

# VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Newsletter September 2011

## Notes from Meetings of the Board September 27, 2011

By Joe Khoury, Board President

- The Board approved a contract with Geocon for \$3,100 to conduct a manometer survey on buildings 8 and 14. This is the next step in the process of stabilizing those buildings.
- The roof inspection report listed 138 tree branches to be trimmed to prevent roof damage. The Board approved a change order to have TruGreen trim the trees for \$6,395.
- The Board approved a contract with Alex Painting to refurbish all of the laundry rooms for \$18,360.
- The Board approved a recommendation from the manager to include a proposal for earthquake insurance on the ballot for the annual meeting.
- The Board agreed to write a letter to Time Warner Cable listing the grievances of our residents, and asking for a solution to the problem of frequent service lapses on the south side of the property.

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## Manager's Report, by Peter Fay

The Association is actively inspecting the property for installations that do not comply with the architectural standards of the property. This doesn't suggest a complete list, but these are the top and most typical violations for which an owner may be fined:

- TV cables coming out of the conduit on the building
- Visible satellite dishes
- Out of compliance security doors
- Out of compliance security gates
- Out of compliance awnings

Please consult your handbook for guidelines and take time to correct any deficiencies to your unit.

Owners requesting the Board to consider items to be placed on the ballot for the 2012 Annual Meeting must submit them to the office by Monday, October 17th. Submit these on your own letterhead, or request a ballot proposal application from the management office.

1. Painting of building 25 is in progress and should be completed within two weeks. Painting of building 26 is scheduled to begin in early October.
2. The contract for a roofing consultant company to prepare a scope of work for roof repairs has been executed. The Scope of Work should be produced within three weeks. Once we have this document an RFP will be sent to roofing companies. Roof replacement/repairs are slated for Court 10 Building 52, Court 11 Building 55, and Court 12 Building 61, and two garages in Court 3, numbers 4 and 5. There is no construction schedule available at this time.
3. Repairs to the Court 5 driveway and 19 garages are completed.
4. A contract has been executed to replace exterior water supply lines in Court 5, buildings #22, 23, 25, 26 & 2, and should begin in October. A construction schedule will be sent to affected owners before work begins.
5. A contract has been executed for replacement of interior domestic water lines to Court 8, buildings #40, 41, 42 should begin in October. A construction schedule will be sent to affected owners work begins.
6. Management has secured an executed copy of the Mills Act. It is on file in the office.

At this time, all Reserve Projects planned for 2011 are either completed or underway.

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## Platt Security Report—August 13 to September 10, 2011

- **August 16**—Court 6, 6:34 p.m., resident complaint—resident complained about a back gate left open, and an uncovered, 4 to 5-foot deep hole in her patio due to construction.
- **August 16**—Court 16, 7:10 a.m., fallen tree branch—officer noted a fallen tree branch near the maintenance yard. Photos were taken to document.
- **August 16**—Court 2, 11:50 p.m., burglary—owner reported that 3 black men in hooded jackets entered her patio, and 2 others were climbing the fence. The subjects fled when they noticed the owner. After inspecting the perimeter, the officer and owner discovered a damaged screen; apparently it had been cut with a sharp object.
- **August 17**—Court 2, 3:58 p.m., possible break-in—resident reported a black male at her patio door, who fled when he noticed her. While inspecting the perimeter, officers noticed a male near Court 1, who matched the description, and who ran when he noticed the officers. The man ran through Courts 3 and 4 before exiting the Green and running across Coliseum.
- **August 19**—Court 17, 6:20 p.m., vandalism—resident reported hearing glass breaking and seeing a man running away from her area. A bedroom window was broken.
- **August 19**—West Circle, 10:40 a.m., welfare check-in—LAPD responded to check in on a resident who was not responding to phone calls from a relative.
- **August 23**—Court 13, 7:00 p.m., LAPD on site—LAPD responded to a call by a friend of a resident who seemed to be in distress.
- **August 25**—Court 6, 4:44 p.m., missing property—resident reported ripe tomatoes missing from the patio.
- **August 26**—Court 13, 8:35 a.m., possible emergency—LAPD officers responded to calls about a resident who was threatening to jump out of a second-floor window. The resident's caretaker was called and resolved the situation.
- **August 27**—Courts 1, 8:50 a.m., theft—a visiting worker reported theft of tools and GPS from his truck.
- **August 28**—Main Green, 6:07 p.m., fallen tree branch—officer responded to report of a fallen tree branch.
- **August 29**—Court 4, 4:00 a.m., fallen tree branch—security officer discovered a fallen tree branch. Photos were taken and officers put up caution tape, and reported the incident.
- **August 29**—Court 5, 11:03 p.m., vandalism—LAPD responded to a resident's report that a male, approximately 5'10" and wearing a black hooded sweatshirt, was walking along Coliseum, towards La Brea, and hitting parked vehicles with a stick. LAPD looked for the suspect, including with a helicopter, and Platt officers looked as well. The suspect was not found.
- **September 7**—Court 4, 8:45 a.m., fallen tree branch—officer noticed a fallen tree branch, cordoned off the area and reported to the office.
- **September 7**—East Circle, 10:15 a.m., fallen tree branch—a VG employee reported a fallen tree branch. Incident reported and area cordoned off with caution tape.
- **September 8**—Court 5, 7:30 a.m., fallen tree branch—officer noticed a branch that was about to fall, coned off the area and notified the landscaping supervisor.
- **September 9**—Court 7, 11:30 p.m., complaint—resident reported a neighbor keeping dogs on the patio in a cage.
- **September 10**—Court 7, 7:40 a.m., follow up—officer went to unit to follow up on complaints of a whining and barking dog. The resident replied that his dog was not whining. Officer informed resident that it is not allowed to keep a dog in a cage on the patio unsupervised.
- **September 10**—East Circle, 6:40 p.m., pet policy—officer found 2 people at a table on the Green and noticed that they had 2 dogs with them. Officer informed them that it was against policy for dogs to be in the common area and that the dogs needed to be taken into their units. The officer's requests were ignored; the officer called for backup. When a second officer arrived and explained the policy again, the people complied and took the dogs inside the unit.