

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Newsletter January 2012

BOARD MEETING NOTES

January 24

By John Keho, Board Secretary

- Approved the transfer of \$150,000 left over from the 2011 operating funds to the reserves account.
- Approved the installation of pre-approved HIMCO security doors for two units as recommended by the Design Review Committee.
- Discussed the Building Stabilization Project. Very little settlement if any has occurred within the last three years. Appointed Directors Ginsburg, Khoury and Frank to contact Egan and Geocon regarding implications of the manometer survey and possible alternative solutions that would not include the use of helical piles. A special Board meeting will be set to discuss this topic.
- Discussed possible reduction in the regular assessment. During the 2011 budget year, the Association spent approximately \$85,000 less than the budget and the 2012 budget was reduced by approximately \$79,000 from the 2011 budget. Several Board members indicated that the VGOA Reserves are still underfunded. No action was taken.
- Approved a policy and process for VG Board-approved committees to borrow Clubhouse furniture. The Social Recreation Club previously informed the Board that a large number of chairs purchased by the club have been lost/removed from the Clubhouse. The new policy will help ensure that the furniture is returned. Requests are to be submitted to the Office.
- Requested the Design Review Committee present to the Board a summary of the most common violations that they see at their meetings.
- Directed the Office to move forward with the installation of a railing at Office entrance.
- Discussed the Federal Housing Administration status of the VG. The VG no longer qualifies for FHA approval. The Office will contact the FHA to see what the VG would need to do to become qualified.
- Discussed and approved a letter previously sent to the City of Los Angeles requesting that the City “evaluate a greater range of viable preservation alternatives that can still retain Wyvernwood’s eligibility as one of Los Angeles’ most important historic districts.” Wyvernwood is a sister community to the Village Green and was opened in 1939. The City is reviewing a proposal to demolish the project and build a new complex on the site.

MANAGER’S REPORT

By Peter Fay

During 2011, we identified various maintenance property issues, had professionals prioritize their importance, and developed and produced maintenance and repair schedules to address the work required. The development of these schedules are important so that we can maximize the work that needs to be done in an efficient manner which will have the least negative effect on the quiet enjoyment of the property by residents. At this time I am pleased to report that we have already contracted for all reserve, capital improvement, project items. Some of these items are:

- Renovations should commence on laundry rooms 1, 2 & 3 this month, and should be finished by April, weather permitting.

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- Repair/replacement of sewer lines in Courts 11 & 12 is scheduled to begin February 13.
- Repair/replacement of the roofs requiring immediate repair, which are located in Courts 10, 11 and 12, plus two garages in Court 3, is being scheduled for February and March.
- Exterior painting of residential Building 55 is underway, Building 60 to begin on January 23, followed by an additional 11 buildings plus garages in Courts 4, 5 and 15 continuing through July.
- Planning for repair/replacement exterior water supply lines for Court 5, Buildings 22, 23, 25, 26 & 27 is scheduled to start in mid-February. Court 13 will immediately follow.
- Large scale tree pruning, phase 2, for 2012 has commenced.

We are also pleased to announce that we have hired a new full-time employee, Brian Pitts, to augment the maintenance department. As a result, we have brought cleaning services in-house at a substantial savings to the Association. You should see a nice improvement to the conditions of the property very soon. Brian has been working as a part-time employee for the past four months. If you see him, please take a moment to welcome him aboard.

PLATT SECURITY REPORT December 6, 2011 to January 6, 2012

December 10—Court 7, 9:12 a.m. Complaint. Resident complained that a neighbor's dog defecated in his patio. Report was taken.

December 10—Court 7, 11:48 a.m. Noise Complaint. Officer responded to reports of a barking and observed a resident playing with his dog, but did not hear any barking.

December 16—Court 13, 7:20 p.m. Complaint. Resident complained he smelled smoke. Officer discovered that another resident had a fire pit in the garden court. Officer told the resident that fire pits are permitted on patios only.

December 11—Court 10, 11:45 a.m. Possible Burglary. Two officers responded to a report of a possible burglary, performed a perimeter check, and were greeted by the resident who briefed them on the incident.

December 19—Court 7, 9:30 a.m. Accident. Resident reported that a plumbing truck hit her car. Officer observed that the vehicle's bumper was lightly damaged and took photos of the incident.

December 19—Court 11, 1:00 p.m. Fallen Tree Branch. Officer noticed a fallen tree branch belonging to tree 1111 at the entrance of the Court, took photos, set up caution tape, and notified the landscapers.

December 27—Court 6, 3:45 p.m. Accident. Los Angeles Fire Department responded to a resident who fell in the den of her home. Resident was not transported to the hospital.

January 1—Court 4, 11:40 a.m. Noise Complaint. Officer was dispatched because of a report of loud talking. Officer asked residents in question lower the volume.