

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS



A Monthly Publication of the VGOA

April 2019

Board Meeting Highlights

Updates on Deferred Upgrades

By Lucy Fried

"... Try to do it your way. Try to do it my way... We can work it out." ~The Beatles

The 10-year Special Assessment is drawing to a close, and the three main upgrades it funded (building stabilization, sewer line replacements, and interior copper water re-piping) are complete or almost complete.

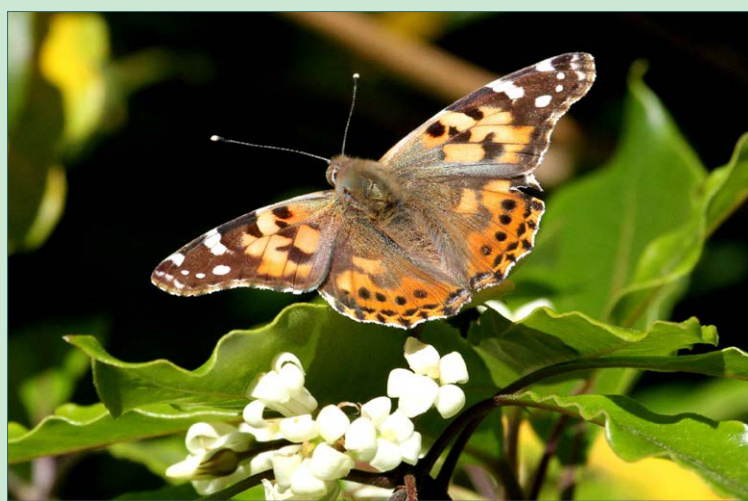
Planning Ahead

Two other major budgeted plumbing projects are still far from finished. However, the Board, driven by owner demands and assisted by the Design Review Committee (DRC), has begun laying the groundwork for other deferred upgrades - mainly the 78-year-old electrical system, irrigation system and landscape, and Clubhouse.

Directors have also begun looking into solutions to the problem of unacceptable levels of sound transmission between units caused in part by 1940's construction practices and in part by resident behaviors. Here's an update.

Electrical Upgrades

In February, directors voted to proceed with an electrical service upgrade project and allocated up to \$35,000 for Phase 1 to *investigate, document, and identify* a strategy for the project. In March, they added the garages to the picture, agreeing with the DRC that, "it's important that the



Spring surprised VG last month with flurries of fluttering Painted Ladies, butterflies that fly annually from southeastern deserts to the northwest to create future generations of their species.

Thanks to Audubon photographer Don Sterba for this closeup.

Department of Water and Power (DWP) understand the total electric power requirement we have. If each of our 701 garages were to use an electric vehicle (EV) charger requiring 40 Amps of power, we would need 28,040 more Amps than the 78,625 - 125,800 range we are currently considering." An RFP (request for proposals, i.e., bids) will be sent out for the garages addition to the investigation phase of the project.

Replacement Irrigation System

Replacement of the irrigation system has been designated as a reserves project for at least two years, but no action had been taken until recently, when a bidding process sparked by the Landscape Committee procured a consulting landscape architect to write an RFP for an irrigation design. The board approved the RFP, and it was sent out.

Three proposals (bids) were received, and in March, the board approved \$38,000 for Atomic Irrigation to design the replacement system. The scope of work contains an "existing conditions" report (including the well), design criteria, a phasing meeting, site meetings, and construction administration.

Continued on page 2...

Contact the Village Green Office about
Management, Maintenance, and Board Questions, Concerns and Suggestions:



323-294-5211



villagegreen5300@sbcglobal.net



9-11 am; 3-5 pm

Public Security Report

Edited by Jordan Deglise Moore

February 21 - March 20, 2019



Feb 27 BURGLARY FROM MOTOR VEHICLE.

Court 2, 4:10 pm. A resident reported his car had been broken into overnight, with property loss and damaged locks.

Mar 2 BROKEN TREE BRANCH/PROPERTY DAMAGE.

Court 1 Garage Court, 10:27 pm.

A security officer reported a large tree branch had fallen onto and damaged a garage roof; the personal property inside appeared unscathed.

Mar 4 BURGLARY FROM MOTOR VEHICLE.

Court 2, between 4:00 pm on 3/2 & 4:00 pm the next day. A resident reported that her car had been burglarized and property taken. There were no signs of forced entry.

Mar 14 BURGLARY FROM MOTOR VEHICLE.

Court 1, 11:11 am. A resident reported that his wife's car had been ransacked. □

MARCH MANAGER'S REPORT

From Sherri Giles, Operations Manager

Residential Re-Piping:

Management is scheduling information meetings with owners and residents in Buildings 68, 75, 76, 77, 78, and 95. Work is tentatively planned to begin in mid-summer.

Residential Insulation, Carpentry, and Painting:

Management is also scheduling information meetings with owners and residents, and insulation is currently projected to start in April. This year's 10 buildings are 6, 7, 13, 31, 52, 59, 71, 74, 81, and 87.

Electronic Work Order System:

Residents in courts 1-15 have been notified of the roll out and asked to opt in by providing their updated contact information. Management continues sending out log-on credentials to those who have done so, while onboarding the remaining courts.

Escort Call-Box:

The box is currently non-functional. AT&T and our IT technician have assured us that service will be restored within the next two weeks. □

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

WE WANT TO HEAR FROM YOU!

Do you have a comment or question about something in *Highlights* or an idea for a future issue?

Please email us at:
villagegreenhighlights@gmail.com or drop it off at the office. We want to hear from you!

VG Communication Committee

Board Update (Cont'd from page 1)

Since replacing the irrigation system will be a very costly and lengthy project and may be correlated with planting, it is expected to take place in several phases.

Clubhouse Upgrades

Last year, the board agreed the Clubhouse needed upgrading, beginning with the restrooms, and authorized the DRC to work with management on essential restroom issues. In March, directors okayed a resolution to move forward with a bidding process for the restrooms upgrade.

Directors also approved a resolution for DRC to collaborate with management in developing a master plan for upgrading the remainder of the Clubhouse.

Acoustic Testing Between Upper and Lower Units

Responding to persistent complaints about noise, last month the board approved a DRC resolution to authorize Veneklasen, the world's largest acoustical engineering firm, to perform acoustical testing to understand the existing conditions between upper and lower units and make professional recommendations for improvements. Directors also asked DRC to delegate a point person for this project.

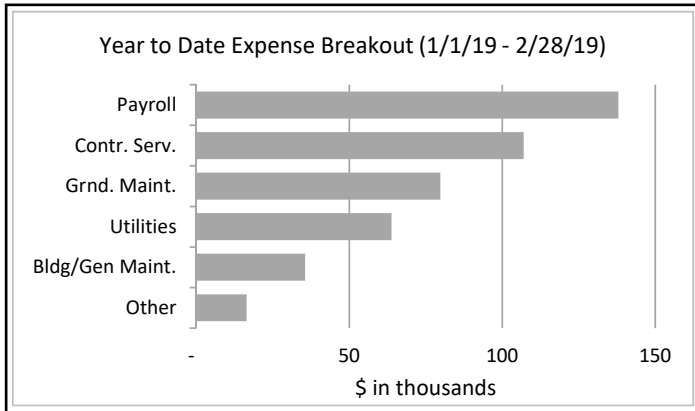
Perhaps the best way to describe these recent decisions is, "Where there's a will, there's a way." □

VG's New Treasurer Says "Hello."

By Claire Knowlton

I'm honored to serve as the new treasurer for the Village Green this year and to bring my experience as a financial consultant, auditor, and tax preparer to our community.

One of my main goals as treasurer is to spread greater understanding of our financial position. That's one reason I've rolled out a monthly financial dashboard, which highlights important data in our financial statements through charts and graphs. The chart below gives an overview of our expenses for the first two months of this year.



Last Year

In 2018, expenses for our day-to-day operations came to about \$2.7 million. We spent most of that money on our people: our office and maintenance staff, our grounds

maintenance crew, and our security guards. In addition, we spent nearly \$1 million from our reserves for major facilities projects. The largest reserve spending was for the copper re-pipe interior plumbing project, which will be completed in 2019. The copper re-pipe is paid from the special assessment portion of our reserves.

We finished 2018 with an operating surplus and added to our reserve accounts, which totaled \$2.2 million at the end of the year. That sounds like a lot of money in the context of an individual or a family, but \$2.2 million doesn't go far when it's covering the entire HOA. To get a sense of how far our reserves go, I like to think on a per-unit level. \$2.2 million translates to \$3,500 per unit, not a lot of cushion if something goes wrong with our infrastructure.

To learn more about our finances, come to our next board meeting and pick up a copy of the financial dashboard or join me at the monthly Budget & Finance Committee meeting, where you can dive deeper into our financial statements, ask questions, and share your thoughts. □



COMMITTEES

Monthly Round Up

APRIL

Budget & Finance: 3rd Thursday (4/18), 7:00pm.

The BFC is exploring ideas to improve the processes around the notification and payment of fines, as well as discussing the merits of garage inspections and the associated fines.

Communications: 2nd Sunday (4/14), 12:00 pm.

We are seeking an email coordinator and front-end developer as we continue to modernize, refine, and expand our communication methods and technologies. Contact vgcomcom@villagegreenla.net for details.

Court Council: 1st Wednesday (4/3) 7:00 pm.

Court representatives are needed for courts 4, 8, and 14. If you are interested, come to a meeting or give the chairman, Nat Hutton, a call at 323-298-4400. Come and join this terrific group of volunteers.

Cultural Affairs: 4th Thursday (4/26), 7:00 pm.

We are excited for a new event, "Latin Music 101" on Saturday,

May 4th, with the lovely Betto Arcos! Also, we always need extra volunteers to help with the summer concerts. Contact: avelene@me.com to lend a hand.

Design Review: 1st Monday (4/1), 7:00 pm.

We are asking board approval to hire Veneklasen, world renowned acoustic specialists, to test sound transmission between the 1st and 2nd floors. The proposal also includes recommendations for owner actions to mitigate sound transmission.

Landscape: 2nd Monday (4/8), 7:00 pm.

In March, we reflected on last year's goals and made new efforts to define and intensify our direction this year. Our three main landscape focus areas are maintenance, rehabilitation (including irrigation), and community events.

Safety: 2nd Wednesday (4/10), 7:00 pm.

Trees: 2nd Tuesday (4/9), 7:00 pm. □

Patio Gardening

Ready, Set, SOW!

By Amanda Sigafos, Master Gardener



Seeds are incredible. They are designed to survive, thrive, and eventually reproduce. Contained within each one is an embryo, a set of small first leaves, and enough food to get the first stages of growth underway. The only other things needed are water, sun, and a place to grow.

Seeds are economical (500 lettuce seeds for the same price as a 6-pack of transplants), and most packets have 80%+ germination rates. Seeds are easy to plant. Any seed can be planted in the ground, and many can be broadcast over an area or planted an inch or less deep. For containers, plant seeds suited to shallow soil depths.

But, what to plant? How about vegetables! Now is the perfect time to get seeds going. A “short list” includes beans, carrots, chard, dill, fennel, kale, kohlrabi, leeks, lettuces, mustard greens, bulb onions, parsley, peas, radishes, shallots, spinach, and turnips. Whew! Imagine the harvest from that!

The other good news about seeds is that each packet comes with specific sowing instructions. They will be different for each plant, so be sure to read thoroughly. Moisten your soil in the container or garden bed a day or two before you plant to give the water time to sink down and settle in. Once planted, gently give the seeds their first watering.

Over the next week or two, keep the soil moist. This is the time to be extra careful with your watering; too much or too little will cause the seedlings to fail. With just enough water and sunlight, you should see the first set of leaves emerge. When the third and fourth set of leaves arrive, your seedlings will be well on their way to full growth. □

Two Pods in a Village

Village Green residents are producing some very interesting and varied podcasts. Take a listen to these two...

Green Under Pressure

“Green Under Pressure” arms listeners with scientific information in lay-person’s language and examples of green actions and solutions to save our environment. Bi-weekly.

Listen at www.spreaker.com/user/greenunderpressure

Susan M. Di Giulio, Court 14 & DRC member

Book Club for Kids

“Book Club for Kids” brings middle school students, authors, and celebrities together for conversations about books in her podcast. Find it on iTunes, Google Podcasts, Spotify, or wherever you get your podcasts.

Kitty Felde, Court 6 & Journalist/Author □

April Foot Beats Schedule

All residents are invited to walk with Safety Committee members.

Friday, 4/5, 7:30pm: Meet at Ct. 6 entrance, walk west area.

Thurs., 4/11, 11:00am: Meet at Ct. 3 entrance, walk central area.

Wed., 4/17, 7:00pm: Meet at Ct. 1 entrance, walk east area.

Tues., 4/23, 10:00am: Meet at Court 10 entrance, walk west area.

Mon., 4/29, 7:30pm: Meet at the Clubhouse, walk central area. □



Security Advisory: Do you know who to call when something’s wrong?

Save the following numbers:

LAPD

- If there is a crime in progress, call **911** immediately to reach the police.
- To report a crime or other police matter, call **877 ASK-LAPD** or email 38066@lapd.online.
- You can also call our Senior Lead Officer, Gabriel Roybal, at **323-387-9621**.

Public Security

- To report anything suspicious or for escort service, call Public Security on-site: **213-703-0540**.
- Public Security off-site dispatch: **323-293-9884**. □

A Look Back at the '60's

By Cynthia Singleton

When I was in high school in L.A. in the 1960's, it seemed like all of us African-American students couldn't wait to graduate and get out of our parents' houses, have adventures, and experience life beyond our childhood community.

Young men were steered to college, a job, or the military; young women to college or marriage and jobs as a teacher or nurse. For both, jobs in government, with retirement plans and other benefits, seemed ideal.

Military Service

When the military recruiters came to school, they would always talk to the young men. I can't remember one of my female peers joining the military.

So, when I attended a Black History event last year at Oasis Wise & Healthy Center featuring three African-American military women and a world-famous black woman marathon winner, I was surprised and knew I had to invite them to Village Green. Fortunately, they agreed to come, and I was able to ask them some questions at this year's Black History celebration:

Q. Why did you join the military?

All three ladies said they joined to get away from their environment and see different things. They all served three years and did their basic training in southern states. Josephine worked in communications and later went to work for a phone company. Pat went on to become a teacher. Princess worked in a neonatal veterans' hospital on base and continued in the medical field when she left the military.



This year's Black History program at the Clubhouse featured a panel discussion on the experiences of three black women in the military in mid-20th century America, and a marathon runner who ran in major races all over the world.

From left:

Princess Pryor, Navy; Pat Terrell, Air Force; Antonia Routt, runner; Cynthia Singleton, moderator; Josephine Sanders, Navy.

Event sponsor: Cultural Affairs Committee.

Photo by Avelene Schodorf.

Q. Did you experience much racism?

They said they had few problems on base, although Pat said she felt she had to perform well because most of the time she was the only African-American female in their job assignments. Princess remembered one day when she was on leave and went into town to a restaurant with a group of her fellow Waves. The restaurant would not serve her, and she was very surprised that the Waves refused to stay and eat since she could not, and they all left.

Marathon Runner

Antonia also wanted to get away from her environment and see something different, and she did! She is a senior international marathon runner who has placed in marathons in Peru, Japan, Germany, U.K., Oceania, and the U.S., and is preparing to run a race in Antarctica. She received the Abbott World Marathon Majors Medal for completing six designated races. She has been invited to Cuba to give physical fitness instruction to seniors.

Q. What is it like to race in other countries?

"Even though you don't speak the language, all of the people that are involved in a race are very nice and helpful. When I ran in Germany, I got the opportunity to see Rosa Parks' house; it has been relocated

to Germany on a private resident's land. A taxi driver had suggested I see it."

Antonia Routt teaches physical fitness classes at Oasis, in the Baldwin Hills Mall. □



UPCOMING EVENTS



East Egg Hunt

Sunday, April 7, 2:00pm, Clubhouse

Sponsor: Cultural Affairs Committee.

Baldwin Hills Elementary "US-Celebration" Fundraiser



April 9, 10, 11, 6:00 pm, Auditorium

Benefits the S.T.E.A.M. program. VG neighbors invited.

More info. at 323-937-7223, thefriendsofbhs@gmail.com.

Board of Directors Meeting

Tuesday, April 23, Clubhouse

Homeowner comments start promptly at 7:00 pm.

HOLD THESE DATES!

Latin Music 101

Saturday, May 4, 4:00 pm, Clubhouse

A music talk from the ultimate insider - our own Betto Arcos.

Memorial Weekend Concert on the Green

Sunday, May 26th, 3:00-6:00 pm, Central Green

With Los Caciques del Caribe.

Drinks on the Green Sunday, June 23rd

Early Summer Concert Sunday, June 30th □

COMMUNITY NEWS

By Cynthia Singleton



Oil Field Update

The L.A. County Planning Department denied our request to be a member of the oil field Community Advisory Panel (CAP), stating that we did not meet the requirement to be 1,000 feet or less from the boundary of the unincorporated portion of the Inglewood oil field. However, we can and will continue to attend the CAP meetings. Public participation is key to success,

We will still move forward with Baldwin Hills Village Gardens HOA, collecting odor data to present at the monthly oil field meeting. Please continue to keep your "strange odor" logs that you received this month. We will still hold our own town hall and invite the various departments that govern the oil fields.

We are also investigating the locations of the abandoned wells just north of VG property, which could impact our ground stability and cause ground contamination.

Homeless Mentors Needed

www.imagineLA.org is looking for mentors for homeless families relocated to our area. Mentors will be trained and will meet with a designated family twice a month for 12-14 months.

Target Shoppers, La Cienega & Rodeo

Police advise shoppers to be very careful when shopping at Target after dark, as evening parking lot burglaries have increased. □

PEOPLE OF THE GREEN

Remembrance of Evelyn Greenwald, 1927-2019

Librarian and Information Professional Extraordinaire

Submitted by Rosalind Goddard

The Village Green lost one of its veteran residents on January 2. Evelyn Greenwald had owned her unit in Court 4 for over 40 years and was its longstanding volunteer court representative.

Evelyn was a highly skilled reference librarian for the Los Angeles Public Library. Her most prominent professional position was Principal Librarian and Director of SCAN, the Southern California Answering Network, which provided advanced and specialized reference service for the entire state of California. She coordinated and managed a corps of librarians who were subject specialists in all disciplines. In 1990, she received the California Library Association's RISC Award of Merit in Reference.

In 2003, Evelyn and her close friend and fellow retired principal librarian, Kathryn Carr, started a library in the Village Green Clubhouse with ongoing donations from VG residents; office staff sometimes assisted as donations came in. They accepted popular fiction and non-fiction, and borrowers were held to an honor system. The library also had a card catalog. Evelyn and Kathryn maintained the shelves and monitored the condition of the books. At present, the library is dormant.

Described as a "librarian who read widely and constantly," Evelyn especially enjoyed mysteries, the New Yorker, and the Los Angeles Times. She loved the theatre, dance, art, music, and walking the Green daily. She leaves her sister, Betty Roszak, her niece, Kathryn Roszak, and other relatives.

For information about a Celebration of Evelyn's life, please contact Rosalind Goddard at (323) 290-5387. □



*Photo courtesy of
Judy Herman.*