

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Newsletter December 2011

Notes from Meetings of the Board December 20, 2011

By Joe Khoury, Board President

At the request of a Committee, the Board established a protocol whereby funds generated by Committees can be deposited and added to their budget for that year. The Board approved the appointment of Cynthia Cyrus, Betty Harris, and Reba Glover as the Inspectors of Elections with Christine Li as the alternate for the 2012 Association election. The status of the building stabilization project is that a request for proposals for structural engineers has been sent and some replies have been received by the project manager, JS Egan Design. The Board agreed to allow the California Preservation Foundation to conduct a workshop in the Clubhouse.

The Board approved a performance-based contract for TruGreen for \$288,000; that is \$74,848 **less** than last year's price (a 20% **decrease**) with the identical scope of work as last year. The Board also renewed the liability insurance; the contracted services were not changed, but premium was reduced by \$5,589. The Board further approved a series of contracts for all the reserve work for 2012, according to a schedule prepared by our managers. Approving these contracts in advance helps the Office to plan ahead; this has never been done before at Village Green. The following contracts were approved for reserve work to be done in 2012:

- Repair three residential and two garage roofs - \$120,325
- Roofing repair inspection at a not-to-exceed cost of \$1,275
- Painting 10 residential buildings for \$149,035, and all the garages in 3 courts for \$60,831
- Exterior plumbing supply line replacement for one court - \$83,985
- Interior plumbing supply line replacement (re-piping) for 3 buildings - \$103,190
- Sewers replacement for two courts - \$284,750
- Environmental testing for lead and asbestos in buildings 8 and 14, which is required in order to notify future contractors for the building stabilization project - \$6,100

Manager's Report, by Peter Fay

Please see the end of year report in the Winter 2012 *Highlights*, written by Peter Fay.

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Platt Security Reports

- **November 11**—Court 7, 2:44 p.m., complaint—officer responded to complaint of a dog barking and found a dog on a patio with no answer at the door.
- **November 14**—Court 7, 9:38 a.m., complaint—officer responded to complaint about a barking dog.
- **November 15**—Court 6, 6:40 p.m., medical—LAFD paramedics responded to a resident's call.
- **November 18**—Court 4, 7:47 a.m., medical—officer aided a resident in distress on the green near the office, escorted resident to his unit, and called the paramedics.
- **November 21**—Court 9, 12:00 noon, trip and fall—officers aided a resident who had fallen in a hole near the entrance to the court. Maintenance was notified.
- **November 22**—Court 7, 9:00 a.m., complaint—officer responded to complaint about a barking dog.
- **November 27**—Court 7, 11:45 a.m., complaint— officer responded to complaint about a barking dog
- **November 29**—Court 1, 2:300 p.m., complaint—resident reported that a spring on the garage door broke, causing the door to nearly hit her car. Maintenance was notified.