

# VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

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# HIGHLIGHTS

A Monthly Publication of the VGOA

April 2021

## VG Safety Committee

### APRIL EMERGENCY TIP MAKE A PLAN

Did you know that you live in the most dangerous county in the nation, according to FEMA? That's why it's important to have an emergency plan.

Here are a few things to think about to get started:

- Identify "safe" places in each room in case of an earthquake.
- If you need to evacuate, where will you go? Choose options in different directions.
- Always keep at least half a tank of gas in your car.
- You may have to evacuate on foot, so have a Go Bag ready with the essentials (food, water, warm clothes, sturdy shoes, battery-powered radio, flashlight, extra pair of glasses, first aid kit, etc.).
- Determine where you'll meet your loved ones if you can't reach one another.
- Review your plans every six months, so everyone remembers what to do. □

<https://www.latimes.com/world-nation/story/2021-01-04/watch-out-la-feds-calculate-riskiest-safest-places-in-us>



*Western Bluebirds Mating Pair,  
Top, female Photo by Don Sterba*

## NEWS FROM THE BOARD

### Approved Resolutions

**Record** liens on three units in arrears.

**Contract** with Sun Life/Ramco for \$28,000 to install a new Court 6 conduit from the electrical vault to the electrical box in a neighbor's unit. The work includes demolishing a pathway and trenching for the new conduit. (See more on Page 3).

**Allocate** \$137,500 for Hariton Engineering, subcontracting to Architectural Resources Group (ARG) to produce essential drawings (plans) required by the LA Department of Building and Safety (DBS) for the electrical upgrade. ARG created the Historic Structures Report that governs unit and building modifications and will work with the L.A. Office of Historic Resources and the DBS.

**Send Inquiries** to the Association's attorneys, insurance company, and Office of Historic Resources regarding a possible collaboration with Crop Swap on VG property.

### Other Board News

A resolution with proposed locations for eight additional benches was postponed until April... and a subcommittee of three directors was formed to work on a dog run proposal. □

### Inside HIGHLIGHTS

- Page 2** Management News/Security Report/Drilling Advisory  
**Page 3** Assessment Increase Explained  
**Page 4** People of the Green/Letter to the Editor

**HIGHLIGHTS** is a volunteer project of the VGOA Communication Committee. We strive to provide accurate information and encourage involvement on a wide range of topics relevant to the VG community. Editor-Lucy Fried; Design-Sophia Beauvy; Editorial Assistance-Dagmar Buck

### Comment? Question? Suggestion?

Reach us [villagegreenhighlights@gmail.com](mailto:villagegreenhighlights@gmail.com)

Neighbors, we urgently need two volunteers to join our layout team and take turns with other volunteers. Please reply to [villagegreenhighlights@gmail.com](mailto:villagegreenhighlights@gmail.com)

Despite multiple strenuous attempts to extract the burned-out electrical wires from the **damaged underground conduit in Court 6**, the ficus tree roots won the battle, and the effort did not succeed. VG staff, the DWP, and Ramco agreed new conduit will have to be rerouted under the walkway. This should take about three weeks. (Page 1).

The massive **electrical upgrade project** is inching forward and will soon enter pre-plan check meetings with the LA Department of Building and Safety (LADBS). LADBS requires approval of drawings and specifications before work at the buildings can proceed.

The Green has eight building types. A VG and Hariton Engineering team will soon be inspecting one building



from Manager  
Sherri Giles'  
March  
Board Report

of each type to validate the existing "as-built" drawings for each type.

The **sewer re-pipe project** is complete except for landscape repair.

2020's scheduled residential buildings will be **insulated, painted, and wood-repaired** this year, starting as soon as late April. The buildings are 18, 27, 39, 43, 45, 49, 54A, 78, and 85; notices will be provided. The insulation, patching, and patch-painting pilot project at Building 66 is scheduled to start on April 18.

**Termite treatment, necessary carpentry repairs, and painting** of selected garages are also scheduled for this year. □

## PUBLIC SECURITY REPORT February 18, 2021 - March 17, 2021

*Edited by Jordan Deglise Moore*

**FALLEN RESIDENT February 25, Court 13, 3:15 pm.** Neighbors called security and paramedics, who took the resident to the hospital.

### COMPLAINT OF NOISY, DESTRUCTIVE CHILDREN

**February 25, Court 13, 5:37 pm.** Responding officers corroborated that the kids had damaged foliage and trees, urged them to stop, and issued a call to parents for help on the issue.

**RESIDENT'S VEHICLE VANDALIZED March 1, Court 4, 5:37 pm.** No items missing.

**TRUCK VANDALIZED March 5, Court 13, Rodeo Rd., 4-6 am.** Resident reported a generator, tools, and set of keys stolen from the unsecured truck bed.

**RESIDENT'S 2013 BMW STOLEN overnight March 5-6, Coliseum near Alsace Ave.**

**DISORIENTED MALE March 11, Clubhouse steps, 2 pm.** Residents reported a drugged or very intoxicated young man; EMTs took him to the hospital.

**ARMED ROBBERY March 12, Coliseum St. near Court 2, 12:15 am.** Robbers suddenly jumped out of a car and put a gun to the head of a resident's boyfriend who was standing on Coliseum. They demanded money and took two phones before driving away. Security and police were promptly notified.

**CAMPER BURGLARIZED March 12, Rodeo Road near the Clubhouse, early morning.** The resident reported the thief ransacked the camper but left behind their tools and a new battery. □

## THE GREEN AND BEYOND

### HEADS UP!

On **April 13**, the National Resources Committee of California's Senate votes on a bill – SB 467 - to ban dangerous drilling in California by 2027 and require a 2,500 feet setback between a well and a home/school/hospital, etc.

Dangerous drilling is defined as fracking, acidizing, water flooding, steam flooding, or cyclic steam injection. Several

of these have been used at the Inglewood Oil Field.

To express your opinion on SB 467, phone senators John Laird (916 651 4017) and Susan Eggman (916 651 4005), the two "undeclared" committee members whose votes will decide the bill's future.

If SB 467 passes the committee, it will go to the Environmental Quality Committee on April 26th and then to the full Senate for a vote. □

## New Assessment Increase

### Why and How It's Calculated

By Claire Knowlton, VG Treasurer

In case you somehow missed it, the 10-year special assessment ended in February, and a 20% regular assessment increase started in March to coincide with the expiration.



The November issue of **Highlights** and Annual Packet mailed to all owners in December explained that monthly assessments would go up in March between \$6.19 and \$11.12 per month depending on unit type. The timing was carefully chosen to avoid creating financial hardship for any owner.

#### Why the Increase?

Operating costs, including insurance, groundskeeping, and security, have risen over time and will continue to do so. As a result, the amount available to contribute to reserves has been declining each year. Yet, we need to increase our reserves contributions to pay for needed major, multi-year projects such as the electrical upgrade and replacement of our failing irrigation system.

This assessment increase helps ensure the long-term viability of our community.

Assessments Change Table

Unit Type	Old monthly assessment (through February 2021, includes regular and special assessments)	New monthly assessment (as of March 2021)	Net monthly increase
1	\$ 435.65	\$ 441.84	\$ 6.19
2	\$ 446.78	\$ 453.13	\$ 6.35
3	\$ 451.23	\$ 457.64	\$ 6.41
4	\$ 453.44	\$ 459.89	\$ 6.45
5	\$ 455.67	\$ 462.14	\$ 6.47
6	\$ 551.25	\$ 559.08	\$ 7.83
7	\$ 555.68	\$ 563.58	\$ 7.90
8	\$ 562.36	\$ 570.35	\$ 7.99
9	\$ 565.73	\$ 573.58	\$ 7.85
10	\$ 570.19	\$ 578.10	\$ 7.91
11	\$ 657.92	\$ 667.27	\$ 9.35
12	\$ 669.03	\$ 678.54	\$ 9.51
13	\$ 675.72	\$ 685.33	\$ 9.61
14	\$ 676.86	\$ 686.29	\$ 9.43
15	\$ 682.38	\$ 692.09	\$ 9.71
16	\$ 786.52	\$ 797.64	\$ 11.12



Photo by Nathan Young

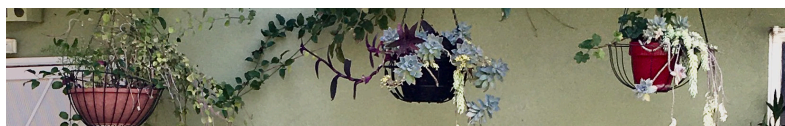
#### Why Not Another Special Assessment?

As many owners have experienced, a special assessment can make it difficult to borrow against the equity in your condominium. It also limits the types of financing options available to buyers. And special assessments can't be used for operating costs, which is one of our needs.

**Q: The special assessment was 20%, and my regular assessment increased by 20%. Shouldn't my total bill be exactly the same? Why did it go up?**

**A: The base number we are using to calculate 20% is not the same as it was ten years ago because regular assessments were raised several times since then.** Ten years ago, for example, Unit Type 1's regular assessment was \$337.25, and the 20% special assessment on that was \$67.45. But by 2020, Unit Type 1 had a regular assessment of \$368.20. The regular assessment increase passed by the board in October 2020 was 20% of \$368.20, or \$73.64.

**Please double check your statements and make sure you are paying the correct amount to avoid any late fees. If you have questions about your individual assessments, please reach out to Ross Morgan. □**



Sometimes we think of the Green as an island. In a way, that is true, just as one's unit is an "island".

But one's unit is also part of a building, a court, and a 68-acre neighborhood. Likewise, the Green is part of a larger community of neighbors directly north, south, and west of us. Many Greenies have family members or dear friends or organizational ties nearby, and the VGOA has joined with neighboring associations to take action on crime, fracking, seniors' needs, and other "larger community" concerns.

VGOA owners Aubrey and Melba

Provost are a lovely example of the historic and continuing fluidity between the Green and our neighbors across Coliseum. Aubrey grew up in Baldwin Hills, and as a young man he would walk across Coliseum with a buddy to harvest black and green olives from the olive trees (with permission), which he would later cure and pack for holiday gifts.

The Provosts still live in Baldwin Hills (just across Coliseum on Sanchez), but about four years ago they bought a unit in Court 7 which they sometimes use and sometimes allow for family stays. They love to walk down to Village Green and through it, visit with their friends here and enjoy the jazz concerts and other events. "I appreciate the quaintness and the 68 acres of inner-city property. Nothing equals it," said Aubrey.



Photo Courtesy of Aubrey Provost

How do they feel while walking across those "No Trespassing" signs, I asked. "Well," Aubrey replied a bit uncomfortably, "we don't feel it's right for people outside to come in, but we are neighbors."

Melba (81) and Aubrey (83) love bicycling and were featured in a March 13

**Los Angeles Times** article that noted their participation in CicLAvia since it started. They don't like cycling in the Green (too many obstacles) but think nothing of riding west to the Ballona Creek bike path and down to the Marina and Venice. "Health-wise, let's face it," Melba told the **Times**. "Cycling is great." □ **By Lucy Fried**

## Letters to the Editor

Dear Editor,

We would like to thank the 190 VG neighbors who signed our petition to the LA Board of Education to end the co-location of the New L.A. Charter School on the Baldwin Hills Elementary School (BHES) campus. The co-location is a grave injustice that deprives the BHES students of multiple learning spaces, including the computer room, art room, and special education areas.

On March 15, we delivered the petitions to our LAUSD District 1 Board of Education representative, George McKenna, and LAUSD Superintendent Austin Beutner. The petition is still "live" and can be signed at <https://tinyurl.com/BHESpetition>. For a paper petition, please phone 323 291 6994.

On March 29, Dr. McKenna and other District 1 staff met with us to hear our concerns.

We will continue to advocate on behalf of our neighborhood public school. Stay tuned for upcoming actions by emailing us at [niabaldwinhills@gmail.com](mailto:niabaldwinhills@gmail.com) and joining the Facebook group Neighbors in Action for Baldwin Hills Elementary: <https://www.facebook.com/groups/niabhhs>

Sincerely,

NIA - Neighbors in Action for Baldwin Hills Elementary School