

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS



A Monthly Publication of the VGOA

October 2018



This Great Horned Owl was photographed by Culver City Audubon Society birder Randy Ehler on September 15th in a podocarpus tree at the north end of Court 6.

Residents may be interested to learn that these owls eat skunk. According to Wikipedia, they are the skunk's only regular predator. Do they have a poor sense of smell?

Thanks to Bernie Altman & Teresa Thompson for sending the photo & information.

Attention, Village Green Owners

Board of Directors election season is coming, and nominations will be due in early December. We encourage you to get involved and nominate yourself for the Board.

Ballots arrive in early January.
Vote by February 2nd, the first Saturday in February.

Jerri Allyn, board president.

September Board Meeting

Round Up of Approved Resolutions

By Lucy Fried

Two Tools Added to VG Heat Defense Kit

With a building insulation program under way and a survey of the property's electrical system expected to begin soon, directors approved two new measures to reduce residents' discomfort from hot weather in non-air-conditioned units – without overloading the electrical system.

1. Plexi Frames and Inserts: Last year, the Board approved portable air conditioners vented through windows. Now, directors have agreed that owners can choose either a "plexi frame with a hole for a vent" or a "plexi insert," which replaces a glass window and can be returned to a glass pane if the owner desires or if the unit is sold to a new owner.

If VG Maintenance does the installation, a labor and materials charge will be reflected on the monthly HOA bill.

2. Shade Trees Project: Starting this year, dead historic trees that once provided shade to residents will be replanted. 21 trees are scheduled this year, and Tree Committee chair Jeff Clark anticipates that all six phases of the project will be completed within two years, assuming board funding. Then, of course, the trees will need time to grow...

More Approved Resolutions

1. Management to ask our insurance company the cost of adding earthquake insurance to our master insurance policy.
2. A "Doggy Happy Hour" on Sunday, 9/30 from 4-6 pm on the common area lawn on Coliseum near Ct. 5.
3. An irrigation replacement design request for proposals to be sent out to at least six companies.
4. Re-interpretation of the children's play area that was historically at the end of the Court 6 driveway by planting California native plants that attract butterflies and other pollinators, as suggested in the CLR.

Assessment Delinquencies Down

Board treasurer Steve Haggerty reported that August's financials showed the largest decrease in assessment and special assessment delinquencies in five years. Regular assessment delinquencies went down by 15.54% and special assessment delinquencies by 10.4%. Adding overdue fines and other payments, total delinquencies decreased by almost \$42,000.

Despite the improvements, the Association is still owed almost \$435,000. The board continues its aggressive program of enforcement. Twelve units have liens, one unit has a pending lien, two have pre-liens, and 11 units are under review by our attorneys. □

Public Security Report

Edited by Jordan Deglise Moore

August 22 – September 19, 2018

Aug 28 VG PROPERTY DAMAGE. Court 9 garage area, 1:11 pm. A resident reported accidentally damaging a garage door with their vehicle.

Sep 9 VG COMMON AREA VIOLATION. Center Green, 6:10 pm. A resident reported an unauthorized 50+ persons party, including a propane grill.

Sep 13 PACKAGE THEFT SUSPECTS. Court 16, 10:13 am. A resident reported seeing two juveniles removing two packages from a neighbor's porch. Security searched the area but could not locate the suspects. They did find the packages near the garages. They were damaged and/or opened, but the contents were inside. Security took both to their office after leaving a note in the victim's mailbox. □

Oct. - Nov. Foot Beats Schedule

Three good reasons to join a "foot beat":

(1) enjoy pleasant company while getting some light exercise; (2) see Village Green in new ways; (3) know that simply by your presence on the grounds, you and your fellow "foot beaters" are actually crime deterrents.

Foot Beats is a project of the VG Safety Committee.

Tuesday, 10/9, 7:30 pm:

Meet at Court 1 entrance, walk east area of the Green.

Wednesday, 10/17, 10:00 am:

Meet at Clubhouse, walk central area.

Thursday, 10/25, 6:00 pm:

Meet at Court 6 entrance, walk west area.

Friday, 11/2, 9:30 am:

Meet at Ct. 17 entrance, walk east area.

Thursday, 11/8, 7:00 pm:

Meet at Rodeo/Hauser corner, walk west area. □

SAFETY COMMITTEE ADVISORY

Daylight Savings time ends November 4th, and it will be getting dark earlier in the evenings.

To help residents keep patio and porch areas lit for safety and crime deterrence, the VGOA bought 88 new "dusk-to-dawn" light bulbs. They are available to be installed by submitting a work order to the Village Green office.

Maintenance staff will install in response to work orders. The light bulbs are available on a first-come, first-serve basis while supplies last.

September

Manager's Report

From Sherri Giles, Operations Manager

Garage Inspections:

Garage inspections begin in October. The goal is to complete inspections and re-inspections by the end of November.

Electronic Work Order System:

On-boarding of residents has been suspended while management works with VG's IT personnel, the technical staff of the Fluke Corporation, and the Communications Committee chair to finalize and integrate the VG website with the system.

Residential Re-piping:

Five buildings were scheduled for this year. Three have been completed (69, 70, and 71). Work began September 4th on Building 72, and will start October 1st in 73.

Residential Building Insulation, Carpentry Repairs, and Painting:

Ten buildings were scheduled for this work in 2018; five have been completed so far (Buildings 5, 9, 20, 30, and 42). Work on Buildings 44A and 48 starts in early October.

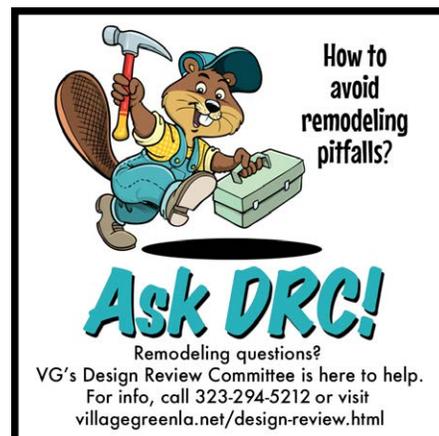
Landscape Maintenance:

In September, Greencrew detailed Courts 15-2 and began working on Courts 3-7. They continued using a three-man irrigation team (instead of two) until cooler weather arrives and mowing bi-weekly instead of weekly. There were no major irrigation breaks last month.

September Arborist Report:

Regarding the property-wide Chinese elm pruning, arborist Cy Carlberg wrote: "We are very pleased with the quality of work that has been performed on these trees..."

Carlberg recommended four trees for pruning: two in Court 7 (#424, a CA sycamore, and #590, an ash); and two CA sycamores in Court 15 (#1180 and #1249). She also recommended seven trees for removal and replacement: #496 (CA sycamore, Central Green near 5353); #990 (carob) and #1072 (ash) in Court 14); #1120 (CA sycamore) & #1132 (CA sycamore) in Garage Court 14A); and #1156 (CA sycamore) and #1173 (CA sycamore) in Garage Court 15A. □



Village Green Pet Survey Results Are In!

Results are in from the first owner/renter pet survey since the pet rules were enacted a decade ago. The excerpt below from the Pet Task Force’s report to the Board summarizes the vote for each question. The whole report, including the raw data, is at www.villagegreenla.net.

Introduction

“... The survey consisted of eight yes/no or fill-in-the-blank questions, and one open-ended question (#9: ‘Any additional comments or questions?’).”

132 valid surveys were received in the office and numbered. There are 629 condo units in Village Green. The 132 surveys received represent 20.9% of owners/residents.

A concerted effort was made to place the survey into the hands of each owner and resident, and ample time was allowed to get the surveys completed and returned to the office. We believe that the surveys are representative of the opinions of all Village Green residents and owners.

Summary of the Results

Respondents: 50% were pet owners, and 50% were not. Of the 66 pet owners, 51% own cats, 41% own dogs, and 8% have other pets.

Complaints: 29% of respondents had made complaints about other people’s pets. The most common were for noise/barking (29%), followed by odor/feces issues (16%); followed by 30% who made various complaints of “cats in my patio/feces/damage” (5), rules violations (5), and other complaints: dog off-leash, cat noise, units having too many pets, pets running around upstairs, a cat on a roof, and an aggressive dog.

VG-Issued dog tags: 36% were in favor, 40% were opposed, and 24% were not sure. Only 15% were willing to pay for an ID tag, while 26% were not, and 24% were unsure; the rest were non-pet owners.

Pet rules enforcement level: 41% thought it was “about right,” while 27% thought it was too little and 14% thought there was too much enforcement; 16% were not sure.

Leash rule enforcement: A hot-button topic has been the difference in enforcement against wandering off-leash cats and against dogs in the Green. A strong majority of respondents – 50% (66) – thought that the leash rule should not be enforced equally against dogs and cats; 34% (44) said they should be, and 15% (19) were unsure. Two respondents did not answer.



Question #9: “Additional Comments”

The plea made most often was for “more / better enforcement of the rules” (28), with additional 10 statements to “respect the rules”. Contrasted against that was the plea to “relax the rules” (22), and “allow dogs in the inner Green” (20). However, 14 respondents said, “don’t allow dogs inside the Green” and 17 said to “keep the rules as they are”.

The difference in treatment of cats and dogs was addressed by many in the open-ended question: 13 said that dogs and cats should be treated equally, while 15 said that dogs and cats should be treated differently, plus an additional 14 who said cats should roam free, and 8 who said that cats naturally roam.”

Read the whole report, including the raw data, on www.villagegreenla.net/reports.html. □



September 23, the last “Drinks on the Green” for 2018

“Such a pretty evening”

Photo and caption from Bob McGinness.

October Calendar



This year, enjoy Halloween events for kids and adults at Village Green's Clubhouse.

Sponsored by VG Cultural Affairs Committee & "Drinks on the Green."

HAPPY HALLOWEEN!

Saturday, 10/27

Kids Halloween Party

3:00-5:00 pm

New! Bring your own carved or decorated pumpkin for a contest. Games, crafts, face painting, storytelling, snacks.

Halloween Drinks in The Clubhouse

7:00-10:00 pm

(Parents are encouraged to book their babysitters now.)

Wednesday, 10/31

Halloween Trick-or-Treating

Meet at dusk by the coral tree on the Central Green for some spooky story telling.



For the first time, the Clubhouse will be open on Halloween for adult socializing, refreshments and trick-or-treaters!

If you enjoy trick-or-treaters and their costumes, but they don't visit your part of the Green, come over to the Clubhouse. Enjoy the fabulous decorations and hand out candy. Parents are encouraged to stop by with their kiddos.

October & November Board of Directors Meetings

October Regular Board meeting

Tuesday, 10/23, Clubhouse

Homeowner comments start promptly at 7pm.

Special Board Meeting on the 2019 Operating Budget

Wednesday, 11/7, Clubhouse, 7-9 pm

Homeowners will have a comment period.

November Regular Board meeting

Tuesday, 11/13, Clubhouse

Homeowner comments start promptly at 7pm. □

The Financial Side of Earthquake\$

by Jim Bouchard, Karen Howell, Haleh Shoa

On Sept. 15th, the Safety Committee hosted a standing-room-only crowd eager to learn how condo owners and renters can protect themselves financially from earthquakes.

Mark Toohey, California Earthquake Authority (CEA) liaison, provided the information. The CEA is a not-for-profit entity established after the '94 Northridge earthquake. It provides 80% of residential earthquake insurance to California residents.

Why Consider Earthquake Insurance?

According to seismologic scientists, California has a 99% chance of another magnitude 6.7 earthquake in the next 30 years and a 75% chance of a 7.0 earthquake - three times as powerful. *But, only 10% of California homeowners are insured.*

Mr. Toohey suggested the discrepancy is mainly due to the misconception that FEMA or another government entity would bail them out. However, FEMA will only provide a loan of up to \$33,000 to cover any assessments the VGOA might require to repair damage to the common property. What if the Association's repair needs are higher than that?

The VGOA doesn't have a master earthquake policy. However, through CEA, condo owners can sign up for up to \$100,000 of **Loss Assessment Insurance**, which would cover any common area repairs assessments.

Learn More about Earthquake Insurance

The CEA has over \$17 billion in reserves, more than enough to cover claims for **residential** losses, i.e. in the areas which one owns or rents, not the common areas owned by the HOA.

CEA provides an "insurance calculator" on their website that allows residents to plug in the types of coverage they require and quickly view the insurance premium estimates.

For more information, please visit www.villagegreenla.net/safety.html. "Owner" and "Renter" brochures, as well as FAQ section, are also included.



MarkToohey (CEA) with Safety Committee members.

From left: Jim Bouchard; Mark Toohey; Karen Howell; Cynthia Cyrus, chair.

Photo by Chin Thammasaengsri □