

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Newsletter May 2011

Notes from Meetings of the Board May 24, 2011

By John Keho, Board Secretary

- Summer concerts are scheduled for June 26 and September 5.
- Movies on the Green are scheduled for June 11, July 9, August 6, and September 10.
- Approved the installation of a tankless hot water heater. Approval granted by the Board after the proposal was reviewed and recommended for approval by the DRC.
- Directed the office to update the parking citation form so that it is more understandable.
- Discussed the possibility of a proposed monthly fee for additional green parking permits in parking courts where there is an excess of parking spaces. No official action taken.
- Discussed budget issues and the likely need to reevaluate the budget at mid-year due to a decline in revenue.
- Received monthly update from JS Egan regarding the soil subsidence project.

Manager's Report, by Peter Fay

We welcome Guy Verdino to our staff. Guy is filling the much needed position of Facilities Coordinator. Guy worked as a temp employee for several months last year and has been able to "hit the ground running."

An Earthquake Preparedness Seminar presentation by Scott Litman scheduled for Saturday, May 21 in the Clubhouse was cancelled due to family emergency. We will reschedule the meeting.

Our Arborist confirmed that there is a plan in place regarding tree trimming and not disturbing bird nests.

A contract for the installation of 9 lights as requested by the safety committee has been executed and the lights were expected to be online by May 15.

A contract for the inspection of all VGOA roofs is in place. Physical inspections have been completed and the contractor is preparing the report. The final draft of the report may take three months.

Asphalt and garage floors repair have commenced and are scheduled for completion by Friday, May 27. Nineteen garage floors are slated for repair this year. Court 5 driveway repair is also scheduled to commence May 31, and be completed within two weeks. Owners have been given advance notice.

We been researching electronic scanning and storage of the Association's drawings and have discovered the original indexing system for the plans. We transferred the index information to a database and requested

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proposals from companies specializing in this type of work. We believe we will have a recommendation to move forward with this project next month.

Exterior Water Supply Lines replacement project for Court 5 is pending time availability by office.

Interior Domestic Water Lines replacement project for Court 8 is pending time availability by office.

Electronic Work Order tracking system is pending time availability by office.

Electronic violations system is pending time availability by office.

The Board requested research into producing additional revenue by allowing location filming at the Village Green. Unreel Locations, which had experience with this property, informed us that to make this a viable project they would need: (a) access and cooperation from the residents of any three courts. This means that the residents in those courts agree not to interfere with shooting, i.e. opening windows, walking in camera range during shooting, and (b) to book the clubhouse for several consecutive days without interruption.

We have received several proposals for the sewer project. The manager is in the process of preparing the material for the Board which will take a week to prepare. Residents, particularly in Courts 6 and 7, may be interested in attending a meeting when the manager presents this project and the Board considers action.

Platt Security Report—April 15 to May 12, 2011

- **April 18**—Court 10, 3:20 p.m., complaint—officer responded to a complaint about loud music from a unit.
- **April 21**—Court 10, 1:00 a.m., noise complaint—officer responded to complaint about loud noise and rang doorbell with no response. Officer returned at 1:56 a.m., responding to another call, but no one answered to knocking on door and ringing doorbell.
- **April 22**—Courts 12 & 13, 7:50 p.m., theft—officer noticed that fire extinguishers in Courts 12 and 13 had been stolen.
- **April 27**—Court 16, 4:08 p.m., fallen tree branch—Officer noted a fallen tree branch. Office manager was notified; no damage was done to fence or building.
- **April 28**—Courts 8, 7:50 a.m., complaint—Assistant manager instructed officer to take photos of a patio in Court 8, which had large bags of recyclable materials.
- **May 11**—Court 10 (or 1? – possible typo in report), 4:45 p.m., theft—officers responded to report that two black males had stolen a scooter from the neighbor's patio.
- **May 12**—Court 5, 10:45 a.m., domestic dispute—officer assisted LAPD, who were responding to a 911 call about a domestic dispute.