

# VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

# HIGHLIGHTS

A Monthly Publication of the VGOA

April 2018

## March Board of Directors News

## Board Acts on Electrical/Climate Challenges

By Lucy Fried, with appreciation to Board Treasurer Steve Haggerty

The Board last month passed three resolutions responding to the challenges of rising temperatures, our 1940s electrical system, and requests for electrical appliances.

The first resolution offers relief from hot condo temperatures through insulation. Directors approved a \$109,654 contract to insulate building walls and attics in the 10 buildings scheduled for painting and carpentry repairs *this year*. (Residential buildings are on a 10-year painting cycle.)

The second authorizes approximately \$15,000 for a professional survey *this year* of our current electrical service. It is expected to produce an accurate and detailed picture, building by building, that will help determine the need for and extent of an electrical overhaul.

*The third resolution sets a moratorium on approval of owner requests for appliances requiring more than 1440 watts. It explains:*

*"It appears that after 70 years of service, our electrical grid (underground conduits, DWP transformers, in-building and in-unit wiring) is starting to fail. This is a critical safety issue the Board can no longer ignore... It is no longer reasonable to further strain our electrical grid by approving installation of additional high wattage devices."*

The resolution does permit an owner to submit an application to the Design Review Committee (DRC) to install additional electrical appliances *if the owner is able to replace an existing electric water heater or electric stove with gas appliances*.

For example, if the owner can replace an existing 20 amp electric water heater with a gas water heater, then an application for a 20 amp electric clothes dryer (i.e., like-for-like power usage) would be considered by the Board, who will make the final decision.

### The \$\$ Side of the Story

The funding for the insulation project and electrical survey comes from the Association's reserves funds, which are for items that are not part of the "everyday" Operations budget. Each year, after determining the next year's Operations Budget, the Board (usually) then transfers the difference between income and expenses to the reserves.

Treasurer Steve Haggerty brought the budgetary impact of the two added projects into focus by pointing out that (unless something changes) the amount available for transfer to the reserves for 2019 will be approximately \$125,000 less than is available for this year. □

## MARCH MANAGER'S REPORT

Operations Manager Sherri Giles



**Contracts:** This month, management presented five maintenance resolutions for Board consideration. Three are for painting, carpentry repairs, and insulation of 10 residential buildings. The fourth and fifth authorize re-piping of interior water lines and painting of affected areas in five buildings. All were approved for this year.

**Unit Address Light Diffuser Plates:** The original brackets that secured diffuser panels to the fixtures have broken off in some units. Management is experimenting with the best way to secure the panels and will then begin fixture repairs and panel replacements. A minimum of three months is projected to complete the project.

**Landscape Operations:** To address the proliferation of weeds from the rains, Green Crew has decided to use one week per month to clean out weeds throughout the property (in addition to weeding the courts scheduled for detailing). This month, Courts 6-11 were detailed, and 13-17 are next. Blowing of garage courts remains bi-weekly, alternating between Courts 1-9 and 10-17. □

# Public Security Report

Edited by Jordan Deglise Moore

## February 22 - March 21, 2018

### Feb 5 DOMESTIC DISPUTE. Court 7, 10:12am.

A resident was taken into custody by LAPD after an assault and an attempted assault.

### Feb 23 NOISE COMPLAINT. Court 9, 8:30pm.

A resident complained about loud music from a neighboring unit. The responding officer helped the parties resolve the dispute.

### Mar 8 PET LEASH RULE VIOLATION. Court 5, 6:14pm.

A resident reported two pets off leash and unsupervised. The owner was unknown. □



How to  
avoid  
remodeling  
pitfalls?

# Ask DRC!

Remodeling questions?  
VG's Design Review Committee is here to help.  
For info, call 323-294-5212 or visit  
[villagegreenla.net/design-review.html](http://villagegreenla.net/design-review.html)



## April Foot Beat Schedule

### Tuesday, April 3, 9:00 am:

Meet at the Clubhouse, walk central section of the Green.

### Thursday, April 12, 8:00 pm:

Meet at the Clubhouse, walk east section of the Green.

### Friday, April 20, 10:00 am:

Meet at Court 10 entrance, walk west section of the Green.

### Monday, April 23, 7:30 pm:

Meet at Court 4 entrance, walk central section of the Green.

### Tuesday, May 1, 9:00 am:

Meet at Court 17 entrance, walk east section of the Green. □



## COURT COUNCIL CORNER

### NEWS FLASH!

By Rosalind Goddard, Court 4 Alternate

### This month - a friendly, important reminder about laundry room schedules:

Is there a posted washing schedule in your court's laundry room? Take a look at it before putting that load into the washers! Is it your time slot?

If someone else's name is there, come back when there is a blank space on the schedule. Check to make sure you don't start washing when the cycle will run into someone else's time. An error like this can cause a domino effect that impacts the entire posted schedule for that day. A viral video of an angry neighbor would not be a pleasant thing to view.

If someone else does your laundry, be sure they are informed about how the schedule works. Continue to be courteous, kind and respectful.

Remember, there is a court representative and an alternate in almost every court. Names and contact information are posted on the bulletin board. □



## Community News

(Cont'd from page 3)

### Summer Jobs for Youth & Young Adults

The mayor's office has a 6-week summer jobs program for teens and young adults ages 14-24.

**\$13.25 per hour, 4 hours per day.**

Information for prospective employers and youth job seekers can be found through the city's Workforce Development Division.

Go to [www.wiblacity.org](http://www.wiblacity.org) or  
contact [Brenda.Anderson@lacity.org](mailto:Brenda.Anderson@lacity.org).

## Community News

By Cynthia Singleton

### Town Hall Meeting

Several court reps and Safety Committee members attended a forum last month at nearby St. Paul's Church sponsored by L.A. City Attorney Mike Feuer. The meeting was to address community concerns and publicize city programs. Some attendees later reported that they learned about tensions just a few blocks or miles away that they had been unaware of.



*Renters from the Chesapeake Apartments (the large complex near Dorsey High School) complained that they had been unlawfully evicted and that City Attorney Feuer, despite having sued the owner for not keeping the property safe, was not helping them. **They were very upset because they felt they had been singled out and accused of contributing to the complex's safety problems because of their criminal records.** They stated that before L.A.P.D.'s anti-gang injunction, not having a criminal record was never a condition of occupancy. Mike Feuer promised to look into their claims.*

Then, a group of angry and disruptive homeless people from Leimert Park focused attention on the affordable housing shortage combined with growing gentrification and civic inaction. They said they had no place to sleep, since the area where they had been sleeping was fenced off, sleeping or parking in private parking lots was forbidden, and there are no affordable apartments in the area.

### Neighborhood Justice Program Seeks Volunteers

Feuer introduced the Neighborhood Justice Program, which offers some first-time non-violent offenders a way to take responsibility for their actions without going to court and entering the criminal court system.

The program brings together panels of trained community volunteers, the person who committed the crime, a neutral mediator, and possibly the victim for a discussion of the harm done to the community and concrete ways it can be remediated.

If you are interested in this program, search "Neighborhood Justice Program Los Angeles" and you will find much information and an application form. □



## Conversation with Senior Lead Officer Gabriel Roybal

*[Highlights reporter Carrie Malcom Tench talked recently with Gabriel Roybal, our new senior lead officer (SLO). He has been an LAPD officer since 2006.]*

"I feel lucky to work in this community," SLO Roybal said. "Village Green is diverse and energetic, and the communication from residents so far is awesome. I am excited to begin a new chapter improving safety here."

**CMT: What can you, as the SLO, do for Village Green?**

**GR:** "Handle calls or issues right away... no matter if they come from Security or a community member."

**CMT: What about gang crimes and injunctions?**

Violent crime is relatively low, but vehicle break-ins, theft, vandalism, and vagrancy affect our residents' quality of life. How will the recent ban on injunctions against gang members affect gang-based crime?

**GR:** Injunctions were a useful tool that stopped crime before it started. However, over the years, the LAPD has developed other useful approaches, especially advances in mapping technology that assign the right number of cars to areas that need it, which means faster police response times.

**CMT: Trespassing and loitering by homeless or drug-addicted individuals are matters of great concern to us.**

**GR:** HOPE – the Homeless Outreach Partnership Endeavor created by Mayor Eric Garcetti – is a tool I use to respond to reports of homeless encampments and sleeping on the street. HOPE teams are made up of LAPD officers, social workers and sanitation workers trained to connect the homeless with appropriate resources and find long-term solutions.

**Contact SLO Roybal when you have crime evidence to report or concerns about quality of life issues in or near the property.**

**Email:** 38066@LAPD.online **Phone:** 323-387-9621

#### If You See or Hear...

Something suspicious: Call Public Security at **213-703-0540** (on-site 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.

Security officers are instructed to document and notify management of all incidents. □



# April Events Calendar

## Bird Watching Walk with Audubon

Saturday, April 14, Clubhouse

Walk starts at 9:00am. Come at 7:00am for coffee and a talk with Audubon Society members.

Bring your own binoculars or zoom camera.

Sponsor: Tree Committee

## March Regular Board Meeting

Tuesday, April 24, Clubhouse.

Homeowner Comments begin at 7:00pm sharp.

## Save the Dates!

### Movies on the Green

presents "Freaky Friday" (2003)

Saturday, May 12, 8:00pm, Main Green

### Memorial Day Concert

with MòForró Sunday, May 27,

3:00-6:00pm. □



## LONGTIME VILLAGE GREEN RESIDENT REMEMBERED

By Teresa Thompson

Erika Pelster, my neighbor, passed away in February.

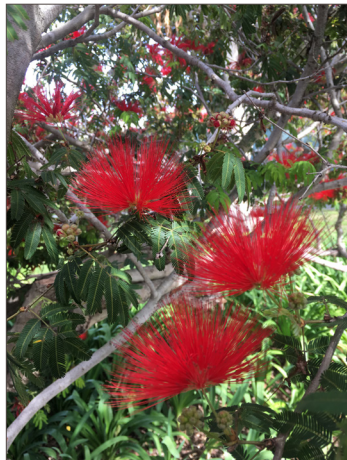
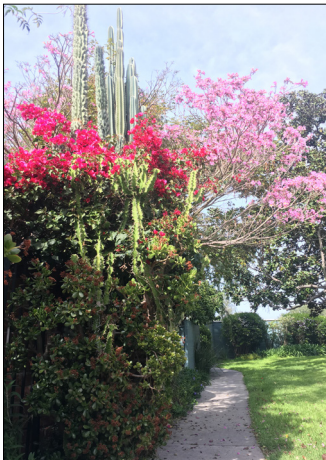


She had moved to Village Green, Court 12, in 1960 with her husband Harold when the Green was a rental complex. They were here three years later when the Baldwin Hills dam broke in 1963.

In 1974, soon after the Green became a condominium community, the Pelsters bought and moved into their two-bedroom Court 8 townhouse.

Erika was born in Germany. She met her husband Harold in Berlin after World War II. For many years, she worked for Lanz, a well-regarded clothing manufacturer.

She is missed by her neighbors in Court 8.



## BLACK HISTORY MONTH EVENT 2018

## STORMY WEATHER

By Allison Grover-Khoury, Cultural Affairs Committee Chair

Stormy weather did not stop some fifty Village Green residents from enjoying the classic 1943 film *Stormy Weather* on Sunday, March 11, in commemoration of Black History Month.

*Stormy Weather* was one of the earliest musical films to feature an all black cast, bringing leading roles to some of the era's greatest African-American entertainers and artists. The film was among the first in which African-Americans did not play servants or enslaved persons or portray racist stereotypes or caricatures.

The film stars the iconic Lena Horne along with highly popular dancer, entertainer and actor Bill Robinsons as her love interest. Filmed fairly early in her career, Lena Horne went on to become a beloved singer, dancer, actress, and civil rights activist.

Twenty musical numbers feature such gifted and famous stars as Cab Calloway, Fats Waller, Katherine Dunham and her modern dance troupe, Dooley Wilson, singer Ada Brown, comedian F.E. Miller, and dance dynamos the Nicholas Brothers.

Before the screening, long-time Cultural Affairs Committee member and supporter Ms. Jean Wilson introduced the film and its racial, historical and cultural significance. Fayard Nicholas' nephew, Albert Johnson, treated everyone to some remembrances of his uncles and brought a family scrapbook for participants to browse.

As it does every year, this annual commemoration program began with a spirited group singing "Lift Every Voice and Sing," widely regarded as the Black National Anthem. □