

Village Green Owners Association

July 2008 Newsletter

Notes from Board Meeting on July 22, 2008

The Board of Directors would like remind all residents of the upcoming Labor Day Concert September 1st from 3 to 6 p.m .

Board approved Treasurer's motion to move funds from two maturing CDs into reserve cash account. Second Quarter Association financial statements reviewed by 5 directors. Board voted unanimously to move forward with a lien for Parcel # 2157-012-063. Resolution 08-72 from Ramp Committee, requesting that directors be able to cast votes at committee meetings was defeated (3-3-1-2). Safety Committee Resolution 08-73 asking Board to approve "Advanced Awareness Tips" passed unanimously. Safety Committee Resolution 08-74 asking Board to approve a process for "Crime Alerts" passed unanimously. Court Council Resolution 08-75 was approved, thus the Board authorized Manager to place a lock on Trash Enclosure Area in Court 1 and investigate costs for trash bins that can be propped open. Board passed two resolutions by the Parking Enforcement Committee: Resolution 08-76 to enforce fines for 25 owners, and Resolution 08-77 to waive fines for 21 owners. Manager Resolution 08-79 to hire a new cleaning service for about \$400/wk passed unanimously. Motion from floor to spend \$11,764 on sprinkler-head replacement as budgeted from Operating Funds line 64090, passed unanimously. Manager Resolution 08-80 was approved unanimously: to hire R. W. Stein to complete garage building repairs in Courts 6, 14, 16 for \$71,495 from Reserve Funds line 32150, and to make maintenance repairs for \$31,937 from Operating Funds line 63135; and to approve West Coast roofing for maintenance yard building roof repairs from Operating Funds line 63135 at \$5,765. Motion approved for Emergency Watering Program to be performed by TruGreen on 41 Victorian Box trees throughout the property for \$6,235 from Operating Funds line 64200. Board to receive 1st draft of 2009 Operating Budget from Property Manager at August Board meeting. Vice-President Keylon motioned that he would assume duties as Association Secretary using a simplified format for minutes, and Board would dismiss paid recording secretary; motion passed (6-1-0-2). Owner Resolution 08-52 (tabled from May) to form a new committee, "Going Green," was withdrawn by author. Owner Resolution 08-53 (tabled from May), Noise Complaints, failed (2-5-0-2). Two owner requests for Board to reconsider parking fines were denied. Director Dumas' Resolution 08-67 (tabled from June), Treasurer's Budget Status Report by Projects, failed (2-5-0-2). Director Dumas' Resolution 08-68 (tabled from June), Limit on Manager Spending, failed (2-4-1-2). Director Dumas' Resolution 08-69 (tabled from June), Reserve Budget Dissemination, to send a detailed breakdown of the Reserve Funds to owners, failed (2-5-0-2). Director Ginsburg's Resolution 08-70 (tabled from June) to have the Board instruct Landscape Committee to make recommendations on reducing landscaping costs, passed (4-2-1-2). Director Ginsburg's Resolution 08-71 (tabled from June) to hold RAMP Town Hall Meeting, failed (2-4-1-2). Owner's request for reimbursement for electrical costs was discussed but is still under consideration. Board discussed Gafcon's proposed property condition assessment and will send edits back to Gafcon. Board voted to send a letter to a resident who is requesting reimbursement for \$6,541.82, asking resident for a signature on a release agreement from future claims to the Association. Board voted unanimously to accept Poindexter's contract for annual 2008 audit of association finances. Board voted unanimously to appoint Director Keylon to work with National Historic Landmark Committee to prepare and submit National Parks survey of our National Historic Landmark status by August 15th deadline. Regular session was adjourned at 10:45 pm to move to executive session.

Manager's Report

New Items

New Cleaning Company—Viking Cleaning Service will begin on Monday, August 4th.

Irrigation Repair—balance of sprinkler head repair/replacement for entire Green begins in August.

Landscaping Note—beginning in August, lawns will be mowed and edged every two weeks until we have cooler weather.

Ongoing Items

Exterior Painting—Building 74 is complete. Building 80 is being prepped, and Building 86 is next.

Tree Trimming—2008 pruning schedule is complete. Some additional trees have been pruned as well.

Manager's report continued on reverse

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Manager's Report, continued

Engineering Services—J. Byer group is waiting for VG to coordinate time to conduct testing of Buildings 8 and 14. Homeowners in these buildings will be informed of the schedule of work.

Garage Courts 6, 14, and 16—fumigation and waterblasting are complete and repairs will begin in Early August. Homeowners in the effected courts will be given notice for the repairs and painting.

Maintenance Yard Repair—fumigation is complete. Homeowners in the buildings near the yard will be informed of the repair and painting schedule.

Backflow Repair—work is completed for the backflow repairs and the installation of the new water supply lines (from the meter to the backflow device. In addition, WYE strainers have been added to help cut down on the debris that enters the water supply to the homeowners.

Committee Reports

Court Council (1st Wednesdays, 7 p.m.)—The annual Town Hall Meeting will be on Saturday, September 20. Please submit questions for the Board in advance to your Court Council Representative, or to the main office.

Cultural Landscape Committee (meets 4th Mondays, 7 p.m.)—The CLR Committee is looking for a secretary. The detailed inventory of existing VG landscape is nearing completion and the analysis phase will start soon. New members are welcomed. Please call Ted Lumpkin 323 293 4413 for more information.

Safety Committee (3rd Saturdays, 10 a.m.)—Board approved two new items: 1) the Crime Alert Guide, which clarifies the communication alert chain the community will use in response to a violent crime. Violent crimes rarely occur at VG, but we can increase safety if residents are notified in a timely manner of what to look for. 2) a one-page “Advanced Awareness Tips” handout, created with the assistance of LAPD, with common sense things we all can do to be more aware. This will be available for distribution via our Neighborhood Watch groups and on our Web site.

Report from Platt Security Incidents in the VG, June 15–July 14, 2008

June 15—LA Police responded to a domestic dispute in the early evening in Court 7.

June 16—LA Police responded to a domestic dispute in Court 7 with the same parties that had been disputing the night before.

June 18—Officer responded to a complaint in Court 14 that a resident child was throwing tissue with animal feces on it onto a fence.

June 19—At 7:30 in the morning, an officer responded to a noise complaint about a barking dog in the East Circle.

June 21—LA Paramedics took a resident in Court 10 to the hospital in the evening.

June 22—In the afternoon, an officer responded to a domestic dispute in Court 9. At 6:00 p.m., an officer responded to a report about a dispute between two residents in Court 5. In Court 7, LAFD responded to an emergency call but found no one home when they arrived.

July 1—In the morning, a resident of Court 5 reported that his car had the passenger window broken out while parked overnight on Coliseum.

July 2—At 11 p.m. an officer responded to a noise complaint from a resident in Court 16 who said the upstairs neighbor was dropping heavy things on the floor.

July 3—At 6:20 p.m. an officer responded to a complaint about two dogs in the center area of the green. The officer approached the resident and advised him that dogs must be kept within the resident's patio area. At 10:30 p.m. an officer responded to a noise complaint about loud music in Court 16.

July 4—A resident backed into another resident's garage, causing some damage.

July 5—At 11 p.m., LAFD paramedics took a resident in Court 15 to the hospital. Around midday, residents reported two homeless women in Court 16; an officer asked them to leave and they complied. At 8 p.m. an officer responded to a noise complaint from a resident in Court 16 about the upstairs neighbor dropping heavy things on the floor.

July 6—A resident in Court 8 called LAFD when she injured herself.

July 9—At 5 p.m. an officer responded to a disturbance in Court 7 caused by several residents having an argument.