

The Village Green Highlights

A Quarterly Publication of the Village Green Owners' Association

Spring 2008

A Village Green Home Companion Debuts



"It was a quiet week in Village Green..."

Kitty Felde was a Garrison-Keilor-esque emcee—with support from Corey Norton-Frank—in the Village Green's all-star revue, Village Green Home Companion.

Read about it and see photos on p. 5.

Annual Meeting Draws a Crowd

On Saturday, March 8th, the Village Green Owners Association held its annual meeting and the house was packed. Due to a great deal of interest, a full slate of board candidates, and collective interest in the agenda of the meeting, a quorum was easily reached at the meeting, held as usual at the Baldwin Hills Elementary School.

The meeting included statements from all Board candidates in attendance, followed by homeowner comments. Some homeowners expressed concerns about safety, some highlighted the availability of volunteer activities in the community (such as a chess club for neighborhood youth held every Monday at the Baldwin Hills Public Library Branch; contact Tad Daley for more information), and others had words of praise for the work of the Village Green property manager and staff.

We also had a brief presentation from Larry Reddell, a representative from Gafcon—a project management company contracted by the Board to do preliminary assessment and review of potential renovation projects. Larry and his colleagues will be available for additional information sessions if work with the company continues into additional phases of review and potential work. You can learn more about Gafcon at their Web site: www.gafcon.com.

Homeowners then heard from representatives of each committee, who had great updates and information about what they have

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A Note from Our Returning Board President, Reba Glover

As your returning Association President, I would like to express my sincere thank you to the "retired" board members Robert Nicolais and Pauline Carroll, both of whom worked diligently last year to move the Green forward on many projects and who deserve a huge round of thanks from all of us for their volunteer service to the Green. Additionally, I would

like to welcome our three new directors, Diann Dumas, Ben Ginsberg and Steve Haggerty to the 2008 Board of Directors. All three have shown great enthusiasm and energy thus far. I am confident that your 2008 elected Board will roll up its collective sleeves and be able to work together to move us along in the process of the infrastructure planning.

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Village Green Owners' Association
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Los Angeles, CA 90016
<http://villagegreenla.net>

The Patio Peek is Coming! May 31, 2008

If you or someone you know would like to be part of the upcoming Patio Peek sponsored by the Landscape committee on Saturday, May 31st, please call Jeffrey Mintz at (323) 291-5333, or Lorraine Secor at (323) 293-6657. More details will follow with flyers around the Green as the time gets closer.



Whose patio is this?? Find out at the Patio Peek, and see inside more of the hidden patios of Village Green.

Annual Meeting,
continued from page 1

been up to this past year. Of special note, the Safety Committee/Neighborhood Watch group had an information table set up outside the meeting to help get the word out about Neighborhood Watch and to sign up interested residents.

The amount of work being done by all committee members in all the committees is incredible and the homeowners at the meeting were impressed.

The Board then moved into the Business Meeting portion of the annual meeting. We heard a President's report, the Treasurer's report and the Property Manager's report.

After the Business Meeting, the meeting was adjourned to await the results of the election due later that day. It was truly great to see such strong turnout at the annual meeting! Thank you all for your participation.

— Board Director Drew Furedi

Note from the President, continued from page 1

At the Annual Meeting, we introduced the Gafcon representative Larry Reddel to owners, so that he could provide a general overview of the multiple-phase approach that Gafcon and Village Green could take towards addressing our infrastructure needs. The next phase would be a Property Condition Assessment, which would provide needed information so we can prioritize and begin to crunch numbers on how best to begin funding. Your 2008 Board of Directors will discuss the proposal from Gafcon for the Property Condition Assessment at the March Board meeting and determine if this next step will be taken.

This year, the Property Manager and the Board will have to work on several fronts, continuing to attack the smaller repairs throughout the common area; the re-occurring work such as painting, asphalt repairs,

roofing, pest control and general maintenance; AND the larger, more complex task of developing a plan to address our long-term infrastructure needs.

Given that our deferred maintenance did not happen overnight, we are not going to solve it overnight. I believe that the Board and owners are moving together to solve this situation, which faces many owners associations. But I think, as everyone can already see for themselves, that steps are being taken to address both the immediate needs of owners and the long-term planning required to deal with our large projects. For the first time, we have a plan in place. Working together, we can all ensure that this wonderful place we call home will improve and thrive in the coming years.

—VGOA Board President Reba Glover

Annual Meeting Election Results

Board Directors Elected

Name	Votes
Reuben Ginsberg	196
Diann Dumas	172
Reba Glover	155
Steven Keylon	139
Steve Haggerty	138
Candidates Not Elected:	
Nat Hutton	133
Cindy Alcoset	124
Pauline Carroll	115
Marie Fouche	111
Gina Tramel	109
Errol Frazier	83
Clara Pascoe	43

Proposals to change VGOA Bylaws

276 votes were required to change the VGOA bylaws.

None of these proposals passed.

Proposal A (1)—Reduce VGOA Board to 7 directors

Yes—131 No—184

Proposal B (2)—Directors must reside at the Village Green

Yes—187 No—131

Proposal C (3)—Erect a fence around the Village Green

Yes— 68 No—246

Proposal D (4)—Noise Reduction re: sound proofing

Yes—116 No—187

Proposal E (5)—Noise Reduction re: floor impact noise

Yes—132 No—172

Two Years on the Job:

Property Manager Robert Bonfiglio Has a Lot to Be Proud Of

Two years ago, resident Evelyn Greenwald interviewed our brand new manager, Robert Bonfiglio, for Highlights. On the second anniversary of his tenure here, she talks with Robert again.

Two years ago, Robert Bonfiglio became manager of the Village Green. I asked him then what attracted him to work here. He came to us from a corporate world, which is very different from the governance and milieu of the condominium environment. He likes working on properties and he saw Village Green as a place where much needed to be done. He spoke of the beauty of Village Green, of its unique quality; a park in the midst of a bustling city.

Four months after starting, he had devised a 10-year plan to organize a structure for how work was done and how to implement and maintain it. On his desk lies that detailed plan—it's a book as thick as a small



city directory. Putting the plan into operation has taken much of his time and energy for these past two years. Outlining what has been accomplished, Robert cites a lengthy list—cleaning up the landscaping, painting 52 buildings and 10 garage courts, tree trimming on a regular schedule, cutting the backlog of work orders from nine pages to one.

Robert feels the Green is well into a maintenance mode now that so much work is done on a regularly scheduled basis. He commends both the maintenance and the office staff for their good work. He himself works 10- to 12-hour days many weeks. Just scheduling this interview took a few changes because of unexpected interruptions that arose. Interruptions seem to be a normal part of his work day. Asked if he could use more staff, he said yes, both in the office and in maintenance. He emphasized the need for continuity and —continued, p. 4

Four New Businesses in the Baldwin Hills Mall on LaBrea

Reviews by Georgia Lumpkin

C.J.'s Cafe #2

3655 S. LaBrea Ave, L.A. 90016 (In the space where Eso-Wan Books used to be.)

(323) 292-9211

Opened January 2, 2008

Owner Jessica Padilla has been in the business 20 years. The cafe has a cheerful room with tables and booths and a large American and Mexican menu. They have good food, friendly service, reasonable prices. Eat in

- Take out. Call for hours.

Dollar Island

3653 S. LaBrea Ave, L.A. 90016

(323) 296-4674

Opened February 2007

Owners Mark Crissman and Yvonne Senkandwa hail from Uganda. They have a big variety of things you need. Household, sundries, hardware, greeting cards, canned foods, etc. Keys can be made for \$1.

First Lady Salon & Spa

3639 S. LaBrea Ave, L.A. 90016

(323) 293-5239

Opened January 2006

Owners Kim and Lavel DeLone offer a full-service spa. Massage, facial care, manicure, pedicure, hair design, etc. The facility is attractively decorated with professional features. The owners are outgoing and seem eager to be part of the community.

Cappellas Bakery, Restaurant & Peruvian Grill

3745 S. LaBrea Ave, Suite D, L.A. 90016 (In the space where LaVerne's used to be.)

(323) 292-9262

Owner Anita Asnarow has been in the business 22 years. They have two other restaurants in Culver City and Inglewood. The menu is interesting. Overall, good food, good prices, and good service.

Pets Are Great, Loving Companions

They enrich our lives and the community here at Village Green.

But Your Pet Can't Read.

Be kind to your neighbors. Please abide the rules surrounding pet ownership at Village Green, which include (but are not limited to):

- Register your pet with the office
- Only one pet, under 30 lbs., allowed per unit
- Pets in transit must be leashed or carried
- Pick up any droppings left by your pet
- Pets cannot be walked in the common areas (the West Green, Main Green, East Green, Garden Courts)



Two Years on the Job, continued from p. 3

follow-through for the long range success of the 10-year plan.

Working here is satisfying because Robert sees solid accomplishments and progress. He has worked well with two different boards, he says. And he comments on the wonderful people he has met here. In his leisure time at home (he lives in a house, not a condo), he refinishes furniture, gardens, and does construction projects on his property.

In the future, he looks forward to developing community relations, to developing relationships with city hall and our Councilman's offices, so that when Village Green needs support, we will be a known factor.

—Evelyn Greenwald

Two Great Cultural Affairs Events

Celebrating the Nicholas Brothers

It was standing room only for the annual Black History Month program honoring the lives of the gifted and talented Nicholas Brothers. This event was held in the clubhouse on Sunday afternoon, February 10th. Anthony Nicholas, son of Fayard, was on hand to show a documentary about his father and uncle and to share personal stories of growing up with them as well as anecdotes about their lives and work. The Jeffrey Barnes Baha'i choir (with VG residents Allison and Joe Grover-Khoury) also performed under the direction of Kristin Barnes. A delicious soul-food dinner was served, immediately following the event.



Anthony Nicholas talks about the Nicholas Brothers.

A Village Green Home Companion

Oh, what a talented community we have here in Village Green and much of it was on display at “The Village Green Home Companion” show presented on Sunday, March 9th. This afternoon event, sponsored by the Village Green Cultural Affairs Committee



Geoff Dwyer sings.

and coordinated by Jeanne Winn was full of family-friendly entertainment. Kitty Felde, VG resident and KPCC reporter, did an outstanding job of emceeing as well as presenting an original monologue.

The CAC would like to thank all the participants—Kristin Norton, Dan Frank, Corey Norton-Frank, Dean Cotrone, Al Sims, Angie Sims, Christopher Fairbanks, Elisa Surmont, Russell Fairbanks, Jeanne Winn, Bertha Credille, Rachel Fretz, Geoff Dwyer, Danny Kleinman, Cole Kurashige, Raul Ramirez, Betto Arcos, Kitty Felde, all the children who helped out and of course Joanie Nestor for her delicious baked beans! Thanks to all their efforts, it was a great success enjoyed by all.



Betto Arcos (Court 4) and Raul Rodriguez (of our very own maintenance staff) serenaded the crowd.

A packed house of VG residents came out to enjoy the local talent.



Don't Miss
the Next Cultural Affairs Event!

The Village Green Art Show

June 1, 2008

Watch out for flyers with information about participating.

'The Green in Winter' Tour Highlights Cool Weather Beauty

On Saturday, January 12, the Landscape and Tree Committees sponsored the Green in Winter Tour. We all met at the Clubhouse briefly then we took off for a two-hour tour of the beautiful grounds. The tour highlighted the fact that we really don't have Winter here in the Village Green. The seasons can be seen in some of the trees, such as the Liquid Amber, which had both colorful Fall foliage and new Spring growth.

There was plenty of Spring color on many of the trees and shrubs. Examples included Flowering Pear trees, with attractive white flowers, and Camelias, putting on spectacular shows with red, white, and pink flowers, many in bloom until April. The weather was crisp and clear, perfect for a walk around the Green. About 20 varieties of perennial shrubs and vines, and 15 spe-

cies of trees were found and discussed. Many of those on the tour commented on how fun and educational the event was.

There will be more tours of the Green throughout this year. In the meantime, I encourage all residents to experience on their own the unique natural beauty that is the Village Green. See you on the next tour.

—Jeffrey Mintz



The leaf and seedpod of the liquid amber tree, which is native to Southern California.

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Congratulations to our New Board of Directors.

Do you know of anyone in your circle of friends, co-workers, relatives that are considering buying or selling real estate? Please share my information with them. Referrals are appreciated.

IT'S A BUYER'S MARKET! Anyone SITTING ON THE FENCE waiting to Trade Up, Buy Investment Property or First Time Homebuyers, SHOULD DO IT NOW!!!



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Not intended as a solicitation if your property is
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Village Green Homeowners Association

March 2008 Newsletter

Notes from the Board Meeting on March 25, 2008

Board approved Resolution 08-07 to move the remaining \$13,000 in excess 2007 operating income to Reserve line 32185, Plumbing Sewer lines. Board approved two resolutions to record liens for delinquent accounts. Board approved Tree committee resolution to remove mulch from contact with tree bark. Board returned a Safety committee resolution for additional temporary officers back to the committee. Board tabled DRC committee resolution on new style for signage for property until April Board meeting. Owners will have the opportunity to review the proposed new style at the VG office or on the VG website (<http://villagegreenla.net>). Board approved a resolution for an Ad Hoc Website & Electronic Communications Development committee. Board approved resolutions to waive nine parking citations and to levy fines for 26 citations. Board tabled Manager's resolution to hire Underwood Construction for repairs in Garage Courts 6,14, and 16. Board vote on Manager's resolution to proceed with 2008 tree trimming resulted in a tie. Board approved a resolution to keep a separate book of approved resolutions and a book of unapproved resolutions. Board approved a resolution to maintain a book of attorney correspondence for all written and oral communications with association attorney. Board approved resolution to post agenda of monthly board meetings four days prior to board meetings. Board tabled an owner proposal for an annual community yard sale until the April Board meeting. Directors agreed to meet again with Gafcon to discuss proposal for property assessment. Board voted to hire a recording secretary for the April board meeting with a cost NTE \$350. Board voted to request association attorney assistance in dealing with owner issue involving flooded unit. Board instructed Manager to obtain two more bids from a Geotechnical consultant on the potential structural issues of five buildings. Board voted to table until April Board meeting an owner request for reimbursement of \$6,414.95.

Managers' Report

- Patio Repair Work—several patios have been repaired and several other are going out to bid.
- Exterior Painting—building 6 is complete and building 13 is almost finished. Building 24 starts on March 27.
- Tree Trimming—2008 trimming should begin in May and will comprise Courts 7 through 13 with ancillary trees in other courts to be pruned as needed.
- Tree Committee—approved planting 3 Brazilian pepper trees, two in Court 8 and one in Court 10. This should be completed by mid-April.
- Tree Report—a Court 7 tree is waiting for the analyst's report on the cause of the ailing Victorian box trees.
- Roof Cleaning is complete for all residential buildings and garage roofs. Almost 10 tons of leaf debris was removed!

Committee Reports

Cultural Affairs (meets 1st Wednesday, 5:30 p.m.)—CAC is delighted to have Tom Brown returning as board liaison. Upcoming events include: May 18th booksigning with VG resident Anne Kurashige to celebrate her new book *A Good Indian Wife* (published under her maiden name, Anne Cherian), 3:00 pm, Clubhouse. The Annual Art Show, June 1st, submission information to be announced.

Cultural Landscape Report (meets 4th Monday, 7:00 p.m.)—A quorum was present. Progress toward completing the VG Inventory was noted. Recommendations to the VG Board regarding removal of selected —continued, next page

Committee Reports, continued from previous page

overgrown Juniper plants was unanimously approved. Participation included the chairs of VG Landscape, Tree and CLR Committees. 2008 CLR elections will take place at the March 24 meeting.

Landscape Committee (meets 2nd Mondays, 7:30 p.m.)—Patio Peek is May 29th, more details to follow and flyers will be posted throughout the Green. Georgia Lumpkin is now the chair, replacing Nat Hutton.

Safety Committee (meets 3rd Saturday, 10 a.m.)—Safety Committee would like to congratulate Court 3 for launching their Neighborhood Watch program and having their first potluck. Welcome to the Neighborhood Watch family, Court 3!

Tree Committee (meets 3rd Mondays, 7:30 p.m.)—The committee has been occupied of late with identifying for re-planting the many dead, diseased, or hazardous trees that have been removed or were blown over recently. Replacement trees must be in the correct location and included on the original Barlow landscape plan. In addition, we have been carefully reviewing and advising homeowner applications for patio tree planting.

Report from Platt Security

Incidents in the VG, February 13–March 15, 2008

February 14—Officer reported car with broken window on Hauser. LAPD was called.

February 15—Resident in Court 3 reported a bicycle stolen from a patio.

February 16—There was a car accident at 4 in the afternoon on Coliseum near Court 2. LAPD and the LAFD were called.

February 21—Security officer responded to a complaint about people smoking marijuana in the Court 7 garage area. Officer found two people in the garage area, and smelled marijuana, but did not see it; asked people not to hang around the garages. Paramedics responded to a resident’s call in Court 10.

February 22—LAPD responded to call about resident in Court 6 who died in his sleep.

February 24—Court 6 resident reported a flood from an upstairs unit. Officer responded to a complaint about two women having a dispute in the garage area of Court 7.

February 28—Paramedics responded to a resident’s call in Court 3.

February 29—Car in Court 15 was vandalized. Resident in Court 16 reported car’s lock was punched; nothing was taken.

March 3—LAPD reported a stolen car in Court 6.

March 9—Resident reported that the night before, a group of teenagers had stolen fire extinguishers from Courts 8 and 9.

March 11—officer responded to a home alarm that was activated in a unit in Court 3. LAPD and Bel Air Security also responded. There was no sign of forced entry. Resident in Court 12 reported a trespasser. LAPD was called.

March 12—An unrestrained dog who had gotten free on Coliseum bit someone. The victim came to the office to report.

March 13—A car in Court 11 was vandalized.

March 15—Officer heard a resident’s alarm go off in Court 1. The alarm was due to resident’s own error.

**Los Angeles Police
Department Crime
Stats**

February 2008

Crimes that occurred
in a one-mile
radius of Village Green

• Burglary	8
• Grand Theft Auto	10
• Theft from Vehicle	8
• Personal Theft	2
• Robbery	9
• Aggravated Assault	8
• Rape	0
• Homicide	1

Village Green *Highlights* is the community newsletter of the Village Green Owners’ Association, incorporated August 8, 1973. We make every attempt to ensure the accuracy of all information. However, we are not responsible for errors, omissions, or inaccuracies in this publication. The editor reserves the right to edit articles and letters for tone, clarity and length. Opinions expressed in *Highlights* do not necessarily reflect the opinions of the Board of Directors or the Management. Please submit submissions or comments to the editor at vghighlights@yahoo.com, or to the office.