

# Village Green Owners Association

## August 2008 Newsletter

### Notes from Board Meeting on August 26, 2008

*The Board of Directors would like remind all residents of the upcoming Town Hall Meeting scheduled for Saturday, September 20th from 10 a.m. to noon.*

#### **Committee Resolutions**

Resolution 08-81 from Landscape Committee—recommends removal of overgrown junipers near Unit 5276 for a cost not to exceed \$800; approved 6-2-0-1. Resolution 08-82 from Landscape—recommends to replant triangular flower bed near Court 9 with magenta-colored ivy geranium for a cost not to exceed \$500; approved 8-0-0-1. Resolution 08-83 from Parking Enforcement Committee—1) to waive fines for 18 owners; passed unanimously; 2) to enforce parking fines for 21 owners; approved 7-1-0-1.

#### **Manager's Recommendations**

Board passed motion to accept Manager's recommendation to repair a maintenance cart for amount not to exceed \$2,000 from line item 63230. Board approved change orders on garage court repairs for \$15,233 and maintenance yard repairs for \$2,875. Board approved change in painting contract for Maintenance Yard of \$2,980. Arborist reports states that Victorian Box trees are still in distress. Board will ask Tree Committee to work with Manager to develop volunteer watering program for trees, and Manager to discuss with TruGreen for input.

#### **Reimbursements**

Board passed motion to reimburse a homeowner for electrical repairs totaling \$960. After discussion and 2 failed motions, the Board passed a motion to deny a homeowner reimbursement request for \$6,200. Board approved another owner's request for reimbursement of \$37.50.

#### **Rehabilitation and Maintenance Plan (RAMP)**

Board discussed final draft of proposal for property condition assessment and will have a special meeting to review the proposal and then call a special board meeting to take action and accept the proposal.

#### **Other Business**

Board assigned ad hoc duties for Architectural Review to Steve Haggerty, Tom Brown, Steven Keylon and Ben Ginsburg. Per a request from 2 owners, Board will set a meeting to confer with an owner regarding unit problems. Property Manager and Director Brown will work to obtain a handicap access sidewalk on northeast corner of property per owner request.

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## Manager's Report

#### **New Items**

Holiday Cards—would like to order Holiday Cards to send to contractors. Inscription would read, "from the Village Green Owners Association."

#### **Ongoing Items**

- Exterior Painting—Building 86 is complete. Building 89 is being prepped. Building 90 is next.
- Engineering Services—J.Byer Group has conducted manometer testing and soil sampling. Results should be here before the end of August.
- Garage Courts 6, 14, 16—Construction repairs are ongoing for Court 6. There are additional costs due to very large termite infestations that were not seen during the walkthrough, but were caught after waterblasting. In addition, items were caught after fumigation due to individual inspection of garages when garages were opened.

*continued on reverse*

**Manager's report, continued**

- Maintenance Yard Repairs—fumigation is complete. Over 95% of the yard is cleaned out (we will have used four 40-yard containers). Cleanout should be complete by end of August. Waterblasting and construction will start garage courts are all repaired; should be by mid-October. Most roofing repairs will begin week of 8/25
- Garage Cleanout—we cleaned out 11 garages.
- Cart repair—an estimate to repair the existing cart would range from \$1,000 and \$1,500.

**Completed Items**

- Tree Trimming—all trees in Courts 7 through 13 have been trimmed. Some additional trees throughout the property have been trimmed as needed.
- Backflow repair—work is completed for the backflow repairs and the installation of the new water supply lines (from the meter to the backflow device). In addition to the backflows, water lines and WYE strainers, we needed to replace 6 pressure regulators and replace (not repair) 2 backflows. All backflow testing and repairs are complete for 2008.

**Committee Reports**

Communications Committee—The Committee needs help creating the quarterly newsletter, *Highlights*. Articles submitted by any residents are welcome. We're seeking volunteers with design and publishing experience.

Cultural Affairs Committee—The Committee invites all VG residents to join them for the Labor Day Concert on Sept 1 from 3:00–6:00, featuring the Kamasi Washington Band. Please remind guests to park on the side streets on the exterior of Village Green so as not to inconvenience residents.

Design Review Committee—The Committee has been working with signage vendor to complete the Parking Regulatory signage. New signs will be installed in the coming weeks. We are also in the process of researching tankless water heaters options for residents.

**Report from Platt Security**

Incidents in the VG, July 15–August 14, 2008

**July 17**—A resident in the West Circle was taken to the hospital by paramedics in the morning.

**July 23**—At 3 a.m. officer responded to a resident in Court 2 who claims someone was trying to break into their house. In a follow-up the next morning, resident reported that someone had opened her peephole, and tried to open her door.

**July 26**—At 11 a.m. LA Police called Platt security about a noise complaint in Court 7. Officer went to court and asked resident to turn down a radio and the resident complied.

**July 31**—At 11 a.m., an officer responded to a complaint in Court 7 about a dispute among residents on their patio. At 10 p.m. in Court 12, officers responded to a report of a domestic dispute. The parties were not residents and were asked to leave the property.

**August 4**—At 7:30 in the morning, LAFD took a resident in Court 5 to the hospital.

**August 8**—At 8 p.m. an officer found one of the landscaping staff in Court 16 who said he'd been sprayed with pepper spray. He declined the officer's offer to call the paramedics.

<b>LAPD Crime Stats</b>	
Incidents within a one-mile radius of Village Green.	
July 2008	
Burglary	3
Grand Theft Auto	7
Theft from Vehicle	5
Personal Theft	8
Robbery	11
Aggravated Assault	9
Rape	0
Homicide	1