
Village Green Owners Association

February 2009 Newsletter

Notes from Special Board Meeting, February 17, 2009

2009 Committee Liaison assignments:

Communications: Diann Dumas, Reba Glover
Design Review: Steven Keylon
Cultural Landscape Report: Robert Nicolais
Court Council: Daniel Millner
Cultural Affairs: Daniel Millner
RAMP: Steve Haggerty
Landscape: Drew Furedi
Tree: Ben Ginsberg
Safety: Nat Hutton
Social Recreation: Nat Hutton
Budget and Finance: Nat Hutton
Landmark: Steven Keylon

The focus of this special board meeting was to establish these 2009 Board Goals:

1. Enforcement. The Board will review and may reform current enforcement policies, assess what resources enforcement takes, and clarify and standardize handling of violations of policies.
2. Communications. Within six months to develop an effective protocol to distribute Board agendas and minutes, and to have sponsored two community events laying a stronger foundation of education and celebration within the community. Also, develop the website further.
3. Delinquencies. Review current delinquency procedures, get better reporting, and consider proposals to address delinquencies more proactively so as to potentially reduce delinquencies.
4. Gafcon/RAMP. Continue to work with Gafcon and the RAMP Committee to determine the scope, estimated costs, and method of financing of RAMP work.
5. Mills Act. Continue work of last year, working with the Los Angeles Office of Historic Resources; set up two Town Hall meetings to educate owners and the Board; and potentially hold a vote by owners by June 2009 on whether the Association should participate in the Mills Act.
6. Shorter Meetings. The Board will endeavor to end meetings at 9:30.

Ongoing Projects:

1. Parking Policy
2. Gafcon
3. Bylaws
4. Delinquencies

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Notes from the Board Meeting on February 24, 2009

Garage Inventory: 701 garages. About 28 are available for rent; some used by Village Green.

Variance Report: Manager working on resolving problems obtaining accurate utility bills. Manager reports we were under in sewer last year and over in water. Ross Morgan is working on clarifying this.

Old Business

2009 Allocation to reserves:

Board discussed Treasurer Reba Glover's specific suggestions for allocating \$100,000 to specific reserve line items. The Board approved to accept the treasurer's suggested allocations.

New Business

Discussion of 2009 Board of Directors' Goals:

Directors discussed goals and members of each working group were selected.

1. [CC&R, Bylaws, and Handbook] Enforcement

The Board will review and reform current enforcement policies, assess what resources enforcement takes, and clarify and standardize handling of violations of policies. Nat Hutton, Diann Dumas, Steven Keylon. Nat Hutton will lead.

2. Communications

Within the next six months to have developed an effective protocol to distribute Board agendas and minutes, and to have sponsored two community events laying a stronger foundation of education and celebration within the community; also to develop the website further. Drew Furedi, Daniel Millner, Diann Dumas, with Daniel Millner leading.

3. Delinquency

Review current delinquency procedures, get better reporting and consider proposals to address delinquencies more proactively so as to potentially reduce delinquencies. Possibly Reba Glover, Ben Ginsberg, Nat Hutton, with Ben Ginsberg to lead.

4. Gafcon/RAMP

Continue to work with Gafcon and the RAMP Committee to determine the scope, estimated costs and method of financing of RAMP work: Diann Dumas, Ben Ginsberg, Steve Haggerty and Robert Nicolais are already working on this through RAMP Committee. Steve Haggerty will chair Board sub-committee of Steve Haggerty, Diann Dumas, Ben Ginsberg and Robert Nicolais to report back to Board.

5. Mills Act

Continue work of last year, working with the Los Angeles Office of Historic Resources; set up two Town Hall meetings to educate owners and the Board; and potentially hold a vote by owners by June 2009 on whether the Association should participate in the Mills Act: Steven Keylon, Robert Nicolais. Steven Keylon will lead.

6. Shorter meetings. [Goal – no working group].

Board moved to Executive session at 9:04 p.m.

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Manager's Report

- **Fire Extinguishers**—We are experiencing a high number of thefts of fire extinguishers and are working towards a solution. This is effecting all garage courts.
- **2009 Reserve Study**—the Board of Directors approved a new flat-fee reserve study for the next 3 years (2010 thru 2012). The cost is \$1,570 per year.
- **2009 Reserve Work**—reserve work that was approved for 2009 is exterior painting (exact buildings TBD), sewer replacement, interior repiping and water supply line. A proposal was made to add buildings to the painting schedule, for increase of \$26,235 over \$108,000 previously approved; discussion deferred.
- **Engineering Services**—the Board of Directors will meet with the 2 engineering companies in the first week of March to discuss stabilizing Buildings 8 and 14, which show long-term settlement.
- **Roof Cleaning**—this will begin on Monday, March 9th and will begin in Court # 1 and move in order, to Court 17. The work should be complete by Friday, March 20th.
- **Tree Trimming**—Phase II, (Courts 4, 5, 6, 14, WC,EC). The Board accepted Tru Green proposal to trim 490 trees at a cost of \$127,520. This work will begin in mid-March.

Committee Reports

Court Council—Court Council is in the process of setting its goals for the next year and how to best meet the needs of residents. Some proposed goals include updating the Welcome Your Neighbor program, developing programs in conjunction with other committees, such as “do it yourself” projects, and coordinating programs that may be of special interest to various groups in Village Green such as parents of young children. As always, anyone interested in helping out with Court Council activities—or just attending our monthly meetings on the first Wednesday of every month—are very welcome!

Cultural Affairs Committee—VG residents interested in being a part of the Village Green Home Companion variety show should contact Jeanne Winn (323-296-2434 or 310-916-4595). The show will be on Sunday, March 22nd, at 3:00 p.m.

Design Review Committee (DRC)—(notes from Board discussion) The committee's report on tankless water heaters is great work. It is complete and useful. However a Cal-Coast representative gave him an unequivocal negative opinion. The DRC was asked to investigate and report back.

National Historic Landmark Committee—(notes from Board discussion) Robert Nicolais reported that the Cal Poly Pomona architecture student tour that Landmark organized and presented was a great success. Eighty-six students signed the register.

Safety Committee—The Village Green Safety Committee is making plans for an all-Village-Green-residents Neighborhood Watch gathering, which will also include the adjacent Baldwin Village Neighborhood Watch Members from the neighborhoods to the north and south of the Village Green. This gathering is meant to foster a greater rapport among Baldwin Village residents at-large, as well as a stronger understanding about how to protect ourselves and our property investments.

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Report from Platt Security

Incidents in the VG, January 15–February 15, 2009

- January 20**—VG Office, medical emergency, 2:55 a.m.: Platt officers and paramedics responded to a medical emergency.
- January 21**—Court 3, medical emergency, 10:25 a.m.: paramedics took resident to hospital.
- January 27**—Court 8, medical emergency, 11:15 a.m.: paramedics took resident to hospital.
- January 30**—Court 7, complaint, 3:10 p.m.: officer responded to resident complaint about a barking dog in another unit.
- January 31**—Court 7, complaint, 5:20 p.m.: officer responded to resident complaint about a barking dog in another unit.
- February 1**—Court 7, complaint, 10:50 a.m.: officer responded to resident complaint about a barking dog in another unit.
- February 2**—Court 8, complaint, 3:35 p.m.: officer responded to report that two kids had tried to take a resident child's skateboard. Officer spoke to the kids, students at Baldwin Hills Elementary, and asked them not to return to the VG.
- February 5**—Court 7, burglary, 4:13 p.m.: resident reported break in. Window was broken and a digital camera stolen. LAPD responded and took a report.
- February 7**—multiple courts, property vandalism, 1:25 p.m.: a resident informed officers that the fire extinguisher in Court 13 was missing, and the glass broken. Officers checked all courts and found multiple extinguishers had been stolen from each of Courts 2, 6, 9, 10, 11, 12, 13 and the West Circle.
- February 11**—Court 5, water damage, follow-up report, 2:30 p.m.: Officer followed up on water damage from previous day. Resident awoke in the night to find upstairs neighbor's water heater had broken; no one was home.
- February 12**—Court 12, property damage, 10:40 a.m.: a Tru Green landscaping truck backed into a garage building
- February 15**—Court 8, medical emergency, 12:48 p.m.: resident transported to hospital by paramedics.

LAPD Crime Stats

Incidents within a one-mile radius of
Village Green.
January 2009

Burglary	9
Grand Theft Auto	7
Theft from Vehicle	3
Personal Theft	4
Robbery	7
Aggravated Assault	6
Rape	0
Homicide	2