laundry rooms and most of the maintenance buildings in June. As part of a Safety Committee initiative, the existing lamps, and walkway/driveway fixtures in Courts 1 and 7 have been replaced.

#### Balcony Inspections Imminent

State law requires structural inspections of all balconies. Management will solicit bids from several structural engineers and present the bids to the Board for review. Inspections must be completed by January 1, 2025.

#### Asbestos Pipe Replacements

In seeking to prevent water damage caused by gas furnace replacements, Management will present a proposal to the Board at a future meeting that requires replacing the original asbestos pipe when a new furnace is installed.

#### Laundry Service Lease

The contract with WASH laundry services is set to expire next month, but will continue month-to-month until a new lease agreement is established. Discussions are underway to improve service with the contractor. Management will also initiate dialogue with a second laundry service provider that has received commendable reviews.

## NEWS FROM THE BOARD *compiled by PJC*

Thirty-five people attended the June Board Meeting held on Tuesday, June 27, 2023, including eight board members and the management team.

### Board Votes to Hire Horticulture and Landscape Manager

The Board opened the meeting with a discussion of the necessity of hiring someone to manage landscape and horticulture projects and vendors. Comments centered around what a vital and valuable asset the landscape and its urban forest is for the Village Green, and how its upkeep is essential to the property's value and unique status. The work required for maintaining the landscape and its flora is enormous; managing that task has inevitably fallen to our vendor, GreenCrew, to Management, and, unduly, to volunteers from the Tree and Landscape Committee. Board President Laura Civiello made the point that a robust staff is already in

place to maintain buildings; it's time to do the same for the grounds. Moreover, our landscaping planning consultant RIOS and arborists at Carlberg & Associates support the move; stating that it is rare for a property this size *not* to have a manager. It's believed that the position should pay for itself in time, since such a person can identify problems and prevent costly repairs in the future. The Board approved a search for candidates (7 votes for, 1 against).

### New Annual Holiday Schedule for Employees Announced

The question of aligning the VG employee holiday schedule with either the federal or state official holidays was discussed. Director Knowlton will return to next month's meeting with a resolution for vote and adoption

## PUBLIC SECURITY REPORT May 18–June 21, 2023

*Edited by Jordan Deglise Moore*

**FOUL ODOR May 20, Court 1 laundry room, 12:08 pm.** The responding officer found feces in the sink.

**DISTURBANCE/LOUD NOISE May 21, Court 14, 4:05 pm.** The report noted children making noise; responding officers deemed the children's noise level within normal limits.

**TRESPASSING/IRRATIONAL BEHAVIOR, May 23, Court 16, 7:50 pm.** Responding officers found a man hitting and kicking a camper and a tree. When told to stop he advanced on officers, but fled the property when the officers brandished their batons.

**BURGLARY/THEFT, May 28, Court 10, overnight.** A resident reported her unit had been burglarized via an open door.

**THEFT, May 30, Court 12, 2:21 pm.** A resident reported a package stolen from her porch, witnessed via her doorbell camera.

**UNAUTHORIZED YARD SALE/SHOW, June 2, Court 15 garages, 2:42 pm.** Officers and management warned the residents beforehand that commercial activity in the common area was prohibited per the Handbook.

**VEHICLE VANDALISM and THEFT, June 3, Court 16, time unknown.** Officers reported a car with a shattered side window and damaged steering column.

**BURGLARY/THEFT, June 5, Court 5 garages, time unknown,** from an unlocked garage.

**NEIGHBOR DISPUTE, June 14, Court 5, 4:16 pm.** A dog owner and a cat owner have an ongoing dispute as to the animals' interactions. Officers advised them to seek help from the Board of Directors in order to resolve it.

**ROBBERY, June 20, Court 3, 2 pm.** A resident accused his in-home caretaker of stealing cash and jewelry.

### ABOUT HIGHLIGHTS

**Highlights** and the VGOA website are all-volunteer projects of the **Communications Committee**. We welcome your comments and participation!

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