

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Highlights

Board Highlights

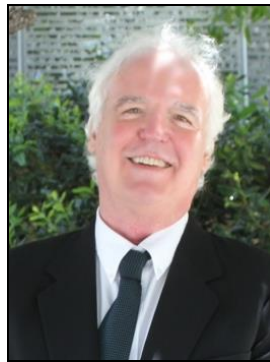
by Claire Joyce, Board Secretary

At its meeting on February 24, the Board of Directors:

- Approved a pilot irrigation proposal for Buildings 8 and 14 that includes PVC piping, timed watering, and drip tubing for shrub beds.
- Approved painting of 10 buildings and 3 garages by Alex Painting for \$216,343.
- Okayed a landscape committee proposal to hire horticulturist Carol Bornstein to consult about landscape care for two visits and reports this year .
- Approved a resolution inviting owner comments on proposed changes to the Committees section of the Bylaws. Information will be available on the general notices board on the Clubhouse window and emailed to committee chairs. Comments can be made in writing to the office or at the March board meeting.
- Agreed to hold staff and volunteers appreciation events this spring.

A Conversation with Peter Fay

Village Green's General Manager Talks about His Job



Now in his fifth year at the Green, Peter Fay is still an unknown personality for many residents. Recently, he readily agreed to spend a lunch hour talking with Highlights about his job and his take on Village Green.

H: Before you came to Village Green, you were managing an upscale Wilshire Boulevard condominium property, and in fact most of your positions were at upscale properties. Few would call Village Green “upscale.” Why did you want to come here?

PF: I believe Village Green is an upscale place! It’s historic, unique, like a New England village in the middle of L.A. I was very taken with its beauty and still am whenever I go out.

H: Many residents say they’ve never seen you on the grounds. Why don’t you go out more often?

PF: I go out on a regular basis several times a week to review items that have been brought to my attention. I don’t go out just to stroll because I think the Association is better served by my doing my job.

H: If you were invited to a picnic lunch on the Green one day, would you consider it?

PF: Definitely! Although I usually work through lunch.

Interview continues on page 3.

Platt Security Report

January 8 – February 16

Edited by Jeanne Gaignard

Jan. 2 VANDALISM. Court 12, 1:28 a.m. A resident called a Platt officer's attention to graffiti on one car and an open trunk on another. The trunk was secured and photos were taken.

Jan. 18 ATTEMPTED CAR THEFT. Court 16, 1:00 a.m. A Platt officer on patrol noticed an open truck door; when back-up arrived, both officers observed that the truck's steering column cover had been removed. There was no sign of forced entry. The owner was notified.

Jan. 18 DECEASED RESIDENT. West Circle, 11:30 p.m. LAFD forced entry into a resident's home when relatives were unable to make contact. The resident was found dead on the kitchen floor. Platt Security interfaced with LAFD and the relatives and ensured the unit was secured after the Coroner's office had completed its work.

Jan. 22 COMPLAINT. Court 4, 7:15 a.m. Following a report of a person sleeping in a garage, a Platt officer spoke to the owner's son, who said he was merely changing clothes. The owner was contacted later.

Jan. 26 BREAK-IN. Court 10, 7:03 p.m. A resident reported a break-in. The responding Platt officers observed an open window near the back door. The owner said this was her second break-in and that jewelry was taken. LAPD was contacted.

Jan. 27 GRAFFITI. Court 14, 12:40 p.m. A Platt officer observed the letters "NBSE" painted on a garage.

Jan. 29 INTRUDER. Court 14, 8:35 p.m. A resident reported that an intruder had entered her unit through an open door and was about to climb the stairs when he saw her and ran. He was described as about 6'-2" or 6'-3" tall. Efforts to locate the intruder were unsuccessful.

Feb. 1 PROPERTY DAMAGE. Court 5, 11:44 a.m. A Platt officer was dispatched to a garage due to property damage by a Department of Water and Power truck. The incident was documented.

Feb. 6 PROPERTY DAMAGE. Court 14, 7:45 p.m. A Platt officer observed and reported damage to a wooden beam on a garage.

Feb. 7 COMPLAINT. Clubhouse, 1:05 p.m. A Platt officer heard a commotion and an inspector of elections shouting, "Oh, no pictures!" and observed a resident taking cellphone pictures of the inspectors as they were beginning to open the envelopes and start counting the ballots. The incident was documented.

Feb. 14 INJURED RESIDENT. Court 4, 4:00 p.m. A Platt officer observed LAFD on the property assisting a resident and then transporting her to a local hospital.

Feb. 16 DISTURBANCE. Court 11, 11:00 p.m. A Platt officer responded to a noise complaint from a neighboring unit. An argument ensued and LAPD was called but did not arrive. The Platt officer remained on the scene for two hours until calm was restored. The incident was documented.

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Pink Jasmine (Jasminium polyanthum), perfuming the early spring air during the recent landscape & tree committees' tour

A Conversation with Peter Fay

(continued from page 1)

H: When the 2010 Board hired you, what were they looking for in a manager?

PF: The directors wanted to get moving on the long-deferred maintenance projects, so they were looking for someone whose experience included not only operations management and maintenance oversight but also project management. My experience and skills set seemed to fit those needs, since I have decades of experience in all three areas, including managing the restoration of historic landmark properties.

H: Weren't the deferred maintenance needs of Village Green a bit daunting?

PF: All the properties I've managed faced extensive deferred maintenance. I've had experience managing just about every project on Village Green's deferred maintenance list, and more.

H: Please give a brief explanation of the three management areas you are tasked with.

PF: As Village Green's operations manager, I oversee the day-to-day operations of the Association, ensuring it is functioning at a level of operational standards satisfactory to the board and is in compliance with all the requirements of the Davis Sterling Act. As maintenance director, I prioritize maintenance projects, handle all the contract and bidding processes, and consult with the maintenance supervisor. And as project director, I assure the Association is getting the materials it paid for and that the work is being done properly. Throughout, I work closely with and supervise our staff.

H: You've worked with many homeowner associations. Is Village Green's pretty typical?

PF: At the VG, I've been lucky to work with boards that have kept a continuity of priorities; they're funding the reserves and supporting me in doing the projects that need to be done, and that's not always the case.

H: What areas need improvement?

PF: A continuity of communication and understanding is important since the Board of Directors changes so often.

H: How do you feel about the committees?

PF: I think their work is important. I feel more comfortable about my interaction with the regional director of TruGreen because of the input I receive from the Tree and Landscape Committees from their walk-arounds. I look forward to similar input from the Safety Committee and think it will help strengthen management's oversight of our security company and their fulfillment of their responsibilities.

H: What motivates you to come to work each morning?

PF: I like to feel productive. When I go home at night, I like to feel that I've left the property better at night than when I came in that morning.



Spectacular pink trumpet tree (handroanthus impetiginosus) blooms, East Circle

Work Orders Work!

Porch light socket broken? Gate won't close?
Exterior garage light needs replacement?
Plants outside your patio need attention?

Experienced owners and renters use the Green's work order system to get attention to these and other maintenance problems. WO's are collected and responded to every day by our maintenance staff and landscape contractor. You can pick up and drop off work order forms in any laundry room or the office. (Keep the goldenrod copy for your records.)

Be Proactive. Use the system and get things fixed.

Safety Committee Tips

If you see a graffiti tag, note the exact location and report it.

- Report it to the office at 323-291-6994, or
- Report it on a VG work order request in any laundry room or the office.
- Report it to the informal VG Facebook page. (Safety Committee members monitor the page and will follow up.)
- Report it LA311 on your smart phone or desktop.
- Report it by email to our LAPD Senior Lead Officer Tynisha King at 38451@LAPD.LACity.org.
- Take a picture if you can, and include it in your report.

Upcoming Events

"Restoring Habitat, One Yard at a Time"

Saturday, March 14 at 10:00 a.m. at the Clubhouse. You're invited to this presentation by Allan Pollack, a National Wildlife and Habitat steward, landscape designer and local Audubon Society leader. He will show us how to create human and wildlife friendly spaces and utilize sustainable garden practices.

Sponsored by the Landscape Committee

Black History Month Presentation: "What's in a Stamp: African American History and Culture on US Postage Stamps"

A talk by Rosalind Goddard, Village Green resident and Los Angeles City College librarian. Dinner will follow.

Sunday, March 22 at 3:00 p.m. at the Clubhouse.

Sponsored by the Cultural Affairs Committee.

Foot-Beat with LAPD Senior Lead Officer Tynisha King

Wednesday, April 1st. Meet at 6:00 p.m. at the Clubhouse and proceed to Courts 1 & 2, or join in at your convenience.

Sponsored by the Safety Committee

Easter Egg Hunt

Saturday, April 4, at 10:00 a.m. at the Clubhouse. Come and join in the fun! This event includes egg decorating, treats, and an Easter egg hunt. Everyone is welcome.

Sponsored by the Cultural Affairs Committee

Manager's Update - from Peter Fay

Sewer News: The Association's 2015 sewer line replacement and repairs to Courts 1, 14, 15, and 17 remain on schedule, with estimated completion date of September 2015.

In addition, L.A.'s Department of Water and Power (DWP) has begun repairs and replacements to failing city sewer lines which service the property. Some of the lines run through VG, and the work will impact Courts 15 & 16, involving substantial trenching and excavating, removal of some plants, sidewalks, and even floors in garages 652, 653, 654, 655 and 666. The city will replace the areas it disturbs at no cost to the Association. It is good that our new lines will drain into new, properly functioning city lines.

Residents will be required to vacate the garages while the work is being done, and the city will help move their property from the garages. We will notify residents and provide alternate parking when we have the schedule and specifics of the work. The city work is estimated to run through May.