

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Highlights

2016 Operating Budget Passes with Plans to Review Current Contracts

By Claire Joyce, Board Secretary

At its regular open meeting on October 27, the Village Green Board of Directors unanimously approved a balanced 2016 operating budget with a projected total income of \$3,610,909 (0.8% more than 2015) and expenses of \$2,386,821 (0.4% more than 2015).

No increase in homeowner dues or special assessments was projected.

The operating budget is an estimate of the income and expenses of the Association for the next year. It is a requirement of state law and our CC&Rs. It allows for financial planning and control and determines our level of assessments. It is separate from our reserves budget and special assessment account, which fund deferred maintenance and replacement projects

Reserves Transfers to Grow Slightly

To fund our reserves budget and special assessment projects, the \$1,224,088 difference between income and operating expenses is transferred in monthly payments to the reserves projects and special assessment fund.

In 2016, transfers to the special assessment account will total \$581,000, the same as in 2015, while transfers to reserve projects are projected to grow by \$18,719 to \$643,088.

Delinquencies Down Slightly

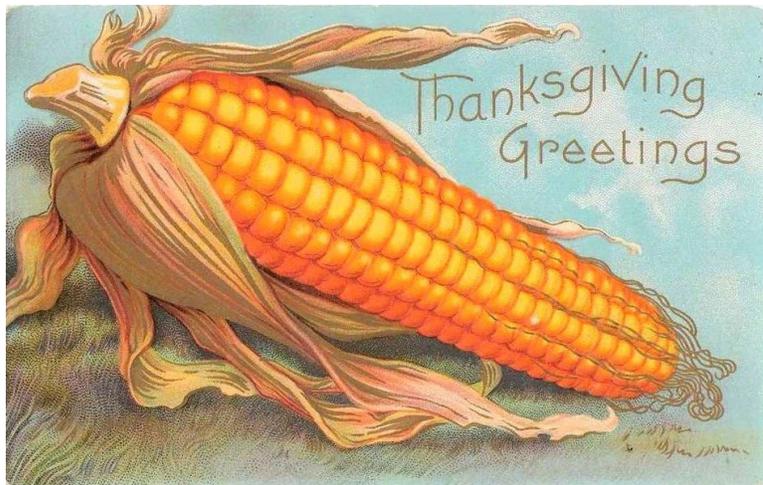
Dues and special assessments comprise the vast majority of the Association's income (96.5%), but laundry income, garage rentals, Time Warner revenue, fines and late charges, and work orders also contribute to the total. A delinquency allowance for potential uncollected dues and special assessment payments is budgeted at 1.5% for 2016, down from 2.5% in 2015.

Expenses are divided broadly into general and administrative, committee expenses, building/ general maintenance, grounds maintenance, public utilities, contract services, and payroll. These categories are further divided into over 200 specific line items.

Interim manager Sherri Giles and treasurer Steve Haggerty developed the initial figures for the budget and shepherded it to completion. They reviewed past budgets and financial statements; contacted vendors; and incorporated suggestions from our auditor, maintenance supervisor Harold Graves, the board of directors, the budget and finance committee, landscape committee, and tree planting assist team. Version 20 of the budget was distributed at the October 27th meeting for final review and amendment before it was passed.

Contracts to be Reviewed

During the budget process, several contracts were identified for review and negotiation, including grounds maintenance (landscaping), tree trimming, trash removal, laundry services, insurance and uniforms. Management and the board will continue to examine the Association's income and expenses throughout the year against this operating budget. □



Public Security Report

September 21 – October 18

Edited by Jeanne Gaignard

- Sept 22 HOME INVASION ROBBERY. Ct. 2, 9:40pm**
After summoning LAPD, a distraught couple called Public Security to report awakening to find robbers in their bedroom. The two suspects, described as African-Americans and possibly armed, had entered through the kitchen window and ransacked downstairs before moving upstairs. The intruders ran from the unit when discovered. LAPD is investigating.
- Sept 24 NOISE COMPLAINT. Ct. 7.**
A resident complained of noise from her upstairs neighbor's unit late at night. The neighbor denied being noisy.
- Sept 26 PROPERTY DAMAGE. Management office.**
A US postal worker reported that a car had struck and overturned the mail collection box.
- Oct 01 PROPERTY THEFT. Ct. 5, 9:23am**
A resident reported theft of items from his unlocked car.
- Oct 01 VERBAL ALTERCATION. Ct. 10, 12:55pm**
The maintenance supervisor reported a heated argument between a resident and a former resident. Both were advised to call LAPD if they felt threatened.
- Oct 10 FALLEN TREE BRANCH. Ct. 17, 9:15am**
- Oct 12 ROBBERY WITH ASSAULT. Ct. 15, 10:50am**
A resident was assaulted and robbed on the property as he walked back from the Bank of America on LaBrea. He was grabbed around the neck from behind, wrestled to the ground, and choked unconscious, sustaining cuts to his knees and head. He was transported to a hospital by LAFD paramedics.
- Oct 15 SUSPICIOUS ACTIVITY. Parking Lot/Main Green, 2:10pm**
A Public Security officer observed and followed a young African-American male in black shorts and top following an elderly female resident walking from her car toward the main green. P.S. alerted another officer, and when the suspect saw the officer bicycling toward him, he left the property.

FIRST PERSON

Let's Light Up Porches and Patios

By Lucy Fried, Board Director

Every unit in Village Green is equipped with a light fixture for each entry area. When these lights are on at night, LAPD and common sense agree they discourage break-ins. Crime has been on the increase in Los Angeles and in Village Green. Yet, about 30% of residents don't turn on their lights.

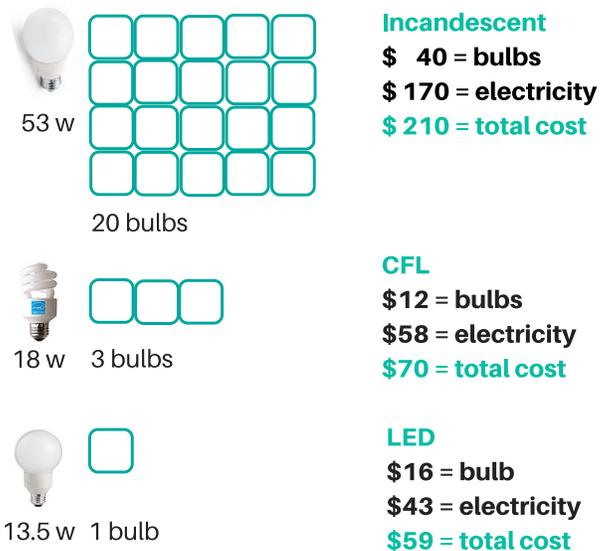
If the wiring for the fixture in your unit doesn't work, you can submit a work order to have it fixed. If the bulb has burned out, please put another one in. If a light bulb won't easily screw in or out of the socket, please write a work order and see if maintenance can help. And if, like me, you're too short to reach the socket, please ask for assistance.

As the chart below makes clear, residents can choose between inexpensive bulbs that need frequent replacing, or more efficient bulbs that last for five years and end up costing less. We can also choose from several types of timers so we don't have to turn the light on and off each evening and morning.

Village Green's safety committee has gathered a lot of information about these products, including costs and tips on what will work best with our vintage light fixtures. Look for the information packet in your laundry room or ask the office for one. And you can find it all on our website, www.villagegreenla.net. Click on "News and Events" and look for the documents just below the November Highlights. Thank you, safety committee.

Let's light up those porches and patios! ☐

Energy-Efficient Light Bulbs Cost of Operation Over 5 Years



75 watt-equivalent bulbs. 1,000 hour incandescent lifetime, 10,000 CFL lifetime, 25,000 LED lifetime. Bulbs on 12 hours a night for 5 years=21,900 hours. LADWP Tier 1 Rate of \$0.14617/kWh. Electricity cost = 21,900 hours / 1000 = 21.9 kWh * # Of Watts * \$0.14617/kWh. Bulb cost = \$2/incandescent, \$4/CFL, \$16/LED.

Call for Contributions: Special December Highlights “Readers’ Edition”

Dear Reader,

The *Monthly Highlights* volunteer staff would like to publish a special December “Readers’ Edition” and invites you to contribute to it. This issue will feature the community’s ideas and creative expressions.

Please don’t be shy. This is your invitation to share your thoughts. You can write a “Letter to the Editor.” You can expound on a hot topic, make a suggestion, ask a question, give people a chuckle, air a gripe, tell a story, share a precious Village Green moment or image. Poems

and prose, cartoons and drawings and photos are all welcome.

Writers, please try to keep to about 250 words. Send contributions to lucyh@ca.rr.com or bring them to the office by Tuesday, December 1. Per established Highlights policy, offensive content will not be published. Remember to include a contact email or phone number.

We’re looking forward to hearing from you!

- *The Editors* □

VG Bird List Grows by Four to 127 Species

By Lucy Fried

Thanks to Audubon Society birders Richard Barth, Don Sterba and others, Village Green has its very own bird list. And it is growing! This year, four new sightings brought the list to 127 species: Bewick’s Wren; Red-winged Blackbird; Brewer’s Blackbird; and Rose-ringed Parakeet. By comparison, L.A. County lists 500 bird species.

To earn a perch on the bird list, a species must directly associate with the Village Green in some manner, foraging or even just resting. Flyovers don’t count.

Don Sterba, who usually birds at the Green twice a week, told Highlights about the Rose-ringed Parakeet he saw this September:

“This morning there was a single Rose-ringed Parakeet at VG, sitting on top of a tall ash tree at the west-end lawn, calling loudly. I rarely see a single RRPA, so maybe this one got separated from its flock. There is only a hint of a neck “ring,” so this could be a female or juv. In the past I’ve only seen them flying over, so this is a new bird “using” VG to add to the list.” He added, “Parakeets are not native to the U.S., so such originally “wild” birds were either released by their owners or escaped from their cages; but over the years they have established themselves in wild breeding populations at various places in the county.”



The complete bird list is on the website, www.villagegreen-la.net. Click on “News and Events” and find the latest list just below the October issue of Highlights. □



News from the Board of Directors October 27 Meeting

Claire Joyce, Board Secretary

Board Meetings

Due to the holidays, the November and December board meeting dates were changed. (See Calendar, page 4.)

Roof Cleaning

The board approved a contract for the 2015 annual preventive roof cleaning at a cost of \$10,500.

Laundry Room Proposals

Directors will solicit resident feedback on laundry room machines and payment methods before signing a lease contract.

Tree Planting

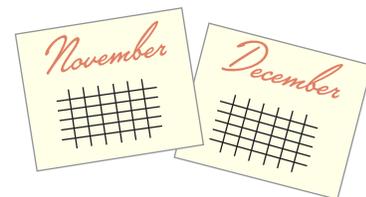
An additional Coast Live Oak was approved for planting in Garden Court 5/6 following last month's approval of a replacement tree plan. □

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Oct 17 ATTEMPTED BURGLARY. Ct. 16, 12:30pm

A resident reported someone had jumped his neighbor's fence and was removing the screen from the patio door. The burglar was scared away when the resident's dog barked from inside the unit and then nearly crashed his black Infiniti into the Public Security officer's car as he rushed away from the property. The burglar was described as a tall, young, light-skinned African American male in white shorts and shirt. LAPD was contacted. □

Upcoming Events



Dads' Night Out

Saturday, Nov. 14, 2015, 8:00pm Clubhouse

Sponsored by the Cultural Affairs Committee

Board of Directors Meeting

Tuesday, Nov. 17, 7:00 p.m. Clubhouse

Board of Directors Meeting

Tuesday, Dec. 15, Clubhouse □

Manager's Report

Sherri Giles, Interim Manager

Painting:

Buildings 28 and 64 are completed; Buildings 73 and 77 are in progress.

Sewers:

Court 4 sewer line replacement and repairs began September 21 and are scheduled to be completed November 4. Court 5 work began on October 26 and is scheduled to run through December.

Garage Restoration:

Court 2 is complete. Courts 3 and 12 are scheduled for completion before the end of November.

Wall Cracks:

The architect for the stabilization project for Buildings 8 and 14, Russell Tyner, and contractor Craig Troxler inspected cracks in units of both buildings. A report with Tyner's findings is expected in November. □



If You See or Hear...

Something suspicious: Call Public Security at **213-703-0540** (onsite line) or **323-293-9884** (dispatch)

Crime in progress: Call **911** first & then Public Security.

Need an escort home? Call 8140* from the call box outside the office.