

Village Green Owners Association

October 2008 Newsletter

Notes from the Board Meeting on October 28, 2008

Budget and Financial Matters

The 2009 Operating Budget and proposed budget for Reserve projects were approved unanimously – there will be no increase in homeowner assessments dues for 2009. The 3rd Quarter Compliance review of the bank statements was completed by 8 of the 9 directors.

Meeting Dates

The Board approved a motion to cancel the November Board meeting and move the December meeting to Tuesday, December 9, 2008. The HOA Annual Meeting will be held in early February 2009.

Resolutions

Safety Committee Resolution requesting the Board assign a Board liaison to the LAPD was returned to the committee because Director Hutton had already been appointed LAPD liaison in September. The Safety Committee resolutions to distribute the following flyers all passed unanimously: Tips to Illuminate Your Home flyer, Updated Advanced Awareness Tips flyer, Neighborhood Watch 10 Steps Handout, Neighborhood Watch Emergency Preparedness Packet. Court Council Resolution to provide a garbage bin prop in Court 1 was approved. Parking Enforcement Committee resolutions to enforce fines 08-92 and 08-94 were approved, as were Resolutions 08-93 and 08-91 to waive fines. Manager Resolution to close VG Office on the days after Christmas and New Year's was approved unanimously. Manager Resolution to repair sewers in Court 12 in the amount of \$7,850 from LI 63170 – Plumbing Repair – Sewer was approved unanimously.

Director-led Motions

A serpentine wall fell over in Court 16 trash enclosure. Director Glover moved to allow the Manager to put up a temporary fence while researching next steps; motion passed. Director Furedi moved to send a homeowner matter to attorneys for resolution; motion passed. Director Furedi moved to accept Director Haggerty's Proposal for Phase 3 Gafcon Project; passed unanimously. Revised Committee Rules and Regulations will be sent to Committee Chairs for review. Director Ginsburg moved to have Director Glover draft a letter to inform owners of new towing rules; motion passed. Director Brown will research Earthquake Insurance possibilities.

Manager's Report

Ongoing Items

- Exterior Painting—Building 91 complete. 2008 planned residential buildings are now complete!
- Engineering Services—the search is on for 2 structural engineering companies. I should have them (and their proposals) in place by the next Board meeting.
- Garage Courts—Most construction and paint work is complete on Court 14. We received additional change orders. Construction repairs complete for Court 16. Paint prep has begun. We have incurred additional construction costs. A serpentine wall fell down on Wednesday, 10/15. We stacked the bricks. A bid received from RW Stein to rebuild the wall using wood (VG already has the metal posts).
- Maintenance Yard Repairs—construction work is under way. There will be change orders due to the very poor construction work on the add-ons that VG did over the years. A sump pump needs to be installed in front of the lumber room to stop the water from flooding into the room. There is no place for the water to drain and it is sloped into the lumber room! I recommend this work be done. Lastly,

continued on reverse

Manager's report, continued

I will need to call back West Coast Roofing to perform ancillary work due to unknown factors from the original construction (poor details on the existing roofing) which is causing flooding in the lumber and landscape room.

- Handicap Ramp - City of LA (Street Division) came out to scope the area in question. The superintendent believes that Rodeo Place is a private road and is double checking. If it is a private road (which my findings last year affirmed), then the cost to move forward on the ramp will need to be paid by VG. I will have the answers and cost for the next meeting. Any work must to be done by permit.
- Exclusionary Work - work will begin on November 3rd and will take approximately 4 weeks to complete.
- Christmas & New Year Office Closure - both Christmas and New Years day fall on Thursdays this year. The office and maintenance yard will be closed for both Fridays following the holidays. We will have people on call in case of emergency.

Committee Reports

Court Council—In conjunction with the Captains from the Safety Committee, Courts 6 and 7, and 10 and 11 are having joint get togethers—it's a great way to get to know neighbors and learn how to keep everyone safe. At November meeting, we considered procedures to propose to the Board about pet policy enforcement. We need representatives from Courts 2, 5, and 6. If interested, please contact Barbara McCully at 323-29-5120.

Cultural Affairs Committee—The Village Green Halloween Party coordinated by Alison Grover Khoury took place on Saturday, October 25th. Plans are underway for the Holiday Party in December. We meet the first Wednesday of the month at 5:30 in the Clubhouse; more members are needed for this committee.

Safety Committee—Lighting upgrades have been approved by the Board for Courts 1-4, 16, 17, and the maintenance yard. Plans are currently being prepared for the Board by the Design Review Committee. Safety Committee congratulates Courts 5, 10, and 11 on launching their Neighborhood Watch programs! Way to go!

Report from Platt Security

Incidents in the VG, September 14–October 15, 2008

September 18—Court 4, noise complaint, 11:20 p.m.: officer responded to complaint of loud talking and music.

September 19—Court 16, car accident, 3:15 p.m.: resident was rear-ended while entering the property on Rodeo Rd. LAFD responded and resident was taken to hospital.

September 28—Court 4, off-property shooting, 4:30 a.m.: officers responded to LAPD activity at Cloverdale and Coliseum where an apparent shooting had taken place.

September 30—Court 6, break-in, 12:55 p.m.: resident saw four black male teens flee from her unit as she approached her front door. She had left her door ajar while visiting next door neighbor. Officers advised her to file report with LAPD.

October 1—Court 17, vandalism, 9 a.m.: resident reported that her car was vandalised on September 28. Court 6, vandalism, 11:15 p.m.: resident reported a man was yelling and screaming and throwing objects at a window and breaking them. LAPD responded.

October 7—Court 2, theft, 11:15 a.m.: resident reported clothing stolen from the dryer on October 3.

October 10—Court 13, property damage, 4:20 p.m.: resident reported that a tree branch had fallen on the roof of a garage building. VG Maintenance and Manager responded.

October 11—Court 3, medical emergency, 10:35 p.m.: resident called paramedics who took resident to hospital.

October 13—Court 5, medical emergency, 12:23 p.m.: resident called paramedics who took resident to hospital.

October 15—Court 14, possible robbery, 2:30 p.m.: resident reported four teens appearing as he was parking on Rodeo Place on October 11. The teens split into two groups and waited on either side of his truck. Resident called 911 and stayed in his car. The teens eventually left. LAPD responded and took a report.