

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Newsletter February 2012

Notes from Meetings of the Board February 28, 2011

By Gabriela Worrel, Board Secretary

- Board meeting minutes from January 24, February 4, and February 9, 2012 were approved by Board members
- Board approved Landscape Committee's resolution (12-09) to survey residents and host a clubhouse patio beautification workshop.
- Board approved a new janitorial contract ensuring the regular maintenance of VG common areas, such as the Clubhouse, offices, and laundry rooms.
- Board approved management's initiative to have an energy audit done through a third party, Pacific Utility Audit, Inc. Audit will come at no cost to the Association, and may return energy overcharges to the association.
- Laundry room renovations continue on schedule and will be completed by April 2012.
- Sewer replacements continue on schedule.

Manager's Report, by Peter Fay

Patio Locks—A lot of great work is taking place on the property as listed below. However, the largest problem that interrupts our work schedule is not having access to patios because owners have changed their patio locks. The Village Green Handbook clearly states that patio locks must be installed by the Association's maintenance crew. These locks are keyed to a master, so the Association can have access. If you have changed your lock, please contact the office so that we may correct this condition.

Technology in the Office—We are pleased to report that we have scheduled to hardwire the office to accommodate a computer system that includes three computers and a new server. This system will allow for a shared file network, which will increase productivity in the office, and will back-up and store valuable information on a daily basis. Also, we are initiating, to the greatest extent possible, a paperless office. We are also insisting that our vendors e-mail documents to us in a PDF format, rather than mail hard copies.

Laundry Rooms—Laundry room renovations continue. Depending on the weather, all should be finished by April.

Sewer Replacements—The repair/replacement of sewer lines in Courts 11 and 12 has begun, and we are pleased with our progress.

Roof Repair/Replacement—We are scheduling the repair/replacement of roofs that require immediate repair, which are located in Courts 10, 11 and 12, plus two garages in Court 3, to commence in March.

Exterior Painting—Exterior painting of residential buildings continues. We are finishing building 83, and will start building 19 on March 8.

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Exterior Water Supply Lines—Repair/replacement of exterior water supply lines for Court 5, buildings #22, 23, 25, 26 & 27 (49 units, total) is underway. Work in Court 13 is scheduled to begin March 12. We have received several very positive compliments from Court 5 residents, that there is noticeable improvement with their water systems after this installation was completed.

Tree Pruning—Phase 2 of a plan for 2012 developed by the Association's Arborist, has commenced.

So we are off to a good start for the Association so early in 2012.

Platt Security Report—January 11 to February 03, 2012

- **January 11**—Court 10, 7:30 p.m., break-in—resident arrived home to find a window ajar. Accompanied by officers, she entered her home and found closets opened and items strewn about. Resident was advised to call LAPD
- **January 13**—Court 7, 11:35 a.m., complaint—officer responded to complaint about an unsupervised dog.
- **January 16**—Court 7, 11:30 a.m., noise complaint—officer responded to complaint about a barking dog, but was not able to witness the dog barking.
- **January 22**—Court 6, noon, slip and fall—officer responded to resident call about a fall inside a unit.
- **January 23**—Court 4, 9:30 p.m., deceased—LAFD responded in Court 13; resident died of natural causes.
- **January 23**—Court 4, 7:25 p.m., fighting/loud noise—Officer responded to report of loud noise and fighting in a unit.
- **January 25**—Court 7, 11:00 a.m., complaint—Officer responded to complaint about a barking dog.
- **January 26**—Court 11, 9:00 a.m., complaint—resident complaint about a neighbor smoking marijuana.
- **January 26**—Court 7, 11:38 a.m., noise complaint—Officer responded to complaint about a barking dog.
- **January 28**—Court 11, 4:05 p.m., theft—Resident found that a garage fire extinguisher had been stolen.
- **January 28**—Court 7, 4:45 p.m., complaint—officer responded to report of a barking dog.
- **January 28**—Court 7, 11:45 p.m., noise complaint—officer responded to complaint of loud noise.
- **January 29**—Courts 9 & 10, 4:35 p.m., fallen tree branch—Officers documented and moved the tree branch.
- **January 29**—Court 4, 1:42 a.m., noise complaint— officer responded to complaint of loud noise.
- **January 30**—Court 7, 10:13/10:53 a.m., complaint—officer responded twice to complaint about barking dog.
- **January 30**—Court 6, 3:55 p.m., vehicle damage—resident reported car vandalized while parked on Coliseum.
- **January 30**—Court 4, 10:10 p.m., noise complaint—officer responded to complaint of loud noise.
- **January 30**—Court 7, 9:59 a.m., complaint—officer responded to complaint of a barking dog.
- **January 31**—Court 11, 1:33 p.m., possible theft—officer found a John Deere Gator vehicle on the property with a United Rentals sticker on it. The vehicle did not belong to TruGreen, so officer called United Rentals to pick it up.
- **January 31**—Court 4, 3:20 a.m., noise complaint—officer responded to complaint of loud noise.
- **February 1**—Court 7, 10:25 a.m., complaint—officer responded to complaint of a barking dog.
- **February 2**—Court 5, 10:30 a.m., medical—resident called 911 and LAFD responded.
- **February 2**—Court 2/3, 2:05 p.m., theft—resident reported a motor bike and bicycle missing from garage.
- **February 3**—Court 4, 2:30 a.m., loud noise— officer responded to complaint of loud music.