

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Highlights

Annual Meeting Edition



2016 VGOA Board of Directors. *From left:* Steve Haggerty; Jerri Allyn; Lucy Fried (re-elected); Joe Khoury (re-elected); Anne McGinn (newly elected); Ben Ginsberg; Claire Joyce; Norma Miller; Ethan Markowitz (re-elected) (not shown). *Photo by Jeff Clark.* Board officers remain unchanged from last year: Jerri Allyn (president); Joe Khoury (vice-president); Claire Joyce (secretary); Steve Haggerty (treasurer).

February 6 Annual Meeting and Election Civil Affairs

By Lucy Fried

This year's annual meeting and board election went off without a hitch and were notable for their positive tone and civility. Owners cast a record number of votes by 5:00 p.m. on Friday, and elections chief inspector Cynthia Cyrus announced that a quorum was reached at 10:16 a.m. on Saturday morning, well before last year's time. For many of the 70 plus owners who attended all or some of the meeting, the high point was the speech by new operations manager Sherri Giles. She received a standing ovation. To read complete speeches by Ms. Giles and board president Jerri Allyn, visit www.villagegreenla.net.

* **Black History Month Presentation, Sunday, 2/21, 3 p.m., Clubhouse**

Mr. Ivan Houston, decorated officer and CEO of the famed Buffalo Soldiers, will speak and sign his book, *Black Warriors: The Buffalo Soldiers of WWII*. Dinner served following his talk. *Sp: Cultural Affairs Committee*
To see more upcoming events listings, visit www.villagegreenla.net.

- * Tree Committee Meeting, Monday, 2/16, 7:00 p.m., Clubhouse
- * Board Meeting, Tuesday, 2/23, 7:00 p.m. Clubhouse
- * Special board meeting on reserves budget, Tuesday, 3/1, 7:00 pm

Review of 2015 Financials



By Steve Haggerty, Treasurer
VGOA Annual Meeting, 2/6/16

Overall, the condition of Village Green monies coming out of 2015 is very good. As of December 31, 2015, we had \$391K in our operating funds bank account, \$751.8K in our regular reserves bank accounts, and \$194.7K in our special assessment bank accounts. A good position to begin 2016.

However, compared to past years, 2015 was different in that our income exceeded our expenses in eight different months. This was primarily due to one of our staff leaving and another on long-term leave, leaving us short-staffed, resulting in deferring some reserve (for example re-piping) and operational projects (for example, concrete repairs). Let's do the numbers:

Total Budget:

Total income was \$3,704,700. Total expenses were \$3,579,600. So our income exceeded our expenses by \$125.1K. Our monthly transfers to reserves totaled \$1,405.4K. Expenses other than reserve transfers totaled \$2,174.2K.

Operating Budget:

Our planned operating budget was \$2,377.2K, and our actual spending was \$2,174.2K, resulting in \$203K (-8.5%) under our planned budget.

Our operating budget discipline was okay, as 24 accounts were a total of \$83K over budget and 50 accounts totaled \$287.3K under budget. Improvement is needed. Major over budget accounts: wages temp workers, grounds – maintenance contract, and insurance package. Major under budget accounts: Wages-regular, Tree care, and escort & patrol.

Reserve Budget:

Our planned regular reserve and special assessment reserves budgeted for 2015 totaled \$1,528K and we spent \$1,336K, leaving \$191.9K. The major reserve projects were sewer line replacements for \$945.4K, painting \$216K, garage repairs \$73.6K, water intrusion repairs \$55.1K, serpentine fences \$28.1K, and other \$18.1K. Here again staff shortage resulted in deferring re-piping, driveway/asphalt repairs, exterior lighting, utility cart replacement, and others. ♦

Have Something to Tell the Board?

By Norma Miller, Director

Do you have a concern you wish the board to consider? Please send or bring a letter to the management office or email it to villagegreen5300@sbcglobal.net, to the board's attention.

Correspondence received by the Monday of the week before the monthly board meeting will be included in the directors' board packets. All correspondence in the board packets is noted at the monthly meeting.

The board may not meet via email and is only able to take collective action at board meetings. Once the board has been able to discuss your concern, action can be taken.

Comments of three minutes or less can also be made at the Homeowner Comments period at the start of board meetings. Thank you for your cooperation. ♦

Is there a light out in your court? Please report it. Reporting forms are in your laundry room and in the management office. Fill one out and return it to either place.

Thank you

John Howell
Safety Committee



Report to Annual Meeting

Sherri Giles, Operations Manager

Good morning. I have known many of you for years. I have served the Association as a receptionist, administrative assistant, assistant manager, and on four separate occasions including five months last year, interim manager. But today, for the first time, I am standing before you at an annual meeting as the OPERATIONS MANAGER.

I am glad to be here, and I pledge to do my utmost to contribute to the successful management of this unique property.

I came to Village Green entirely by accident. I was in transition from a business venture when a friend told me about a temporary opening at a place called The Village Green. She mentioned that it was a place of architectural significance and thought it might be a good fit for me

since I had been pursuing a major in architectural studies at Pratt Institute in New York. I remember thinking, "I don't have property management experience, but if I really apply myself, they may want to keep me for a few weeks." That was in April of 2000!

Every year since then I have broadened and deepened my knowledge of property management by completing courses ... , and I have earned a California Association of Community Managers certification . Today I feel gratified, humbled, and honored to serve the Association as operations manager, responsible for the day to day management of this 68 acre, 629 unit National Historic Landmark community...

I am very excited personally and for the future of the Green about the new management structure implemented by the Board of Directors... The new facilities engineer will provide a pointed focus on all facilities-related functions and bring added support for our hard-working maintenance staff... My first and foremost priority is to hire and train that person. Soon, I will also be negotiating a contract with the board-approved arborist and bringing it to the board for approval and I will be putting the landscape and tree-trimming contracts out to bid.

Last but not least, I am looking forward to fostering improvements within the management team, cultivating an environment that encourages and supports professional growth for the office and maintenance staff... We will continue adding to our wealth of knowledge to make certain we have the skills required to manage the ever-changing needs and expectations of this community. We will continue to strive to offer a higher level of service...♦

News from the January 26 Board of Directors Meeting

By Claire Joyce, Board Secretary

Tree and Communications Committees

The communications and tree committees, on hiatus last year, will reopen this month. Details, page 4.

2016 Reserves Budget Meeting

A special open session meeting to discuss the reserves budget was scheduled for March 1 at 7:00 p.m. **Sewer Line Repairs**

The board approved \$46,556 to replace substandard 8-inch sewage pipe between Courts 5/6 and

agreed to scope additional problematic lines, not to exceed \$10,000. ♦



State of the Green Village

Jerri Allyn, President

We've lived through another year of tremendous changes, challenges and accomplishments. We've lost some dear friends, lost some neighbors to foreclosure, and do have a loss of revenues. In 2015 we also saw the prices of 28 newly purchased units edge up, along with our property taxes, proof that our historic architectural complex and urban forest ... continue to increase in value.

Two years ago, we ... were locked in a struggle to break free of mistrust, lawsuit threats, and one drama after another. In the 2015 election, members said "Enough!" and changed that direction with their vote. This proved to be a turning point that restored civility to the community, positioning all of us to examine and improve the ways we function.

Then, the Association was hit by a set of new challenges. Our arborist died after a brief illness, our general manager resigned, and we lost our tree trimming company. In the heat of summer and drought, severe pump damage shut down the well for six weeks, and then we lost an experienced office employee of 15 years.

Leadership and Management

The board and staff decided to turn this series of events into an opportunity. Directors looked at board and staff functions and interactions and analyzed how to improve them. We ... researched management structures and unanimously agreed to replace the old manager/assistant manager structure with an operations manager and facilities engineer. In partnership with our staff, we will implement strategies during the next two years aimed at providing greater accountability and efficiency to the community.

This challenging period has been marked by outstanding teamwork and service to you, the owners. Among many other things, staff has handled more than 2,200 work orders in a timely manner, and we've seen a distinct decrease in complaints... Garage inspections were conducted in three courts (and I know the rest of you are waiting eagerly for yours this year!)

We thought we had finished replacing the original sewers in all courts. But it turned out that ten years ago, sewers in Courts 4/5 were not done correctly. ... The situation became intolerable, and despite the reduced staff, Ms. Giles took the initiative and developed a comprehensive proposal to address it, which the board approved.

In all, your directors voted for \$1.3 million dollars worth of Reserve and Special Assessment projects. With our staff, we've improved the standard of living and financial appreciation of our condos for owners. We did not overspend. And we contributed over \$99,000 to Reserves.

Visit www.villagegreenla.net to read Jerri Allyn's complete address to owners at the February 6 Annual Meeting. ♦

PUBLIC SECURITY REPORT, Dec 8, 2015– Jan 12, 2016, Edited by Gabriela Worrel

- Dec 22 DOMESTIC DISPUTE. Ct. 7, 11:25 a.m. Security officers and LAPD were called regarding a domestic dispute. Incident resolved.
- Jan 11 SUSPICIOUS PERSON. Ct. 7, Time unavailable. Security guard observed a male in black clothing with dread locks and a backpack looking into unit windows and pulling on patio gates. Security advised suspect to leave.
- Jan 14 SUSPICIOUS PERSON. Ct. 7, Time unavailable. Security guard observed the same suspect doing the same things. He avoided contact and ran off the property. LAPD was contacted and responded, but was unable to locate suspect. Management was advised.