

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Highlights

News from the Board of Directors March 22 Meeting

Claire Joyce, Board Secretary

After hearing two homeowner comments, the board, during open session, considered seven business items; five design review recommendations; correspondence from six homeowners; and reports from the treasurer, manager, committees, and operations.

ACTIONS INCLUDED:

Reserves Budget Meeting

... rescheduled the reserves budget meeting for April 5th at 7pm at the Clubhouse.

“Old Oak Tree” Climbing

... approved a court council resolution to place a “Do Not Climb” sign in English and Spanish at the big oak tree on the Main Green. For tree health and HOA liability, tree climbing is a violation of HOA rules, this tree is a frequent gathering site for residents and visitors.

Liens

... approved the recording of five liens and continues to work on lowering delinquency rates.

Committees

... approved officers and members of the safety committee, court council, and design review committee; authorized continuation of the ad hoc external affairs committee for 2016; and agreed to extend the executive committees on management transition and job search until no longer necessary. □

Board Acts on Short-Term Rentals

Responding to complaints about short-term rentals in the Green, the board has clarified that the CC&Rs prohibit this practice. Owners and renters found to be offering their units or rooms for short-term rentals are in violation of the Association’s governing documents.

The board has directed management to initiate the enforcement process for non-compliance. Letters are being sent out requiring a response within 10 days as to what action has been taken to correct the violation. If the matter is not addressed, a hearing will be held, and violators will be subject to monetary penalties, suspended privileges, and/or legal action.

Section 11.1a of Village Green’s CC&Rs (Covenants, Conditions, and Restrictions) states:

“...Each unit shall be... used for residential purposes only... ‘Residential purposes’ shall be construed to include lease or rental of a unit for a minimum period of one (1) year, but in no event shall include use of the unit as a hotel, motel, boarding house or the like, nor shall any lessee of a unit be furnished by the owner or lessor of the unit with meals, periodic fresh bed linens or towels, eating utensils and the like...”

The CC&R’s are in the *Village Green Handbook* and at www.villagegreenla.net. Click on “Important Documents” and find the CC&Rs under “Guiding Documents.” See pages 29-30. □



Photo by John Florance

Clubhouse Olive Trees Restored

This year, eleven new (fruitless) olive trees were planted in the grassy space behind the Clubhouse. This area was once an olive grove of twelve trees. All but one died. It is at the southeast end of the allee. The new trees will take awhile to catch up. □

Complete approved minutes of board meetings are posted near the Clubhouse door.

Public Security Report

February 16 – March 1

Edited by Gabriela Worrel

Note: Security officers are instructed to document and notify management of all incidents.

Feb 16 DISPUTE. Ct. 7, 10:17 a.m.

Security officers responded to report of shouting in a unit and spoke with a person in the patio who said noise level would be kept down.

Feb 16 DISPUTE. Ct. 7, 3:18 p.m.

Security officers responded to multiple reports of shouting, screaming, and the sound of glass breaking. They saw two people inside in a violent dispute. LAPD was called. Two officers arrived, entered unit, and spoke with the people inside. They told security to call LAPD again if the shouting resumed.

Feb 18 BROKEN BRANCH. Ct. 11, 3:00 a.m.

Tree branch had broken & landed on outer lawn.

Feb 24 GRAFFITI. Ct. 08, 8:00 a.m.

Security officer observed graffiti sprayed on wall of garage building near laundry room. No suspects were seen in the area. Work order for clean up was submitted.

Feb 25 GRAFFITI. Ct. 08, 3:50 p.m.

Security officer observed graffiti sprayed on wall of garage building. No suspects seen in the area. Work order for cleanup submitted.

Mar 1 SUSPICIOUS ACTIVITY. Clubhouse, 7:13 p.m.

Resident reported someone looking into the U.S. Postal Service mailbox near Clubhouse with a flashlight. When security patrol car approached the area, the suspect fled in a car, heading east on Rodeo Rd. The incident was reported to our mail carrier, who reported it to the Postal Service. □



Photo by Jeff Clark

If you see any suspected theft, tampering, or destruction of our mailbox, please immediately report it to Public Security (213-713-0540). Then, report it to Postal Inspectors, a branch of the USPS: call 1-877-876-2455 or use the "Contact Us" menu at <https://postalinspectors.uspis.gov>.

Manager's Report

By Sherri Giles, Operations Manager

Building 8 Crack Repair:

Following an inspection by the supervising architect for the building stabilization project, cracks reported in several Building 8 units were determined to be non-structural. The board agreed in February to patch and paint current cracks at a cost not to exceed \$500 per unit. Six units were scheduled to be addressed by the end of March.



Photo by Jeanne Gaignard

Court 3 Water Main Line:

On March 2, a DWP water main line broke near Coliseum Street, affecting water service to Court 3. DWP used a fire hose to temporarily supply water to the court. After maintenance supervisor Harold Graves met with the foreman, a permanent repair was completed and water was restored to the court the same day.

Hauser Street Work:

Following inadequate notice of scheduled street repairs, management has contacted the city's Bureau of Street Services and encouraged them to work more closely with our office to ensure proper and timely notification to residents.

Staffing:

The search is ongoing for a person to fill our second management position. This position is currently posted as facilities engineer/facilities manager because we are looking for someone with background in both the technical and financial aspects of facilities maintenance. We are using the services of two recruiters and have posted widely.

2015 Audit Report:

Following a 10-day period of board review of the draft annual audit, the final Audit Report will be presented for acceptance by the board at the April 26th meeting. □

If You See or Hear...

Something suspicious:

Call Public Security at **213-703-0540** (on-site line) or **323-293-9884** (dispatch)

Crime in progress: Call **911** first & then Public Security.

Need an escort home? Call **8140*** from the call box outside the office.

COURT COUNCIL CORNER

Editor's Note:

For many years, Village Green's Court Council contributed a regular column to the Highlights. We are happy to welcome them back. Starting next month, "The Corner" will clarify rules and offer suggestions for harmonious living here at the Green. Please send questions or suggestions for court council to Letters to the Editor via the management office.

What is Court Council?

By Diann Dumas, Court 4 representative

Court council is a unique committee because it is made up of one representative and one alternate from each court in Village Green. All are volunteers.

Court council is a forum to discuss matters of importance to the VG community, and it initiates action and brings proposals to the Board of Directors to improve life in the Green. It works to communicate the need for compliance with various VGOA rules and with other committees to support their events. The court reps distribute the Highlights plus flyers to the residents of their courts.

We have posted in each laundry room the name and contact information of the rep and alternate. Residents are encouraged to hold meetings with their reps to discuss the needs of the residents and get acquainted with their neighbors. If you'd like to get involved, reach out to your court rep or the court council chair. If your court is not represented, consider volunteering to become your court's rep.

Court council meets once a month on the first Wednesday in the Clubhouse at 7:00 pm. Meetings are open to all VG owners and residents. □

Earthquake Preparedness



By Lucy Fried

Glenn Pomeroy, CEO of the California Earthquake Authority (CEA), looked at the 40+ people in front of him in the Clubhouse and posed a question not heard at previous VG earthquake preparedness events:

“You will most likely survive a 6.7 magnitude earthquake, but will you be able to recover economically?”

He and Mark Benthien, education and outreach director for the Southern California Earthquake Center at USC, had been invited by the Green's budget and finance committee to talk about the financial aspects of earthquake preparedness. Village Green's insurance does not cover earthquake damage (most HOA's don't, as the cost would be prohibitive), and condo and renter insurance policies don't either.

After the 1994 6.7 Northridge quake, most insurance companies stopped selling earthquake insurance. There was essentially none to be had until, finally, the state created the CEA. It is a not-for-profit insurance company which most insurance companies have joined. You buy your quake insurance from your homeowner or renter insurance company, but the rates are set by the state, and the companies cannot raise them.

For more information, call 888-423-2322, go to EarthquakeAuthority.com, or talk to your insurance agent.



From left: Glenn Pomeroy; Cynthia Singleton, VG budget and finance chair; and Mark Benthien. Benthien reviewed key earthquake facts, including: the 1994 Northridge quake was a 6.7; earthquake scientists confidently predict a 6.7 or higher quake in SoCal in the next 30 years; the Green is less than two miles from the Inglewood-Newport Fault on LaCienega; earthquake waves move back and forth and cross from one fault to another.

“Even a 7.8 earthquake will probably not cause catastrophic loss of life in Los Angeles, Benthien said, “but life will be different. Prepare yourself.”

Photo by Ethan Markowitz

Readers' Survey Report

103 readers participated in the Highlights' Readers' Survey that was launched at the Feb. 6 Annual Meeting and ran for a month.

Respondents were not asked for their name or unit number, so we can't know how honest or broad-based the sample is, but here are some of the most interesting things we learned from those who took the time to fill out and return the survey.

90 said they read the newsletter "always". 65 said they prefer the paper edition to the website edition.

Security reports led in readership, with only two respondents not checking it, followed by the manager's report, front page articles, board news, and upcoming events.

Asked what they'd like to see more of in the Highlights, the top feature was investigative articles (47 respondents), followed by VG Handbook rules and tips (44), and "Letters to the Editor" (34).

There were over 31 additional suggestions for specific content, including many for more news about the neighborhoods near Village Green.

Thank to all who participated in the survey. You gave us valuable input about the community's desires for news, information, and opinion.

Highlights needs more writers, editors, marketers, photographers and designers. If you'd like to help, please contact lucyh@ca.rr.com or attend a communications committee meeting.

F.Y.I. - Water & Power Rates

DWP in March approved water and power rate increases for the next five years, starting in mid-April. Water will increase by 4.7% and power by 3.86% each year. VG residents pay for their own power. Homeowners' fees pay for common area electricity and patio water. Common area water is supplied by our well.

Committee Meeting Times

- Budget and Finance 3rd Thurs., 7 pm
- Communication 2nd Thurs., 7 pm
- Court Council 1st Wed., 7 pm
- Cultural Affairs 4th Thurs., 6 pm
- Design Review 1st Mon., 7 pm
- Landscape 2nd Mon., 7:30 pm
- Safety 2nd Wed., 7 pm
- Trees 3rd Mon., 7 pm

All committee meetings are held in the Clubhouse.

Upcoming Events

Saturday 4/23

Movies On The Green!

Tuesday 4/26, 7pm

Board of Directors meeting

Saturday 4/30, 10-11 am, Clubhouse

Community outreach meeting for

Baldwin Hills Elementary School, the assigned

school for VG residents. School reps will share information about their pilot status, magnet program, and enrollment and answer questions. For more info, contact VG resident and BHES parent Avelene Schodorf: avelene@yahoo.com



April Foot Beats

Monday 4/4, 10 am

Meet at Clubhouse, walk West Circle - Court 10

Tuesday 4/10, 7 pm

Meet at Coliseum & Hauser, walk Courts 9 - 6

Wednesday 4/20, 10 am

Meet at Court 1 Entrance, walk Courts 1 - 6

Thursday 4/28, 7 pm

Meet at Clubhouse, walk East Circle - Court 17

Save the Date

Sunday, 5/29, 3-5 pm

FANDAGO "Cambalache," Central Green

Community Affairs Update

By Cynthia Singleton, Ad Hoc External Affairs Committee

Coliseum Traffic Baldwin Hills Homeowners Assn.

(BHHA) spoke about traffic and safety concerns at a City Hall meeting in March. The city is considering these options: 1.) close Coliseum through-traffic from Hauser to Genesee, 2.) remove left turn lanes on Coliseum to stop speeding, 3.) install speed bumps, 4.) close Corbitt exit to Rodeo. BHHA will meet again with city representative to discuss the impacts of these options.

Marijuana shops near LaCienega & Rodeo have been closed.

Proposed car wash at Genesee & Rodeo is still unresolved.

LaCienega & Jefferson 10 Story Apt Bldg. Developers met with BHHA president about increased traffic from project. Results are pending.

DWP trucks stored at nursery next to BH Elementary School will comply with noise restrictions and later Sunday starting time. BHHA learned the area is zoned for commercial and residential use and requested compliance

In the Works: Community meeting at Bahai Center on how to improve LAPD, LAFD, and city reporting process and response time in our area.