

# The Village Green Highlights

A Quarterly Publication of the Village Green Owners' Association

Summer 2006

## Village Green's New Manager, Robert Bonfiglio

### A Man with a Plan

Robert Bonfiglio, the Village Green's new property manager since April 24, 2006, calls Village Green "a diamond in the rough." His goal is to smooth away the rough and make Village Green a gem.

"Experience counts," he says. And his experience in facilities management—creating budgets, overseeing construction projects, instituting recycling programs and developing real estate, will stand him in good stead.

Since coming to California from the East Coast (he graduated from Long Island State University with a degree in marketing), he has worked in management capacities for major movie-production studios: Disney, Paramount, Fox, Warner Brothers.

Robert has realized that in addition to reporting to the Board of Direc-

tors, he will be working with the various committees of residents who advise the Board on formulating policy and rules. He wishes, he



**Jumping in feet first:** Robert Bonfiglio, Village Green's new property manager, spared no time starting work on a master plan for maintenance

says, to bring committees together on group projects. He sees his role as a catalyst.

His big project now is devising a long-term plan for organizing, operating and maintaining the Village Green facility. (The plan will first, of course, go to the Board of Directors for approval.)

At the town hall meeting on Sat-

urday, June 17, Robert described this plan as the "truth" of the Village Green, which will stand as the guiding document for future maintenance. He explained that even though members of the Board will come and go, and owners will come and go, this document can remain unchanged as a guide for decisions about maintenance of buildings and landscape, as well as a document of past maintenance.

Robert says that once the plan is approved, this complex will be organized and running smoothly. Then, the Village Green will truly be a gem.

—Evelyn Greenwald, Court 4

### INSIDE

Patio Revival Time	p. 2
Memorial Bench	p. 4
Town Hall Meeting	p. 5

Village Green Owners' Association  
5300 Rodeo Rd.  
Los Angeles, CA 90016

<http://villagegreenla.net>

# FROM THE GARDEN GURUS....

## It's patio revival time !!!

Have you noticed what is going on in the LA Real Estate market during the last few months?

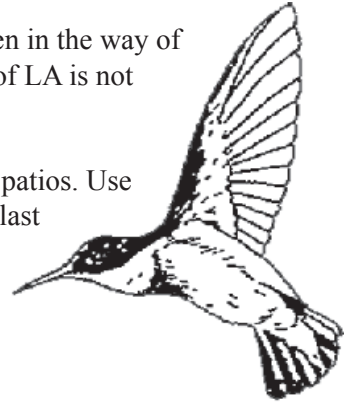
Many of the old business buildings in downtown Los Angeles are being converted to living spaces with small square footage, high rents, and high purchase prices AND few, if any, common green areas or patios! It is evident that real estate will be calling for much more high-density housing, as evidenced by apartments and condos replacing single dwellings all over the city.

Once again, Village Green comes out on top because of what it has to offer its residents, including enormous green spaces and very livable, usable balconies and patios. Unfortunately, many of our patios are underutilized and have fallen into decay and disrepair.

This becomes a challenge to those of you who want to upgrade your living spaces and be conscientious stewards

of what you have here at the Green in the way of land and resources, which much of LA is not fortunate enough to possess.

Choose themes to revitalize your patios. Use the ideas that were offered in the last issue of *Highlights*, or try our suggestion this month:



## Create a Hummingbird Oasis

### Attract Hummingbirds with these Plants

- Columbine
- California fuchsia
- Heart-leaved penstemon
- Penstemon
- Hummingbird sage
- Island bush snapdragon

By planting the appropriate plant material, we can do away with hummingbird feeders and train our hummingbird population to feed right from the plants, a situation that is better for the birds and for the Green.

Some species of plants that are natural hummingbird attractors include Columbine (mentioned in the last issue of *Highlights*), California fuchsia, heart-leaved penstemon, penstemon, hummingbird sage, and island bush snapdragon. If your patio gets at least 3–4 hours of sun per day, these plants should survive. Many of the patios in the Green are too shady to support sun-loving hummingbird plants. If this is you, the plants to try are ferns and fuchsias.

Revitalize your patio with plants to attract hummers, thereby enhancing the area and creating a healthier environment for all.

## Village Green Included in National Landscape Magazine

GOOD NEWS!! The Cultural Landscape Foundation (TCLF) and *Garden Design* magazine teamed up to present feature articles about preservation landscapes across the U.S. that are in danger of slipping away. The Village Green Landscape Committee submitted a written proposal to include the Village Green and it was accepted.

The article is in the June/July *Garden Design* magazine, available at any newsstand, or on the TCLF Web site, at [www.tclf.org](http://www.tclf.org); there is a link to this site from Village Green's Web site, [villagegreenla.net](http://villagegreenla.net) Copies of the online article will be posted in laundry rooms and be available in the office. The Landscape Committee is proud to have Village Green highlighted in this manner as it gives us national exposure and will help secure grant money.

—Lorraine Secor/L. Liles

# PASSAGES

## Barbara Willis

Past Board Director  
and Village Green Resident

Barbara Ann Willis was born in Birmingham, Alabama on April 29, 1948. After high school she moved to Minneapolis, Minnesota. Two years later she moved to Los Angeles. She lived at the Village Green for over nine years.

A Pacific Bell employee for 32 years, Barbara retired in 2001 from her position there as an advertising sales executive. She was known as an outspoken advocate of workers' rights and a no-nonsense business woman. She dedicated this same energy and commitment to the Village Green, where she was an active member of the Safety Committee and served on the Board of Directors. Barbara's daughter told current president, Barbara Washington that her mother "loved the beauty of the Village Green, especially the trees."

Barbara was called to rest on June 8, 2006. A memorial service was held at West Angeles Church of God in Christ, where she was also an active member.

### A Revised Village Green Handbook is Coming

A revision of the VG Handbook is in the process of final approval.

The 2006 edition will supersede all previous handbooks and will be distributed to all Village Green residents.

Read it! Study it!  
Be guided by it!

## Make the Village Green Safer Organize a Potluck and Meet your Neighbors

After attending the last VG Board meeting, I was motivated to organize a "Meet Your Neighbor" potluck for Courts 3 & 4. As many of you know, there have recently been some burglaries at the Village Green. When I heard the testimony by the folks who suffered these incidents, I thought the least we could do is meet each other to create a sense of community and inspire everyone to look out for each other's safety and property.

On Sunday, June 11, with the help of Joanie Nester and Evelyn Greenwald, the court representatives for Courts 3 & 4, we held the potluck in the common Green we share between the two courts. Over 50 people came to the potluck. Many put their name on a sign-up sheet so we can all continue to stay in touch. We even had some "party crashers" from other courts who heard about the potluck and wanted to join us for the gathering and who were interested in instigating potlucks in their courts.

Drew Furedi, chair of the Safety Committee gave a brief talk and offered residents some tips on how to prevent crime on the Green and when to call

Security and/or the police. Drew is willing to come and speak about safety and the "Neighborhood Watch" at these kinds of events in other courts, just make sure you let him know in advance.

We hope that other courts take note and get inspired to organize their own potlucks. Having lived here with my family for more than six years, I can say that it makes such a difference to know who your neighbors are. It feels good to be a part of a close-knit community and the Village Green is an ideal place for it.

Many people who attended the potluck said it was wonderful to meet so many new faces. Needless to say, the variety of food and desserts we all shared was fabulous! When I asked the group if we should do it again later in the summer, we heard a resounding YES! So the plan is to have another one the last week in August.

—Betto Arcos, Court 3

**Editor's Note:** We have heard that potlucks at the Village Green were common many years ago. We're hoping this tradition is now seeing a comeback! Talk to your court representative about organizing an event for your court.

## TRY OUT THE NEW MEMORIAL BENCH

Have you seen the new bench in the Central Green south of the rose garden? Janos Damanovitz has made a contribution toward the bench in memory of his longtime friend Myrtle Miller. They enjoyed daily walks together around the Green. Originally from Louisiana, she lived in Court 17 for 30 years.

Known as the Central Park Bench, the new seat is very close to the design of the original Village Green bench, which can be seen in a 1940s video made by one of the Village Green architects, Reginald Johnson. A number of benches were included in the Barlow landscape plans, the original plans for the Green's landscaping, but were never installed.

If you would like to help bring more of these benches to the Green, a

matching fund program is being developed by the Design Review Committee.

If you would like to learn more about the development of the program, or would like to help out, please contact a representative of the Design Review Committee. You can also come to one of our meetings on the first Monday of every month at 7:30 p.m.

The DRC hopes to choose locations for future benches from the Green's original landscaping plans, and by working with the Cultural Landscape and Landmark committees.

—Theresa Thompson  
Design Review Committee



**A New Seat on the Green:** A new bench on the main green is based on original plans for the landscaping. The DRC hopes to bring more of these attractive and comfortable benches to the Village Green.

## Meeting Date Change!

### The Village Green Safety Committee

New Meeting Date:  
Second Wednesday of Every Month

6:30 PM – Clubhouse

### Village Green Neighborhood Watch

Interested in joining?  
Want to know more?

Come to the next  
Safety Committee Meeting

Or e-mail  
drewfuredi@comcast.net  
or  
streeter@ucla.edu

Paid Advertisement

### Original VG Screens For Sale

\$35 each

Two 29 x 38 ½ in.  
Two 29 x 42 ¾ in.  
Four 43 x 20 ½ in.  
One 29 x 18 ½ in.

296-1524 after 4pm

# Town Hall Meeting 2006

## Everything you wanted to know about maintenance, parking, trees, landscaping, safety and more

If you missed the Court Council's Town Hall Meeting, on June 17, 2006, you missed the most thorough, detailed account of the governing of Village Green that has come in recent years. The meeting was scheduled to last from 10 a.m. to noon. People were still in deep conversation outside the clubhouse when I left at 1:20 p.m. We estimate that about 80 people came to the meeting, which is possibly our largest turnout in recent history.

For the first half of the meeting, the Board answered prepared questions submitted to Court Council by residents before the meeting. In addition to these, free choice questions from the audience in the second half of the meeting generated much fervor.

Safety tips recommended by a surprise visitor, Senior Lead Officer Henly Hawkins from the LAPD, also kept the audience captured. The manager's responses and his description of a proposed 5–10-year plan also held interest.

Questions provided to Court Council representatives were divided into five categories. "Overview" questions included long range goals for 2006, earthquake insurance, CC&Rs, and Ross Morgan provisions. "Maintenance" questions covered everything about maintaining the buildings and landscaping. "Violations/Parking" questions handled everything from nuisance questions to perimeter parking. "Committee" questions addressed

modifications of units. "Safety" questions addressed a potential increase in crime. The free choice questions expanded upon these and broached other interests.

If you want to learn more about the Board's handling of issues or have an unresolved problem, we urge you to attend a Board meeting on the fourth Tuesday of every month. Minutes from the Town Hall Meeting will be posted in the laundry rooms, and be available on the Web site ([villagegreenla.net](http://villagegreenla.net)). Court Council appreciates the cooperation of the Board and the expressed concerns of residents who attended the meeting.

—Kathryn P. Carr,  
Court Council Chair

---

## HAROLD GRAVES' MAINTENANCE CORNER

### Checklist for Avoiding Water Leaks

#### OUTSIDE HOSES

- After watering your yard, always turn off the water from source at the spigot by tightly turning the handle. Never stop the water using the hose's spray nozzle; too much water pressure can burst your hose.

#### WATER HEATERS

- Periodically check the closet where your water heater is located for leaks:
  1. Look at the flexible piping inlet (cold water) and outlet (hot water).
  2. Check the heater's drain faucet.
  3. If you have a gas heater, make sure it has a pressure release valve.
- You should drain your water heater completely at least once a year.
- Check your warranty. Water heater factory warranties are often only for 5 years.



#### SINKS

- Check under kitchen sink for leaks: around the shut off valve, the U-shaped pipe (called the trap), and the waste line.

#### TOILETS

- If your toilet tank keeps flushing every 3 minutes, check the Fluidmaster toilet flush sealant to see if it needs replacement, or check the flapper around the fill pipe for leaks.
- If you discover water on the floor around your toilet,
  1. Check the gasket and screws under the tank for moisture.
  2. Check around base of toilet—the wax ring could be leaking, or bolts could be broken.
  3. Check the supply line to the toilet, and the angle stop.

# ADVERTISE IN HIGHLIGHTS

## How to Submit

Please submit ads by e-mail if you can. Most file-types are acceptable. Hard copies should be mailed to the office.

e-mail submissions: [vghighlights@yahoo.com](mailto:vghighlights@yahoo.com)

## Deadline

March 15, June 15, September 15, and December 15—for publication in the first week of the following month.

## Fees

Payment should be made out to:  
*Village Green Owners' Association*  
 (Be sure to write "for Highlights ad" in the notes section of the check)  
 Fees below are for placement in one issue only.

## Mail fees and hard copy ads to:

Highlights Editor  
 Village Green Owners' Association  
 5300 Rodeo Road  
 Los Angeles, CA 90016

## Community Ads for VG Residents

40 words or less, non-commercial.\$3 per issue; \$5 for 3 issues.

Examples: Seeking activity partners. Offering services like babysitting, house sitting, car washing, etc. Selling household items, bikes, or other personal items

## Home-Based Business Rates

For services from your home or in others' homes that do not require a license.

## Commercial Rates

Businesses or services requiring a license and/or operations permit. Examples: real estate, day care, financial services, retail, electrical, plumbing, handyman, painting, etc.

The *Highlights* editor reserves the right to decline any advertising.

Questions? e-mail [vghighlights@yahoo.com](mailto:vghighlights@yahoo.com) or drop your written question at the office  
 attn: Highlights Committee

Size	Dimensions	VG Residents		Non-Residents	
		Home	Commercial	Home	Commercial
Business Card	3.25" W x 2"H	\$20	\$30	\$30	\$60
1/4 Page	3.25" W x 4.75" H	\$30	\$60	\$50	\$100
1/3 Page	3.25" W x 6.5" H 7.5" W x 3.25" H	\$40	\$80	\$70	\$140
1/2 Page	7.5" W x 4.5" H 3.25" W x 9.75" H	\$50	\$100	\$90	\$180
Full Page	7.5" W x 9.75 H	\$90	\$140	\$130	\$220

## Paid Advertisement



**The Real Estate Consultants WESTSIDE**  
 opening new doors™

**Cindy Alcose**  
 Realtor

"independently owned and operated"



10950 Washington Blvd.  
 Suite 210  
 Culver City, CA 90232  
 phone 310.842.7653 ext. 327  
 cell 323.243.2326  
 fax 323.295.1089  
[Calcose@comcast.net](mailto:Calcose@comcast.net)  
[www.TRECwestside.com](http://www.TRECwestside.com)

# Monthly Newsletter – June 2006

Published by the Court Council Committee

## Notes from the Board

*Approved Board meeting minutes are posted on the board by the Clubhouse door.  
Board meetings are held the fourth Tuesday of every month at 7:00 p.m. in the Clubhouse.*

The Board would like to thank all residents who attended the annual Town Hall Meeting held on June 16th. The meeting, which was coordinated by our Court Council Committee, was well attended. It is this type of homeowner participation that promotes greater community awareness and involvement. As homeowners, we owe it to ourselves to be involved. We all have an opportunity to make a difference in our Village Green community. Let's get connected.

## Notes from the Manager

As reported by Robert Bonfiglio, Property Manager

The Board approved a bid for the garage repair work to be done in Cts. 2, 3, and 15. The bid for Clubhouse HVAC replacement was tabled for additional follow-up. Sewer replacement continues for Cts. 8, 10, and possibly Ct. 9. A proposal from the Landscape Committee for landscape plant replacement around the Clubhouse was approved. Painting of buildings continues and is going very well. The re-pipe project is continuing with Cts. 11 and 13 scheduled to begin in late August. Work on serpentine walls continues. DWP is providing a temporary water supply line due to the broken well pump. General Pump Co. is working on the problem.

## Incident Reports

May 19—a vehicle in Ct. 14 was towed away. Under VG rules of parking enforcement, if a vehicle receives 72-, 48- and 24-hour Notices to Tow for a parking violation, and the owner fails to comply, the vehicle will be towed.

May 31—a resident of Ct. 9 reported an attempted break-in, but due to an alarm system installed in the unit, only a window had been forced open.

June 1—a resident reported seeing a man on top of the ledge above their door. The suspect had fled by the time Security arrived. Calls were received from residents in Cts. 16 and 17 complaining that a transient was walking around making loud noises. Security located the man and escorted him off the property.

June 4—a resident reported someone drove a car into the mailbox in front of the VG office causing extensive damage. Security got a license number and a report was made to LAPD.

June 8—a resident in Ct. 6 reported a possible burglary in process. Security arrived and observed a suspect in his late teens on the patio. When the suspect saw Security he jumped the patio wall and ran. He left behind his bike. LAPD was called.

June 20—a resident complained that a neighbor was knocking on her door at all times of the day, disturbing her. The resident said she was going to call LAPD.

# Committee News and Reports

**Budget and Finance Committee**—The Committee held meetings on June 1st and June 8th. On the 1st, voted to send resolution to BOD to communicate to owners the Board’s decision not to fund \$25,000 monthly in the Interior Plumbing Project. Committee also discussed items on spreadsheet for January through April. On the 8th, the Committee continued discussion on the balance sheet for April, income statement for March, and the general ledger.

**Court Council**—Reports from court reps included: Ct. 1—after recent burglaries in VG Jean Gaignard and Dagmar Buck held a “Know Your Neighbor” meeting; Ct. 3—reported problem with repeated removal of laundry room schedule from bulletin board and the need for a work order to remove a long-standing dead tree. Cts. 3&4—held a “Know Your Neighbor” potluck on June 11; Ct. 16—reported the VG property manager was very accessible and helpful in replying to concerns in court. A “Know Your Neighbor” meeting was held on June 10. Ct. 1—reported people are still jumping over the gate on Sycamore. Safety Committee report—Neighborhood Watch reps are needed in Cts. 9, 13, and the East and West Circles. Reps were reminded to keep bulletin boards current. In the absence of Daniel Millner, co-chair, Carolyn Middleton volunteered to take the minutes at the Town Hall Meeting.

**Cultural Landscape Report Committee**—Committee reviewed the final draft of the recommended landscaping renovation of the VG Clubhouse, which will be given to the property manager. Committee agreed that CLR, Tree, and Landscape Committees should have joint oversight of the Clubhouse landscape renovation efforts. Committee discussed criteria for documentation; photos; tree data; and verification by CLR, Tree, and Landscape Committees of tree replacement/removal. Also discussed photo protocol for CLR inventory documentation.

**Design Review Committee**—Committee reviewed homeowner modification requests for 5 units. Committee discussed the feasibility of VG standardizing vendors and designs of iron security gates, exterior-mounted mailboxes and security doors to help owners and aid VG’s enforcement of design standards. Owners would still be responsible for paying for these items and their upkeep. R.J. Stein Company has been approved to paint the 10 remaining buildings in this year’s

painting cycle and DRC will schedule meetings with owners of these buildings. The Architectural Standards Handbook will be ready by next DRC meeting.

**Landscape Committee**—Committee will submit recommendations for plant replacement for the Clubhouse landscape project. A plan for the renovation of the Clubhouse patio was outlined, including plants to be installed.

## Village Green Committees

Committee	Meeting Time	Chair
Budget & Finance	1st Thursday, 6:30 p.m.	Alice Haggerty
Clubhouse	Thursdays	
Court Council	1st Wed, 7:00 p.m.	Kathryn Carr
Communications	3rd Wed, 7:00 p.m.	Susan Edwards
Cultural Affairs	1st Wed, 5:00 p.m.	Molly O’Brien
Cultural Landscape	4th Monday, 7:00 p.m.	Ted Lumpkin
Design Review	1st Monday, 7:30p.m	Kathleen Louw/ Francie Moore
Grants	2nd, 4th Wed, 8:00p.m.	Susan Edwards
Landscape	2nd Monday, 7:30 p.m.	Lorraine Secor
National Landmark	2nd Tuesday, 7:30 p.m.	Robert Nicolais
Safety	2nd Wedn, 6:30 p.m.	Drew Furedi/ Caroline Streeter
Social Recreation	Thursdays, 11:30- 3:00	Pricilla Browner
Trees	3rd Monday, 7:30 p.m.	Gordon Brooks

**Parking Ad Hoc Committee** (Pauline Carroll, Nat Hutton, Barbara Washington)—No parking enforcement hearing in June. The next hearing will be held on July 15.

**Safety Committee**—Committee continues to work on an Emergency Plan. Neighborhood Watch (NW) meeting discussed the official responsibility of NW reps. A “Starter Kit,” which contains helpful information and materials, will be provided to NW reps.

**Tree Committee**—Four projects have been identified and prioritized: Restoration of landscaping on Rodeo side of Clubhouse, replacement of olive tree in parkway/plaza south of Clubhouse, replacement of missing sycamores in East and West allees, restoration of black locust crescents in East and West circles.

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](mailto:vghighlights@yahoo.com), or to the office.