

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

MONTHLY UPDATE for February 2013

MANAGER'S REPORT

By Peter Fay

It's been a busy month at the Office and the new VGOA Board of Directors. The group accomplished a great deal of work at its first meeting.

During this month's meeting the Board approved:

- Opening two new bank accounts to ensure the associations funds would be covered by FDIC insurance.
- Delegating authority to Directors Keho and Ginsburg to rewrite a DRC security door policy letter to homeowners.
- A contract to clean and remove all debris and any obstructions from roofs.
- Treat for termite infestation in building 36.
- Painting of the exterior of residential numbers 82, 10, 68, 29, 34, 12, 63, 72, 75, 78, and garages in Court 7 (42 garages) and Court 8 (33 garages).
- A contract with a lighting design company to develop a lighting plan for the common areas of the project.
- To repair/replace sewer lines to six buildings in Courts 13 and three buildings in Court 16.

Management reports:

- **Painting and roof cleaning will commence this month.** While doing this work we may need to access your patio area, with or without notice. One large 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 that the Association can have access to the patio. If your lock is not keyed to our master key, please help us out and contact the Office so that we may correct this condition.
- **Web Washing Machines has increased the cost of washing machine use by 25 cents per load.** They did so without notification to management or owners. We have informed them that in the future they must provide notice prior to making such changes. This increase applies only to washers, not dryers.
- **A battery recycling box has been installed** on the leasing box post located by the Office door. Please use this box to dispose of your used batteries.
- Time Warner income received for the last quarter of 2012 equals \$9,782.71 which, after commission, nets the Association \$7,337.03 which is \$3,337.03 more than budgeted.
- Carob tree replacement on Rodeo Road has been approved and will commence when our contractor's traffic plan has been approved by the LA Department of Transportation. We do not yet have a timeline for this work.
- A listing of the current anticipated reserve project work for 2013 is available at the Office for interested owners.

Full minutes of all Board meetings are available for residents to view at the Office during office hours.

Residents may participate in the public comment period at the beginning of each Board Meeting.

Board Meetings occur the fourth Tuesday of each month at 7:00 p.m. in the Clubhouse.

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PLATT SECURITY REPORT

January 10—February 15, 2013

- Jan. 13 Theft, Court 9, 1:15 p.m.—Officer noticed three black male juveniles running away from a Toyota Camry. LAPD was contacted and responded.
- Jan. 14 Complaint, Court 7, 7:30 a.m.—Officer responded to reports of marijuana smoke coming from a unit but did not smell anything.
- Jan. 14 Property Damage, Court 5, 3:25 p.m.—Resident reported that her garage door fell on her vehicle, causing damage.
- Jan. 15 Medical, Court 17, 3:30 a.m.—Resident transported to the hospital by LAFD Paramedics.
- Jan. 15 Theft, Court 3, 10:30 a.m.—Resident reported that when she returned to the laundry room, her clothes were dumped on the floor. She rewashed them and noticed her panties were missing.
- Jan. 21 Noise Complaint, Court 14, 11:30 p.m.—Resident said he would turn down the radio.
- Jan. 24 Possible Theft, Court 14, 9 a.m. —Resident reported that her purse containing \$3,000 was missing.
- Jan 28 Altercation, Court 14, 5:20 a.m.—Owner of a Honda CRV cursed and raised his voice at an officer because his car was being towed. Resident said that the Office refused to give him a valid parking permit. Vehicle was released.
- Jan. 31 Assault, Clubhouse Office, 3:20 a.m.—Resident appeared at the office to complain that his Honda CRV was towed and demanded that it be towed back. Resident became violent and struck the officer repeatedly in the face, back of the head, and shoulder. LAPD paramedics responded and officer's vitals were taken. No charges are being pressed at this time.
- Feb. 5 Noise Complaint, Court 14, 2:25 a.m.—Officers asked resident to turn his music down.
- Feb. 7 Noise Complaint, Court 15, 2:45 p.m.—Officer followed up on a noise complaint from the night before (officer responded at 11:30 p.m.). A contractor working on the unit said that he stopped by at about 10:20 p.m. to drop off supplies and locked up then. No one else should have been in the unit.
- Feb. 7 Welfare Check, Court 4, 3:20 p.m.—Office asked Security to stop by a unit to check on a resident. Interior of the home was surveyed and a corpse was discovered. LAPD was notified.
- Feb. 9 Accident, Court 10/Hauser, 9:45 a.m.—A bicyclist was hit by a black BMW outside the property. Suspect refuses to give any information to Platt Security. Victim refused medical attention.
- Feb. 11 Safety Hazard, Court 9, 10:35—A fallen tree branch broke a table on a patio.
- Feb. 13 Vandalism, Court 1, 7:45 a.m.—Graffiti was located on the back side of a garage.

NEW!

FRIENDLY TIPS

From Your Court Council

Garages shall be used for vehicles and may not be used for storage purposes.

Vehicles shall not be driven at speeds in excess of fifteen (15) miles per hour within the Village Green.