

Village Green Owners Association

January 2009 Newsletter

Notes from the Board Meeting on January 27, 2009

Budget and Financial: Board failed to pass Design Review Committee (DRC) resolution to replace court entrance signs, citing budgetary concerns; to review in April. DRC resolution to print office stationary using new design passed - \$983. Resolution passed to renew contract with Platt Security, with 2 officers on property 24/7 for \$339,828 for 2009. Manager approved to hire Tri-County Power Washing to clean roofs of residential, garage, maintenance yard buildings and Clubhouse roofs for \$10,500. Board approved reserve allocations from 2009 income of \$254,256 to fund Exterior Painting, Interior Re-piping, Sewer and Supply Lines. Board to recommend moving \$100,000 from excess 2008 operating income to reserve at Annual Meeting. Board to send notices to owners about earthquake coverage and take a poll at Annual Meeting. Board will rescind 2002 policy limiting owners to one rental garage; discussion centered around need to generate income. Board will review all vendors and contracts for possible cost savings instead of requesting RFQs for landscaping contract.

Enforcement: Board accepted Court Council's draft of a pet complaint form, to be revised and incorporated into enforcement procedure for pet complaints. Board will notify garage violators of fines, with request to remedy violations in 30 days before seeking legal intervention. Garage violations waived for 3 owners and fines levied for 19 owners. Board approved Parking Committee Resolution to waive parking citations for 7 owners and levy fines for 28 owners. Board reviewed circumstances of an owner with delinquent amount and voted to reduce to original fines by \$350 to settle issue.

The Board ratified a towing policy which will give of a 96-hour warning notice of towing; and no notice of towing in fire lanes, and for blocking entrances and improperly parking in handicap spaces.

Landscaping & Trees: Arborist to conduct testing in effort to determine why Victorian Box trees are in decline. Board approved using Tru-Green to trim 85 trees along Rodeo Place for \$22,467.

RAMP: Board passed resolution initiated by Landmark Committee to instruct Manager to investigate alternatives to single valve fixtures for interior re-piping project. Board passed resolution to pay a temporary worker to sort and stuff survey information that will be sent to owners as part of the GAF-CON Property Condition Assessment, estimated cost \$920.

Elections: Please vote, and attend the Annual Meeting on Saturday, February 7th.

Misc: Board agreed to not to pursue participating in HGTV show about owners associations.

Manager's Report

New Items

- 2009 Residential Building Painting—proposal to begin the exterior painting was postponed.
- Cal Poly Pomona Tour—We will be hosting a tour of almost 100 architecture and urban planning students on Sunday, February 8 starting at 9 am. The tour will consist of a short meeting in the Clubhouse followed by a walking tour throughout the property (and possible visits to selected homes).
- Platt Security Contract—renewal of contract.
- Roof Cleaning—this work can begin in February. All residential, garage, maintenance yard and clubhouse roofs will have all leaves and debris removed.

Ongoing Items

- Employee Handbook—a new Employee Handbook is needed as the current one is very old and outdated. I have the opportunity to work with Paychex and develop a new one.
- Engineering Services—more information from the 2 engineering firms for *continued on reverse*

Manager's report, continued

the February Board meeting.

- Maintenance Yard—maintenance crew is finishing the cleanout of the rooms; will be complete by the end of January. The Board of Directors is invited to visit the yard Tuesday, February 3rd at 6 p.m.
- Handicap Ramp—the City of LA has again determined that Rodeo Place is the property of Village Green. Therefore, if we want to install a handicap ramp, the cost will be borne by Village Green.
- Tree Trimming—the tree trimming for Rodeo Road and Rodeo Place will begin in early February.
- Arborist Report—the November and December Reports have been submitted.

Completed Items

- Asphalt Repair—all 11 garages were completed before Christmas.
- Maintenance Yard Repair—all work by Stein and outside contractors is complete, including the paving of the well and pump area with road base.

Committee Reports

Tree Committee—The committee is preparing for replanting the backlog of dead and diseased trees removed over the past several years. Trees being replaced are specimens documented in the original Fred Barlow landscape plan. Residents may notice three Black Locust saplings planted in East and West Circles; these were grown from seeds of the original trees and thus provides a nice genetic and historical connection to the original trees in these locations. As other Black Locust seedlings mature, other missing trees will be planted.

Cultural Affairs Committee—All VG residents are invited to attend our Black History Month Program featuring civil rights attorney Leo Branton on Feb 8th at 3:00 pm.—refreshments served. A huge thank you is extended to Barbara McCully for decorating the Christmas tree for our annual holiday party.

Safety Committee—The Committee would like to wholeheartedly thank former Chairperson - Denise Brady for her passionate commitment and energetic leadership to the cause of Safety for all at the Village Green. Good Luck Deirse—we will miss you.

Report from Platt Security

Incidents in the VG, December 1, 2008–January 14, 2009

December 6—Court 3, medical emergency, 3:15 p.m.: resident taken to hospital by paramedics.

December 11—Court 15, medical emergency, 10:15 a.m.: paramedics responded to resident call.

December 17—Court 16, theft, 9:15 a.m.: resident reported mail was taken from her mailbox.

December 18—Court 14, fire, 10:00 p.m.: resident reported seeing smoke from a window, there was a fire in a resident's kitchen.

December 19—Court 11, vandalism--possible intruder, 10:40 a.m.: officer on patrol saw windows open in a unit. Screen had been removed, all windows opened, and the sink was full of water, which was running onto the floor.

December 22—Court 11, burglary, 10:30 a.m.: resident returned from vacation to find the backdoor unlocked and a computer and jewelry missing.

December 25—Court 9, medical emergency, 10:50 p.m.: paramedics transported resident to the hospital.

January 7—Court 6, slip and fall, 12:20 p.m.: resident had a fall on her patio. Paramedics called.

January 9—Court 6, medical emergency, 1:35 p.m.: paramedics transported resident to hospital.

January 13—Court 15, medical emergency, 10:45 a.m.: resident transported to the hospital.

LAPD Crime Stats

Incidents within a one-mile radius of Village Green.

December 2008

| | |
|--------------------|----|
| Burglary | 8 |
| Grand Theft Auto | 10 |
| Theft from Vehicle | 2 |
| Personal Theft | 3 |
| Robbery | 9 |
| Aggravated Assault | 9 |
| Rape | 0 |
| Homicide | 0 |