

Village Green Highlights

“The Short Form”

Summer Edition, August 2022

NEWS FROM THE VILLAGE GREEN BOARD —*compiled by P.J.C.*

Thirty-two persons attended the July meeting of the Board at Village Green on July 26, including management and six Board members. Director Steve Haggerty introduced Officer Kenny Sanchez, of the Southwest Precinct, who is our new LAPD liaison, replacing Officer Roybal. Mr. Sanchez led an overview and discussion of the state of gang activity in the Southwest, provided a primer on ‘tagging’ and on gang graffiti in the area, outlined affiliations and some common behaviors. Other topics such as drag racing and noise complaints were also discussed. Officer Sanchez’s contact information is here:

Officer Kenny Sanchez
213-304-2664
37713@lapd.online

OPERATION BUDGET REFORECASTING

Claire Knowlton reported on a mid-year budget reforecast, common in most years, which adjusts expectations on income and expenses for the rest of the year. The Budget was adjusted to reflect additional costs for Tree work, Rubbish Removal, and Insurance. The reforecast was passed unanimously.

CLUBHOUSE HVAC REPLACEMENT

The Board approved funding to replace the Office and Clubhouse HVAC system. They will be using Cool Air Pros as contractors, at an estimated cost of \$18,833.

HANDBOOK AMENDMENTS FOR PARKING VIOLATIONS

The Board voted unanimously to change the language in the **Handbook** regarding parking violations and to pinpoint towing deadlines for those who have left their car in one spot for an extended period of time. Delinquent car owners will now receive three consecutive 14-day towing violations, or six in a calendar year, will

be subject to a towing countdown of 96 hours, receiving warnings at the 72-hour, 48-hour, 24-hour and final notice.

PLUMBING REPAIR TO CURB WATER WASTE

In an effort to conserve and save on the cost associated with wasting water, the Board discussed a plan to evaluate and repair faulty plumbing in the property. Initial research suggests that hundreds of gallons are lost through leaky toilets and faucets. Board chair Laura Civiello introduced the idea to initiate a repair program where owners can report their leaks, agree to pay for parts, and VG labor will make repairs. This would incentivize residents to get things fixed, and save the HOA money. Board and management will do a cost analysis.

BOARD TO RESPOND TO PROPOSED MILLS ACT CHANGES

Director Daniel Millner gave an overview of the proposed changes to the Mills Act in the city of Los Angeles, actions which could affect the status of Mills Act protections (and property tax adjustments) at the Village Green. The Board agreed to form an ad hoc committee and study group, composed of directors and interested residents, to explore a position and response to this ongoing situation. (The topic will be covered in greater detail in the September issue of **Highlights**.)

MANAGEMENT NEWS from **OPERATIONS MANAGER SHERRI GILES** *compiled by Lucy Fried*

WASTE BINS CLEANING Ms. Giles responded to homeowner complaints about flies and malodorous food waste bins in some court refuse areas. She said Maintenance would address the matter promptly. In mid-July, Republic Services began their annual cleaning of the large dumpsters and recycling bins, starting with Court 1; the entire process was expected to take about five weeks.

SYCAMORE REJUVENATION PROJECT UPDATE Following June's Board approval of a resolution to rejuvenate the landscaping and fencing of the Sycamore boundary, Management is seeking bids for the fencing project; Greencrew has begun sourcing the plant material needed.

IRRIGATION WELL PUMP Now that we have received a new well pump motor and assembly, General Pump will begin performing quality control checks in the first week of August and preparing it for installation. They will also advise Ms. Giles of the usefulness of various parts of the old pump and provide an exact schedule for the work. ***Ms. Giles reminded directors and residents that directors had agreed NOT to use DWP water for the landscape during the period when the pump is not in use.***

ELECTRICAL UPGRADE PROJECT As **HIGHLIGHTS** reported in July, the Board approved a contract for the design phase for a new electrical infrastructure in "pilot courts" 16 and 17, at a cost not to exceed \$50,000. However, Ms. Giles and director Steve Haggerty announced that at their recent meeting with the DWP, they were told that the utility ***"will not allow us to move forward on upgrading the distribution infrastructure in Courts 16 and 17 until we commit to paying for LADWP design work to bring the 34.5K power to the property line – a cost of \$140,000."*** Haggerty was doubtful that other properties were required to shoulder this financial burden and told the Board that the upgrade team would be reaching out to contacts for comparisons.

Landscape Reports Horticulturalist_Carol Bornstein inspected several areas of the Green in June and made recommendations, including to resume mulching, especially needed since rainfall was below normal, and provide adjustable

sprinklers attached to hoses to provide a slow delivery of water to planter beds. Arborist Cy Carlberg inspected courts 13, 14, and West Circle, then completed a rapid walk-through of the entire property. They saw no immediate high priority risk. Greencrew reported detailing courts 15-17 last month and will be in 17 and 1-4 this month.

BUILDING PAINTING, INSULATION, AND CARPENTRY REPAIRS After two informational meetings with residents, the project kicked off on July 18 with the power washing of Building 90 in Court 17. Buildings 3, 15, 33, 34, 58, 62, 67, 68, 70, and 90 will follow.

GARAGE RESTORATION, PAINTING, AND INSPECTIONS Treatments for termites, carpentry repairs, painting and roof repairs will begin in September for garages in courts 6, 8, and 14. Garage inspections will coincide with the restoration schedule.

HOT WATER HEATER CIRCULATION DEVICES A proposal was advanced in June to provide residents with a device to significantly reduce water waste caused by running water until it's hot. However, after consulting with several plumbers familiar with the Green's plumbing, Management reported that the short length of pipes and shared water lines make hot water recirculation pumps, "difficult to implement for Village Green."

PUBLIC SECURITY REPORT *June 23- July 20, 2022*

Edited by Jordan Deglise Moore

NOISE COMPLAINT June 22-23, East Circle, various times. A resident reported that a neighbor frequently starts his motorcycle late at night and rides noisily around the parking lot.

NUDE WOMAN June 23, Courts 1, 16 & 17, 8:35 am. Numerous residents reported a nude woman traversing the property. She was uncommunicative and refused all help except water, after which she walked across Coliseum and did not return.

MALE TRESPASSERS ESCORTED OFF PROPERTY June 24, Coliseum St. near Court 1, 12:40 pm. A resident reported a group of teens drinking and smoking marijuana near the entrance to Court 1. They left when asked; they thanked the officers for not yelling at them.

RESIDENTS TAUNTED AND THREATENED July 4, Court 5, early morning. A resident reported that after she lightly knocked on her wall in an effort to quiet her neighbors; they responded by banging on her door and threatening her if she ever knocked on the wall again. The resident told security that her neighbors' noise is a chronic issue. On July 20, 7:40 am, the resident again complained that their neighbors' noise – moving furniture, playing music, arguing, etc. – interfered with their sleep.

WOMAN SCREAMS AT CHILD July 13, Central Green, 4:15 pm. A resident reported an irate woman cursing at an eight-year-old child who had accidentally lost the leash of his dog near their patios. The woman had earlier reported the unleashed dog.

GARAGE BURGLARY July 18, Court 14, time unknown. An out-of-town resident reported that two bicycles and some tools had been stolen from her garage and advised that her neighbor would be installing a new padlock. Security met the neighbor at the garage.