The Village Green Highlights

A Quarterly Publication of the Village Green Owners' Association

Summer 2007

A Pet Policy for Village Green

At a Town Hall Meeting on May 19th, the residents of Village Green had the opportunity to voice their opinions about allowing pets at Village Green. Given changes in condominium association laws (specifically Civil Code 1360.5*), the Village Green must adopt rules to allow pets. Not to do so could result in lengthy and expensive legal bills, or the possibility that unrestricted animals could roam anywhere on our property. These are unattractive options. So how do we as a community want to respond? This was the topic of the Pet Town Hall Meeting. More than 60 residents attended the meeting to participate in the community discussion. Members of the Board specified that the pet policy should be developed with three key considerations: 1) To maintain an excellent quality of life for everyone at Village Green, 2) To minimize the burden on office staff and security, and 3) To minimize the cost to the Green as a whole. The group then embarked on a lively discussion with many different points of view, some logical, some emotional, but with an eye toward consideration and respect for everyone involved. —continued, p. 4

Town Hall Meeting Report

The Court Council hosted a Town Hall Meeting for Village Green residents on Saturday June 23. The meeting was well-attended with about 75 VG residents. Five of our nine Board members were there to answer questions: Reba Glover (President), Pauline Carroll (Vice President), Daniel Milner (Treasurer), Robert Nicolais, and Drew Furedi. VG Manager Robert Bonfiglio was also available for questions and Douglas Ware, Chairperson of Court Council moderated the meeting.

The the first part of the meeting was designated to answer the questions submitted before the meeting from residents. The second part was for questions from the audience. Questions submitted before the meeting were divided into the following categories:

- RAMP—money for rehabilitation and long term maintenance
- Design Review Committee
- General Policy & Security
- Pet Policy
- General Maintenance

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R.A.M.P. Update (Rehabilitation and Master Plan)

R.A.M.P. is the title being used to describe to our process of formulating a rehabilitation and master plan for the Village Green Owners Association and to move towards funding to replace major infrastructure items and appropriately maintain our property and property values.

Moving forward towards this goal, the Board has decided to hire a project management company and is in the process of interviewing candidates.

Soon, all owners will receive detailed information about the project from Board president Reba Glover.

Look for an update soon in your mailbox and on the Web site!

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

http://villagegreenla.net

FROM THE GARDEN GURUS....

Which Patio Trees to Choose?

I think that I shall never see....Ah-h-h!!...the bliss of enjoying shade from a lovely tree in a backyard patio instead of just a bit of canvas umbrella. Many folks in the Green want to plant patio trees for a variety of reasons. However, much research needs to be done in order to plant the appropriate species so the tree doesn't get too tall, or its root system too large and invasive, damaging pipes, concrete, etc. Also, choosing a tree species that is drought-tolerant is a good idea, considering our current climate of heat and lack of rain. In addition, new trees often need a lot of water to get started, so you would be using very expensive city water (from your tap), which needs to be conserved. You might consider planting your tree in a large container, which is a win-win situation, since the container tree can be moved around the patio, based on its needs for light and shade. However, a drawback to container planting may be the need for watering more often.

The Tree Committee is working on a list of trees appropriate for out patios. Please contact the office or the Tree Committee if you want to plant a tree in your patio.

Beware of These Plants

Considering information coming from all sources of weather patterns, we must remember that Southern California is in a protracted drought. We need to keep stressing that due to lack of rain this year, we should stick to installing drought-tolerant plants whenever possible in patios, including trees and vines. Whether you are a do-it-yourselfer or hire a landscaper to design your patio, three favorite—but problemmatic—plants this year appear to be Bamboo (various species), Mexican feather grass (*Stipa tenuissima*) and Horsetail (*Equisetum hyemale*). But, these plants can cause problems at the Green. For suggestions about more appropriate plants, see past issues of *Highlights*, available on the Web site http://villagegreenla.net.

Bamboo

Bamboo, if not kept in a container, has a very invasive root system and can cause all kinds of problems once it sends out runners. It also is a type of grass, so it takes quite a lot of water to maintain its healthy green look.

Mexican Grass (*Stipa tenuissima*)

Mexican feather grass is being used all over Los Angeles this year. However, this plant should be treated as an invasive weed, since it self-sows and often will end up in your neighbor's yard or the common areas of the Green, since its seeds are blown by the wind. It has a very attractive look, but will cause many problems, especially here at the Green, where we have an historic plant palette to maintain.

Horsetail (*Equisetum hyemale*)

A third problem plant is Horsetail, which is beginning to be planted throughout the Green. It is one of the most invasive and difficult plants to remove, sending out runners that will take over an area, and is almost impossible to eradicate once it takes hold. Even in a container that is placed on soil, the roots will make their way out into the soil and must be dug out. Residents and landscapers who are putting this plant in are doing none of us a favor.

Thought for the day:

Village Green is host to many forms of Los Angeles wildlife. Find out how to protect our wildlife and get lots of great ideas on green spaces from the National Wildlife Foundation at www.nwf.org. More info to follow in the next edition of *Highlights*.

Town Hall Meeting, continued from page 1

The RAMP (Rehabilitation and Maintenance Plan) questions focused on the financial status of VGOA, deferred maintenance and repairs, and long-term planning.

Responses: Financially, the VGOA is able to pay its bills, but needs to look at investing in our community so that it is no longer the "best kept secret in L.A." The future outlook indicates the need to hire a Project Management Company with expertise necessary to advise VGOA and its Board of Directors. The Board is currently interviewing companies that will be able to confirm the work that is necessary, how urgent each component needs attention, what the costs will be, and project cash flow timelines to complete work.

DRC (Design Review Committee) questions focused on current painting of structures and color selection, and modification of units.

Responses: Residents are involved in the color selections of their building by attending a DRC meeting set for that purpose. Color selection does not impact our Landmark status because paint colors are considered reversible and not permanent. Some of the original color palette is being used for buildings after being approved by the Board. Any unit modification must follow the guidelines presented in the VG Handbook.

General policy and security questions addressed miscellaneous matters regarding toys, sporting equipment, and others general items being left on lawns and elsewhere. There were also some concern about security patrol and gun shots heard in the general area outside the VG.

Responses: It was suggested that the VG Handbook be used regarding questions about items being left on lawns etc. The VG office can also be consulted regarding these concerns. In general, people are pretty satisfied with the current security company. It was recommended that we continue to be vigilant and participate in Neighborhood Watch activities. The local police describe the VG as an "Island of Safety" compared to other areas around us. The VG office should be contacted about inoperable cars on parking lots. There probably will not be a change in policy regarding playground areas for children and yard sales.

The question regarding a Pet Policy involved thoughts and feeling that the original policy had been overruled or ignored by the current Board, and some questions regarding specifications on sizes of dogs allowed.

Responses: The current pet policy was driven by a state-mandated policy affecting condominiums, under which the VGOA falls and therefore it must enforce. The results of a survey of 35 residents at the Pet Town Hall Meeting indicated that 77% surveyed recommended the adoption of a pet policy allowing dogs.

Maintenance questions involved tree watering, well status, the maintenance yard, concerns about the gardeners, lack of notice from the Board about recent changes in policy, and the long-term plan for VG.

Responses: The newly planted perimeter trees are being watered weekly. The Property Manager will discuss the well and pump with the vendor. The maintenance yard is being cleaned and organized. Hiring a management company could be helpful, but would be very expensive. The landscape company is following plans developed by the VG office. Residents should complete a work order for landscape issues. In general, the landscape company is doing a good job and there is general satisfaction with their work.

After answering these questions, the Board answered questions aired from the floor that, in general, echoed many of the same questions presented during the first half of the meeting. The Board members were very open and honest in their responses, and showed a genuine concern for the well being of all of Village Green.

—Doug Ware, Court Council Chairperson

Don't Miss the

Summer Concert

Susie Hansen Latin Jazz Band

Monday September 3, 3-6 p.m.

Pet Policy, continued from p. 1

A few "hot" topics topped the list of concerns for many residents: What kind of restrictions will we put on the kinds of pets allowed in our property? What type of weight or breed restrictions will we impose? How many pets should we allow per unit? How will we enforce the policies once they are determined?

Participants had the opportunity to fill out a questionnaire about the future pet policy. Thirty-five forms were turned in with the following results: 51% are in favor of having pets at Village Green, while 40% are not. 60% agree with the legal stance that we must allow pets; 31% disagree. 77% think we should adopt a pet policy. 57% feel a maximum weight restriction of 25 to 30 pounds is fair, while 29% are in favor of a 15-pound weight limit. 34% indicate that pets should not be allowed in any common areas; 31% think pets should be allowed on the perimeter only, or that some combination of no common area access plus perimeter access is preferable; 9% indicated preference for a designated area for pets on the Green; and 11% felt there should be no restrictions at all.



Taking the residents' concerns into mind, the Board is now finalizing the pet policy that will be presented to the community, and then will be voted on by the Board in the coming months.

—Daniel Milner, Board Director

*For information about Civil Code 1360.5, and access to a great resource on the legal issues within condominium associations, please visit http://davis-sterling.com.

COMMUNITY AD

Two active grandparents (non-smokers) of new VG baby seek 1 month furnished rental, August 2007. Please call Michael (310) 795-0099.

Place your own community ad here for \$3. Have something to give away for free? Post it in Highlights for free. Contact vghighlights@yahoo.com.

Village Green



On Sunday, June 10th, the Third annual Village Green Art Show took place at the clubhouse. This event, sponsored by the Village Green Cultural Affairs Committee, was coordinated by Robert Nicolais and Jeanne Winn. Variety was the theme of the day as paintings, photography, drawings, collage, sculpture, embroidery, jewelry, and fused glass were all on display.

Thank you to the following Village Green residents for their participation: Mary Jane Armstrong, Muriel Dickerson, Corey Norton Frank, Dan Frank, Norma Flynn, Gina Michele, Peter Hertzel, Steven Keylon, Laurie Liles, David Mellon, Robert Nicolais, Pamela Richardson, Gloria Riomales, Doug Ware, Helen Washington, and Stephanie Winn. CAC members Gerald Briley, Alva Harper, and Jean Wilson were on hand to greet the guests and also provided the refreshments. Allison and Joe Khoury Grover brought homemade cookies. Congratulations to all involved for a job well done!

—Molly O'Brien

More Residents Getting Acquainted = Safety!!

On a beautiful Sunday afternoon, about 25 neighbors of ours gathered in Court 4 to raise awareness, exchange information and enjoy each other's company. With plenty of tantalizing food at hand, we had a wonderful time getting to know those whom we didn't know before while engaging in a wide range of conversations. With special guests, such as the Safety Committee Chair and a member of the Board of Directors, it was a pleasantly fruitful affair.

—Nao Ikeuchi, Court 4

Contact the Safety Committee to get involved!

Denise Brady, Safety Committee Chair
— denise@dlbrady.com, (323) 295-5494

VG Resident Honored in Washington D.C.: Ted Lumpkin, Tuskegee Airman

In March 2007, 300 people attended a ceremony in the United States Capitol's Rotunda honoring those who served in the Black Air Force during World War II who are now known as the Tuskegee Airmen. Among those honored is a neighbor of ours, Ted Lumpkin. President Bush, Speaker of the House Nancy Pelosi, and former Secretary of State Colin Powell gave remarks, and a reception followed at the Library of Congress. A handsome gold medal was issued by the United States Mint in commemoration of the event, and in recognition of these black airmen

Mr. Lumpkin was good enough to tell me of this honor he received and of his service in the Army Air Corps. After being drafted in Los Angeles he was sent to officer training in Miami, Florida. (Of a group of 5,000, there were only 17 black trainees.) He subsequently joined the 100th Fighter Squadron, serving as a Combat Intelligence Officer. In Italy, under the com-

mand of Commander Benjamin Davis, P-39 and P-47 fighter planes piloted by the Tuskegee airmen provided escorts for bombers on their runs. This group, known as *Red Tails* (the tails on their planes were painted red), became the preferred escorts because of their high success rate. After the war, a group of these black officers protested their treatment in the Army. Mr. Lumpkin noted that this protest was a first step in the Civil Rights Movement and led to integration in the Army.

The Tuskegee Airmen organization started in 1972 and has chapters in 51 states. The airmen were the subject of an HBO movie in 1996, which gained them wider recognition.

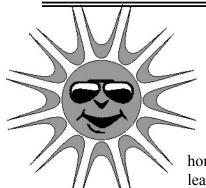
After his service, Mr. Lumpkin graduated from USC with a degree in Sociology and later received a Master's degree in Social Work. He then found a career in the Los Angeles County Planning Department and the County Urban Affairs Department as Assistant

Director. After 32 years of government work, he retired and worked as a Real Estate agent. Ted is well acquainted with this area—for many years he and his wife Georgia resided in the Windsor Hills. Married since 1948, they had four children. He now has two sons, a daughter, and seven grandchildren. They have lived in the Village Green for six years.

An old adage goes, "A busy person keeps busy." Mr. Lumpkin is chairman of the Cultural Landscape Committee here at the Green, which is inventorying plants, trees, and shrubs so that the future Village Green will know what is needed. It's a large task, he says, and is going slowly, but is on-going. The committee meets on the 4th Monday of every month at 7 p.m.

In his greens-filled pleasant patio, it was an interesting and educational morning interviewing Ted Lumpkin, World War II honoree.

-Evelyn Greenwald, Court 4



Summer Safety

Summer is upon us and there are a number of security concerns to be aware of.

With summer comes hot weather and even hotter homes. We all would like to leave our windows open all the time but this is an open invitation

to a burglar. Eighty percent of all residential burglaries occur through an open or unlocked door or window. Secondly, 70 percent of residential burglaries occur Monday through Friday between 9:00 a.m. and 4:00 p.m. This is the time that most of us are working and not home, as well as the fact we all pay less attention to persons walking around.

It is not uncommon for a burglar to be wearing an Edison, Gas Company or TV repairman's shirt that fits into the community. I have taken a report where

a neighbor actually helped a burglar, wearing a TV repair shirt, carry a TV from the victim's home to his van. The bottom line is, keep all doors and windows closed and locked when you are out. Even if you are just running to the store, a burglar only needs a few minutes. Always be aware of persons in your community. If you are unsure of someone call the police or Platt Security at 1-800-986-3868.

During summer time, kids are out of school. They will be hanging out and may be involved in activities that are illegal or not allowed on Village Green property. If you observe kids hanging out, even if they do not appear to be doing anything wrong, call Platt Security. Let our officers go by and check on the kids just so they know we are aware of their presence. Always be aware and be another set of eyes keeping your community safe.

—Mark Platt, Platt Security

Taking Care of Our Trees During Drought

Preserving the health of Village Green's trees during drought conditions requires special knowledge and care. Our arborist, Dan Jensen has been monitoring our trees for signs of drought-related damage and stress. On June 25 He reported no evidence of serious distress and believes extra measures are not necessary—he will carefully watch for danger signs.

It is understandable to be concerned about the health of the trees during this drought period, but residents should know that uninformed help can inadvertently do more harm than good. (Some large trees have recently been damaged seriously by over-watering.) At this time, Village Green residents should not water trees themselves. If conditions worsen, our arborist may advise that we recruit volunteers to assist. Because a well-informed public is the best guarantee of successful action, some best practices in tree watering care are described here.

Why proper watering is so important: Water is the single most limiting essential resource for tree survival and growth. Trees constantly lose water to the atmosphere and lose more under windy conditions. Trees surrounded by pavement and other hard surfaces can be 20-30°F warmer than a tree in a protected, landscaped area.

Signs of Stress include browning of leaf edges, lack of abundant new spring growth, dieback (gradual dropping) and wilting of leaves, twigs and branches, a gray/green cast (lackluster look to the foliage).

Methods of watering

- Soaker hoses, trickle (drip) irrigation, garden hose, sprinklers, pipes, or wands inserted into soil
- Provide deep/heavy watering once a month, applying enough water to moisten soil down to 18 to 24 inches.
- Most of a tree's absorbing roots are in the top foot of soil. Surface soaking allows roots more chances to absorb water, maintains soil health, and essential element cycling and soil transformation.
- Water only out to the drip line (farthest extent of the branches), no closer than three feet to the trunk on established trees. This encourages roots to grow outwards and support the trunk against wind. There are few feeder roots near the trunk.

Be Cautious of the Following

- Soil should be moist but never soggy and squishy. Excess moisture excludes oxygen—roots die without "air."
- Do not wet the trunk. Never water native oaks around the trunk—the killer oak root fungus grows in warm moisture.
- Trees in limited rooting areas (in containers or pots, or on major slopes), need additional care to assure water reaches the roots adequately without suffocating them.
- Once begun, supplemental watering must continue as trees adapt to frequent watering.
- Don't spray tree foliage. Water droplets on leaves can cause pest problems and damage.
- Avoid frequent, light applications of water. It encourages weak, shallow roots.
- Severely drought stressed, neglected trees cannot absorb water properly. This results in split trunks and limbs.

—Godron Brooks, Tree Committee Chair

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Monthly Newsletter – May & June 2007

Board of Directors - Manager - Committees

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

Notes from the May 23rd Board Meeting

Treasurer reported total delinquencies at \$58,953. Board approved one lien resolution for a delinquent account. Board approved resolutions from Parking Enforcement Committee to waive 9 citations and fine 13 owners.

Notes from the June 26 Board Meeting

Treasurer reported total delinquencies at \$56,575.29. Board approved one resolution to initiate a lien process on a delinquent account. Board approved resolutions from Parking Enforcement Committee to waive 3 citations and fine 8 owners. One proposal from Property Manager was approved by board to replace/repair irrigation system parts at a cost of \$6,289.50. A second proposal for \$24,185 was discussed and Board passed a motion from the floor to allow Property Manager to process and work with TruGreen to pare down work to "not to exceed" \$9,000, saving approximately \$10,000 in the line item for emergency repairs if needed through the end of the year. Board approved contract with Mr. Sewer Rooter, Inc. to repair sewer lines in Court 10 (5 buildings) for a cost of \$56,250. Board also approved the related concrete work for \$8,025. Discussion of Pet Town Hall on May 19th revealed that 65 to 70 people attended the event while 56 signed in. Two-page draft pet policy and discussed and by majority vote, Board will send to legal counsel for review before sending out owners. RAMP update given by President; that Board was interviewing project management companies to assist in moving forward with developing a concise plan of what work needs to be done, how much that work will cost, and options on how owners can fund the work. Treasurer announced that Budget & Finance Committee refused Board's request for assistance in prioritizing and developing options. Board then discussed that a committee was needed to work on RAMP and that several residents have expressed an interest in working with a committee. Motion to create an Ad Hoc RAMP committee and allow Treasurer to invite participants from community was approved by Board. Treasurer will report back to Board next month on specifics.

Notes from the Manager, Robert Bonfiglio

May

Garage inspections will begin on Monday, June 6th. New perimeter trees are scheduled for planting and will need special watering until end of September. Exterior painting continues: the Cubhouse and bldgs 7 and 9 have been completed, bldg.11 is being prepped. Patio Foundation/Concrete Repair: in Ct. 14/bldg 71 to be repaired and bldgs within WC/bldg 16 and 17 are next. Interior Re-Pipe: bldgs 19 & 22 are complete, bldgs 88, 89, 92 will be completed by May 19th. Six benches around VG have been sanded and painted. Repair of tile to floor in Ct. 3 laundry room is complete.

June

TruGreen has developed a list of all irrigation repairs needed for the entire property and this work would have a marked improvement on the grass and shrubs and flower beds. Mulch for phase 2 of the landscaping project will be delivered July 9th. Garage inspections have been completed and follow up letters and re-inspections will continue until mid July. Exterior painting is under way on bldg. 5 and prep for bldg. 15 will begin by end of month. Bids have been received for sewer replacement and concrete repair in Ct. 10. New perimeter trees have been planted by the City of L.A. One last tree will be planted at the corner of Rodeo and Sycamore after stump removal. Office lobby carpet has been replaced. Interior re-piping of bldgs. 19, 22, 87, 89, 92, 98 is complete. New gates have been installed at the Maintenance shop and the 3 walk through gates along Sycamore. Patio repairs to 16 bldgs. are complete.

Incident Reports

April 30: a resident reported vehicle had been vandalized.

May 4: resident reported she heard glass breaking and saw her window was broken, but no one was seen.

May 23: EC resident reported a minor came to the door asking to use the phone. Security checked the area but did not see anyone.

May 28: Ct. 11 reported unknown person had used the laundry room as a toilet.

June 2: LAFD responded to a fire in Ct 14 trash dumpster caused by someone dumping hot charcoal in the trash bin.

June 3: Ct 14 resident reported someone had placed a pile of debris directly in front of his door.

June 5: WC resident reported the window of his/her car had been broken, but no property had been taken.

June 8: Ct 2 resident reported two potted plants were taken from the patio.

June 8: Ct 10 resident reported the muffler on his/her car had been cut.

June 13: Ct 2 resident reported a potted plant was taken from front of unit.

Committee News and Reports

Communication Committee—Committee goals were presented to Board of Directors. The committee is looking for new members to write articles, interviews and proof read.

Cultural Affairs Committee—The 3rd annual VG Art Show took place on June 10th at the Clubhouse, coordinated by Robert Nicolais and Jeanne Winn. Committee thanks VG residents who participated. The July 1st summer concert featured the Keschia Potter Quartet. The next event is the Labor Day Concert on Monday, September 3rd from 3 to 6pm with The Susie Hansen Latin Jazz Band.

Court Council—On June 9th a combined Know Your Neighbor potluck between Cts. 4 & 5 was held. There will be no meeting of Court Council in August. Committee needs court representatives for Court 5 and 9, if you are interested please contact Doug Ware.

Cultural Landscape Report Committee—The Cali-

fornia Preservation Foundation Conference was held May 3-6 with seven attendees from Village Green. Members agreed that completion of the CLR Inventory should be the highest priority task at this time.

Landscape Committee—A committee report on the condition of the plants in Garage Cts. 2, 3, & 15 will be given to the Property Manager for follow up. Committee is evaluating if TruGreen should dead head the roses in the main green rather than the committee. Bougainvillea sub-committee will meet to discuss watering, pruning, colors.

Committe	Meeting Time	Chair
Budget & Finance	2nd Thursday, 6:30 p.m.	Marie Fouche
Clubhouse	Thursdays	
Court Council	1st Wed, 7:00 p.m.	Douglas Ware
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	Christian Daniels /Kathleen Louw
Grants	3rd Wed, 8:00p.m.	Dawn Elliot
Landscape	2nd Monday, 7:30 p.m.	Nat Hutton
National Landmark	2nd Tuesday, 7:30 p.m.	Robert Nicolais
Safety	2nd Wed, 7:30 p.m.	Denise Brady
Social Recreation	Thursdays, 12:00- 4:00	Priscilla Browner
Trees	3rd Monday, 7:30 p.m.	Gordon Brooks

Safety Committee—Neighborhood Watch—a new packet of information focusing on "How to Secure Your Home." The idea is that new information for NW Captains will be generated and distributed 3–4 times per year. Crime Trends Report given by Amy Noble. With information from LAPD reports, she reported that, since 2000, the number of crime incidents in the Green has averaged 35-40 per year. In 2006 the incidents dropped to 25. Crime in VG is resident and vehicle burglaries and thefts of vehicles. Committee has questions on Platt Security and will be working with BOD Liaison Ron Williams for answers.

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.