

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Newsletter July 2011

Notes from Meetings of the Board July 26, 2011

By John Keho, Board Secretary

Prior to the Board meeting, members of the Board met with residents of Buildings 8 and 14 to go over the status of the building stabilization project.

Board Actions

- Upheld DRC recommendations: approved changes to four units, but required owners of one unit proposing to add a ½ bath in a pantry/laundry room to submit detailed plans showing how the new plumbing and ventilation would work.
- Discussed the procedures in place to notify residents about the status of work orders.
- Discussed the recent approval of using ADP to help with office management and that through this service the Association will save approximately \$13,000 annually on workers' compensation, check production, and dental and medical coverage. Through ADP the Association is now able to provide our employees a \$10,000 life insurance policy, 401K plan, a flex spending plan and other benefits at not additional cost to the Association.
- Discussed earthquake preparedness. The Board will be participating in workshops on the issue and asked the Manager to get quotes on the cost of earthquake insurance for the Association.
- Discussed aspects of the building stabilization project. The contract with Geocon has been approved and includes the following work:
 - Soils Study—to identify the problem, whether it be the soil itself, underground water, etc.
 - Manometer Survey—this will identify how much differential settlement has occurred and how much leveling will need to occur. This survey will also be performed after the remediation is complete to confirm that the desired goal was achieved.
 - Soils Report—this is a written report, which will document all findings and included recommended means of remediation which will be forwarded to contractors and design consultants to establish a scope of work.
- Agreed to move forward with the lead paint and asbestos report for the two buildings. A written notice will be sent to residents in the two buildings regarding the dates Geocon will be on the property to undertake the work.

Manager's Report, by Peter Fay

Management suggests that all owners keep on hand an emergency earthquake supply kit. There are area stores that carry these items and as well as several online sites.

The Association is expecting an inspection report for all VGOA roofs by month's end. The roofing consultant informs us that they majority of the text of the report completed and needs to collate about 1,000 photos. They initially report that there are only 2 or 3 buildings that need roof replacement now.

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The contractor has affected repairs to the Court 5 driveway and 19 garages. Management has inspected the work and submitted a Punch List to contractor. Final repairs will be completed within two weeks.

Exterior Painting is the next priority. We have revised the painting work to accommodate the 2011 budget. A new detailed scope of work for painting is being developed during August.

Water Exterior Supply Lines replacement project for Court 5 requires a new detailed scope of work, which is being developed during August.

Water Interior Domestic Lines replacement project for Court 8 requires a new detailed scope of work, which is being developed and will be developed during August.

Time Warner has agreed to provide a proposal to supply hardwired internet service to the management office. This service will allow more effective communications.

Platt Security Report—June 14 to July 14, 2011

- **June 14**—Court 14, 7:35 p.m., possible harassment—officer responded to a resident's complaint of being harassed.
- **June 18**—Court 4, 9:13 p.m., complaint—LAPD responded to a resident's complaint about neighbors.
- **June 22**—Courts 14, 4:46 p.m., medical—private ambulance arrived to transport resident to doctor.
- **June 22**—Court 7, 11:25 a.m., theft—resident reported laundry stolen from laundry room.
- **June 24**—East Circle, 8:30 a.m., emergency—LAFD paramedics responded to call from resident.
- **June 24**—Garage Court 11, 10:50 a.m., property damage—the landscapers hit a corner of the garage building with their truck. Pictures were taken to document the damage.
- **June 29**—Court 1, 2:22 p.m., tree branch—officer noted a large tree branch had fallen on the grass on Sycamore St. No damage was observed.
- **June 30**—between Courts 15 & 16, 11:00 a.m., fallen tree branch—officer observed a tree branch had fallen. No damage was observed.
- **July 5**—Court 14, 4:45 p.m., threat to a minor—officer responded to an argument involving a minor and advised residents to file a report with the police.
- **July 6**—Courts 4 & 5, 7:55 a.m., fallen tree branch—officer observed a fallen tree branch on walkway.
- **July 6**—Court 2, 8:13 a.m., theft—officer noticed that a fire extinguisher had been stolen from the side of a garage building.
- **July 12**—Court 3, 10:40 a.m., complaint—officer responded to complaint about a barking dog but did not hear a dog barking.
- **July 14**—Court 3, 12:29 p.m., property damage—officer noticed damage to a garage building and took pictures to document the damage.