

# VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

# HIGHLIGHTS

A Monthly Publication of the VGOA

May 2021

## HIGH VOLTAGE NEWS!

**VG management announced in April that after two years of discussion and intervention by our councilperson, City Hall contacts, and other supporters, the DWP has verbally agreed to bring additional power to the Green.**

The new power will be drawn from DWP's 34.5 kilovolt source under the intersection of La Brea and Obama, and a new conduit will be run west from there along Obama to a location near the maintenance buildings in the northeast corner of the Green.

VG board director Steve Haggerty, who has been shepherding the electrical overhaul project from the beginning, emphasized that the utility's willingness to begin implementing the project now, not two or three years down the road, is "a major breakthrough."

### Board Resolutions Approved

Place eight already purchased benches on eight locations proposed by the Landscape Committee ... Hold the VG Annual Yard Sale this year on Saturday, October 9 unless it proves unsafe to do so ... Hold a VG Community Trash Pick-up Day in early summer to clean up Hauser and Sycamore ... Increase arborist Carlberg's annual service rate by \$10,300, the first significant increase since 2010 ... Record two liens ...

39 residents zoomed into the Homeowner Comments period before the Board meeting formally began. Many who spoke favored the idea of a dog run at the Green. □

## THE GREEN AND BEYOND

Our neighborhood public school, **Baldwin Hills Elementary School, is now a Community School!** This coveted status will bring the school \$400,000 over the next two years. Hillcrest Elementary, Audubon Middle School, and Dorsey High also received the status, and each will also receive \$400,000.

VG resident Marie Germaine, a teacher at BHES and UTLA board member, said, "First a Pilot School, then California Distinguished School, now to another transformative model for our students and their families! We look forward to working with our neighboring schools to build resources and partnerships for our students and families".

She added, "We will need all our campus spaces to achieve the benefits of this designation." □



photo by Zig

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**Comment? Question? Suggestion?**

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**Court 6 Electrical Line Repair:** This project continues to be bedeviled by tree roots and underground utility lines, as our trenchers struggle to move through a pathway prescribed by LADWP. When the trenching is complete, Ramco will install conduit for the new wiring, and the DWP will run the wires through it and finally energize the lines. No end date has yet been projected.

**Electrical Upgrade:** Our ARG (Architectural Resource Group) team and Hariton Engineering have begun conducting unit inspections in preparation for pre-plan check meetings with L.A.'s Department of Building and Safety (LADBS). The DBS requires building/unit drawings and specifications for the upgrade.

**Residential Building Insulation/Painting/Carpentry:** The 10-building project has begun and is expected to



from Manager  
Sherri Giles'  
April  
Board Report

run through January of 2022. An additional building is receiving insulation only, to test the feasibility of insulating more than 10 buildings a year.

**Landscape Operations:** GreenCrew reported it detailed Courts 14-15 in April and will move to 16-17 this month. Bi-monthly mowing has returned now that the weather is warmer, and with weeds and shrubbery growing faster, a new two-member weeding/trimming team will focus on selected weeding and trimming ... Mulching has continued. There were two mainline irrigation breaks in April, in courts 8 and 5.

**Trees:** Carlberg Associates inspected courts 7, 8, and 9. They recommended 12 trees for high priority pruning, 62 for medium priority pruning, and three dead or unhealthy trees for removal and replacement. □



**Narrow beds** are a hallmark of Village Green's landscape. Melanie Duvernay captured some of the beautiful, the quirky, and uh, the weedy ... Do you recognize them?



## PUBLIC SECURITY REPORT March 18, 2021 - April 21, 2021

*Edited by Jordan Deglise Moore*

**COMPLAINT OF NOISY, DESTRUCTIVE CHILDREN** **March 25, Court 15, 3:15 pm.** Parents were later contacted and were cooperative, leading to less damage to plant life and annoyance to residents..

**VEHICLE BROKEN INTO** **April 1, Court 8, 6:13 pm.** No items were missing.

**VEHICLE BURGLARIZED** **April 1, Court 15, near midnight.** A resident reported a MacBook stolen from a car.

**RESIDENT REPORTS 7-YEAR OLD MISSING** **April 7, Main Green, 4:37 pm.** The child had been at a neighbor's unit and returned home while officers were speaking with the parent.

**DEAD SKUNK** **April 17, Court 10, 2:30 pm.** Officers covered the remains until maintenance could remove it.

**ATTEMPTED VEHICLE BURGLARY** **April 18, Court 3, 4:30 am.** A resident screamed upon seeing two men trying to break into their neighbor's car. The would-be thieves fled before doing any damage and left their tools behind. □

# Modifying a Unit at Village Green

Ready to tear out a wall in your unit, install air conditioning, or put in a new sink? Not so fast! Be advised that **ALL** unit and patio modifications except painting require an application and an “okay” from the VGOA. Without an approved application, fines are highly likely.

To de-mystify the process for owners planning a project and for their neighbors, **Highlights** interviewed Haleh Shoa, the Design Review Committee (DRC) Board liaison. Thanks to Haleh for making the time.

## Highlights (HL) How can an owner obtain an application?

**Haleh Shoa (HS):** You can find it on our website under [Guidelines and Resources](#). You can also pick up a paper application at the office, fill it out, and return it.

## HL: Do you recommend that owners prepare before they apply?

**HS:** Yes! Owners should inform themselves about our modification requirements and resources and the approval process. The [Unit Modification Chart](#) and [Unit Modification Application Procedure](#) detail all the approval steps and required documentation for any type of modification. To learn more about what is deemed “historic,” we also recommend reviewing the [Historic Structures Report](#), a document mandated by our Mills Act Contract. All of these documents can be found on the website.

Other than general learning, an owner needs nothing else until they receive instructions after submitting an application.

## HL: What happens next?

**HS:** Our DRC consultant, Linda Pollari, receives and reviews all applications. Most are forwarded to our Interim Facilities

Engineer, Alfonso Casanova, for his review and site visit. Many applications, such as replacements for a water heater or sink, are approved by him. For more elaborate plans, Linda works closely with owners to obtain necessary documentation so that she can compose their Modification Review Proposals, which always include DRC and Board reviews. If there are any historic materials being removed or replaced, the application is also submitted to LAOHR (Los Angeles Office for Historic Resources) for their review and approval.

The VGOA provides two complimentary hours of Linda’s assistance to complete the Modification Request Packet (MRP) for owner applications. Additional time is charged to the owner’s HOA bill at \$50/hour.

## HL: What happens once the Board approves the modification application?

**HS:** The office sends a notice of approval, at which point the owner can begin pulling permits.

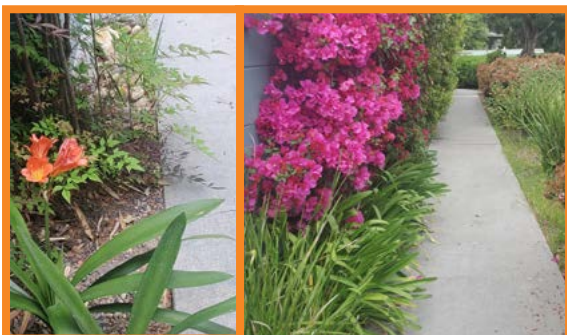
**HL:** In 2018, the Board approved an electrical moratorium to prevent overloading our system and causing more electrical outages. It prohibits owners from adding any more electrical load to our current infrastructure. **How has the electrical moratorium affected the application process?**

**HS:** In the application process, we work with owners to quantify their current electrical usage, including the capacity of their panel size. At this time, we do not allow upgrading panels or increasing electrical usage. However, owners may “exchange” amps for amps. For example, if an owner is interested in installing a combo washer/dryer (~10amps), we have allowed them to remove the antique electric wall heater (15amp). □

**NEIGHBORS’ RIGHTS** on Page 4

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## More narrow beds



# NEIGHBORS' RIGHTS DURING A UNIT MODIFICATION

**HS:** Once a project is approved, we provide the owner with a Neighbor Notification Form to complete and share with all neighboring units. It includes the construction dates and the owner's contact information.

**HL:** Who checks to be sure the owner has distributed the Neighbor Information Form to all the appropriate units?

**HS:** No one. It's an honor system.

**HL:** What is the process for reporting a violation and for noting repeated violations?

**HS:** The complaint process for this is the same as any other. Call or email the office to report a perceived violation or air a complaint. Emails with photos are often quite effective. Alfonso Casanova is then notified and either addresses the complaint himself or assigns someone else to it. Generally, a site visit is made. If a violation occurs outside of business hours, such as hammering at 7:00 am, we encourage a call to security at 213-703-0540.

Violators will receive a letter notifying them to stop the nuisance behavior; if it continues, they will have to go through our enforcement process. If a complaint letter requires Board review, it will be included in that month's board packet.

**HL:** What action does the VGOA take if an owner has flagrantly violated a rule?

**HS:** It depends on the violation. If an owner has started the work without prior approval, a cease-and-desist letter is issued promptly upon discovery. The violation will also be sent through an enforcement process, which may have penalties. If the work continues, the fines/penalties will be more severe and/or the owner may be asked to reverse the work. □

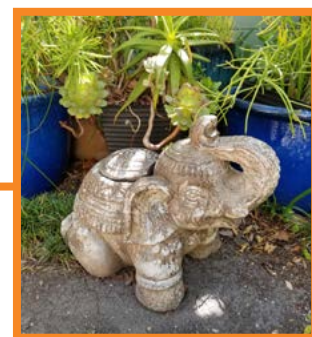


photo by Don Dongallo

## SUNDAY, MAY 23, 3:30 PM

### Special Zoom Event from the Cultural Affairs Committee

Longtime resident and respected music journalist Betto Arcos has published his first book! **Music Stories from the Cosmic Barrio** is a collection of 150 stories he wrote for NPR, the BBC, The World, and KPCC over the past 10 years.



"The book is a travelogue of music stories from California to Brazil, Cuba to the Middle East, but at the center is Los Angeles and the music communities that make this city great..." Betto said. He will be interviewed by former resident Stephen Keylon and will autograph books later. □

Zoom.com  
Meeting ID: 317 169 6861  
Passcode: VGBetto

## VG Safety Committee APRIL EMERGENCY TIP MAKE A PLAN

**You know water is one of the most important things you need during an emergency, but how much?**

FEMA says you need at least one gallon per person per day for two weeks.

For a family of three (and a pet), that's 42 gallons of water for drinking, food prep, and hygiene.

**Where can you store all that water in our "cozy" homes?**

Wherever you can, and as much as you can...under the stairs...in the garage...under benches...

**How long can you store water for drinking?**

The CDC says to check the expiration date and replace other stored water every six months. □

Resources

<https://www.fema.gov/pdf/library/f%26web.pdf>

<https://www.cdc.gov/disasters/foodwater/prepare.html#prepare-water>