



The Village Green Highlights

Annual Meeting/Election

Saturday, February 4, 2006 – SAVE THE DATE

February 4, 2006, is a very important date for residents of the Village Green. If you have a vested interest in our community and want to experience the opportunity to influence change, plan to attend our Annual Meeting, which will be held at the Baldwin Hills Elementary School at 10:00 a.m.

In 2006, we will have 5 vacant Board of Director positions, which must be filled. The Board of Directors is elected to serve as the voice for the Village Green. Homeowner apathy is one of the greatest silencers of this process. Your involvement has a critical influence on the quality of life in our community.

The Board of Directors has arranged to have a representative from our Legal Counsel and Ross Morgan present to discuss our CC&R's and By-Laws. Don't miss this opportunity to hear factual information about the pros and cons associated with revising our CC&R's, which were written in 1973. If you are unable to attend the meeting, please submit your proxy vote to the office. Remember, your vote does matter!!

- Barbara Washington, president, Board of Directors

Winter 2006

Notice:

The Parking Enforcement Hearings for January and February have been suspended.

The next Parking Enforcement Hearing will be on March 4th.

Parking regulations will continue to be enforced.

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

<http://villagegreenla.net>

SINCE THE SUMMER OF '42

In our last issue, we reprinted longtime resident Helen Spears' dramatic story of the 1963 Baldwin Hills flood. In this article, reprinted from the June 1975 Village Green newsletter, Helen Spears remembers when she and her husband "Doc" moved into Baldwin Hills Village in 1942.

by Helen Spears

It was always a welcome sight, coming south on La Brea, to reach Jefferson Boulevard, where the uncluttered vista of the great open fields below the Baldwin Hills gave one a real out-in-the-country feeling.

The Sunset Golf Course stretched to the east, with almost no through streets between La Brea and Crenshaw. In fact, there was no Crenshaw Center, no Rancho Cienega playground, no Dorsey High School. Only a few homes occupied the far eastern end of the Baldwin Hills. Most was open space, a reminder of horseback rides on horses from the Sunset Stables—near the location of the now-building Fox Hills Plaza.

The immense old white concrete number "57," advertising the famous pickle-maker, was visible from most of the West Adams district.

This day, however, there was a mist; an acrid smell assailed one's nostrils. For days the peat beds in the area had been burning underground.

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FROM THE GARDEN GURUS.....

Fertilize Your Camellias and Azaleas with Coffee



Camellias

If you have camellias or azaleas, you can save yourself money and enrich the soil in your garden plot at the same time. Instead of spending money on commercial chemicals, try a very simple and inexpensive natural fertilizer—coffee grounds! The price is right and you will be feeding your plants just what they want and need since Village Green soil is very depleted because of its heavy clay content. After you've had your cup of morning "pick-me-up" coffee, save the used grounds and place them around the base of these plants. (Starbucks gives away used grounds for free.) Do this as often as you can (every day, if possible) for the year ahead. If treated this way, the soil will be naturally reconditioned and your plants will repay you with lots and lots of blooms.

These plants are two of the most notable winter-blooming plants at the Green. Both love acid soil and will bloom profusely over several months, usually November through February.

SOP (Save Our Plants) Update:

Those hibiscus plants, which have become part of our residents' "Adopt-A-Plant" program, are responding very positively to the extra care and attention. Joan Nester has adopted a number of bushes in her court that had been seriously infested with Giant Whitefly. They are responding very happily to her TLC. Joan is the first recipient of the Landscape Committee's prize for helping to revitalize hibiscus and eradicate Giant Whitefly. If you haven't adopted a plant yet, please consider doing so. The plants need care 12 months of the year to stay strong and healthy. Who knows? You may be the next prizewinner!

PASSAGE

William T. Parks, Sr., longtime resident of Village Green, died at the home of his son in Palmdale, California on 12-18-2005. He was 84 years old. Born in Ramsur, North Carolina, Bill came to California in 1951. He retired from a long career with the Union Pacific Railroad. He and his wife Violet joined the Village Green community on April 30, 1982, where they enthusiastically participated in the many committees and activities of the Green. Bill is survived by his wife Violet, his sons William T. Parks, Jr., Michael Parks of San Jose; daughters Bunny Utis of Sun City, Sylvia Barton of North Carolina, six grandchildren, and a host of relatives and friends.

Spider Plants:

They Belong in Pots, Not in the Ground

Chlorophytum, commonly known as the spider plant, is one of several invasive plants at the Green, which were not part of the original landscape plan. They have, however, been planted in the ground at the Green over the years and have spread. This attractive and

unique plant with a miniature duplicate of the mother plant at the end of each curved stem, is an excellent house or outdoor plant if contained in a pot or hanging basket, but it should not be planted in the ground because they spread very quickly and take over the landscape. The Landscape Committee will be identifying areas where spider plants are found and planning for their removal.

— L.Secor/L.Liles

12/15/05



Since the Summer of '42 *continued from page 1*

The fire department had worked diligently to douse the stubborn smoldering, to no avail. Now, according to the news, they would try a new approach—dynamite.

To the west another great open space stretched toward the sea. A meadowlark burst into song, welcoming the morning with liquid notes.

The two-lane winding road through the hills pulled one back to the business at hand, watching for slow vehicles ahead.

The years passed and then one day a great crew began to lay out a tremendous project near the hills. Apartment buildings took form, nestling close to the land and becoming part of it. Their colors were soft pastels and they continued to appear for several blocks west of Sycamore.

The year was 1941.

As the structures were completed, signs announced that Baldwin Hills Village was ready for occupancy.

In the summer of 1942 (not the movie of a similar name), a young couple came to see what was happening—and went away starry-eyed with a brochure and a list of prices: one bedroom, upstairs, \$47.50; two bedrooms, downstairs, \$51.50; two bedroom studio with bath and a half, \$57.50.

Pushed into action by the famous and



The Clubhouse, Baldwin Hills Village, 1944

mysterious Los Angeles air raid, replete with wardens, sirens and anti-aircraft fire, and by the threat of a call to military service, the two moved into a studio apartment on the west green. The month was August.

The new residents were delighted! There were tennis courts, a badminton court at the back door, telephones connected to a central switchboard (private telephones were already a war casualty), and maid service for less than a dollar an hour by arrangement with the management.

In addition, they enjoyed the view, the beautiful new landscape with specimen trees being added regularly, the very modern Electrolux gas refrigerator functioning silently and inexpensively, the large closets, the bath and a half, the quiet park-like atmosphere and anticipation of new neighbors. There was only one other occupant in the six-unit building. He was Reginald Johnson, principal architect, living temporarily in the end apartment during construction of the remainder of the village.

To make matters even better there was natural air-conditioning, provided by the movement of sea air along the hills!

Just behind the office, which has remained much the same in external appearance, was the clubhouse with its large hall, kitchen, billiard room and circulating library. The facility could be reserved for private parties. [*editor's note: The old clubhouse is now two large apartments.*]

A circular wading pool, now filled in and landscaped, enhanced the view toward the main green.

A small newspaper kept residents informed of "happenings".

Nearby on the east circle one building housed a small Thriftmart,

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Since the Summer of '42

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a delightful little restaurant serving good home cooked meals to hungry Villagers, and a barber and beauty shop.

The Village station wagon, later to be replaced by a small bus, traveled around the perimeter once each hour to take residents to West Adams, the nearest area for shopping, and it was free! It also connected with the La Brea bus, which did not travel this far south, and with the "J" and "A" streetcars—long since extinct.

Every patio presently provided with a brick wall was then open, as were all garages. Later, both patio walls and garage doors could be installed on request by paying an increased rental.

The section for families with children was provided with several small playgrounds, and extended from Rodeo and Hauser on the north side to about midway in the Village.

One night watchman patrolled the grounds—on foot.

Each laundry housed a single washing machine, though no clothes dryer—they had not come into general use, but drying yards were conveniently close at hand. Garbage cans were in concrete holes in the patios, and pick-up was provided.

And then came November. The couple found that the move to Baldwin Hills Village had been made just in time. The man of the house was needed by the military and would be stationed at Santa Ana Army Air Base to take part in the training of Air Corps Cadets.

He was not to come home to the Village for four more years.



Baldwin Hills Village, 1944

Thank You, Jim Altschuler

The Village Green Board of Directors would like to express our gratitude to Mr. Jim Altschuler for his two years of service to Village Green as Property Manager. His final day at Village Green will be January 9, 2006. Please join us in thanking him for his work here at the Green.

The Board of Directors is utilizing the experienced services of Ross Morgan Management Company to begin the immediate recruitment and selection process. During this interim period, Sherri Giles, Assistant Manager, will manage homeowner issues. She will be working closely with Harold Graves, Maintenance Supervisor, and the Board of Directors to ensure continuity of current and future projects.

Village Green Town Hall Safety Meeting Report

Some interesting facts learned from LAPD officers and city employees who came to the VG Safety Town Hall Meeting on October 22, 2005:

- Crime statistics in Village Green are low. VG does not generate a lot of emergency calls. VG is in LA's Southwest area, which is 12 square miles.
- Property Crime, the main crime in the Green, has been reduced 25% in Los Angeles overall.
- LA's Safe City's Initiative focuses on the Baldwin Village Area near the Green, an area of gang activity.
- Coverage for the most crime-ridden areas near VG is Thursday through Sunday—16 officers cover .8 miles. Southwest Division response time is 7 minutes, down from 9 minutes.
- Recommended deterrents for crime in VG:
 1. Trim foliage.
 2. Make sure outdoor lights are functioning – motion sensor lights are best.
 3. Close and lock windows, especially on first floors, even when absent for a brief period of time.
 4. Lock your doors, even when absent for a brief period of time.
 5. It is a good idea for court residents to communicate. E-mail or call lists are effective.
 6. Start a Neighborhood Watch group.

ADVERTISEMENT 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

Deadline

The 15th day of the month before publication: quarterly on the first of April, July, October, and January.

Fees

Payment should be made out to:
Village Green Owner's Association

Mail fees and hard copy ads to:

Highlights Editor
Village Green Homeowners 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
or drop your written question at the office attn: Highlights Committee

Ad Sizes & Rates

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	\$40	\$80	\$70	\$140
1/2 Page	7.5" W x 3.25" H	\$50	\$100	\$90	\$180
	7.5" W x 4.5" H				
Full Page	3.25" W x 9.75" H	\$90	\$140	\$130	\$220
	7.5" W x 9.75 H				

Spotlight on the Green: Program Your Patio Lights

Caroline Streeter, Safety Committee

As we all know, lighting is a critical safety issue. Village Green residents can make a huge difference in the illumination of the courts by turning their patio lights on at night. The original designers of the Green intended that the patio lights be used for this purpose. Many courts are currently dark at night because residents do not leave their lights on. Here are some ideas for using your patio light and keeping it in good repair:

Make sure the light bulb is tightly in its socket and not burned out.

If you DO NOT have a timer on your patio light switch:

- 1) Turn your light on every night.
- 2) Leave your patio light on 24 hours a day.
- 3) Consider using a light-sensitive bulb that will illuminate when it gets dark, or installing a motion-sensor.
- 4) Consider having an automatic timer installed. New digital timers will work with energy-efficient fluorescent bulbs.

Lights On: Programming Your Automatic Timer

If your unit has an electronic timer that controls patio lights, here are some instructions for programming. Many VG units have the **Intermatic** timer or the **General Electric** timer. The **Intermatic** timer has a round time dial with a 12-hour day cycle (AM) and a 12-hour night cycle (PM), and a pushbutton center. There is a control lever marked ON and OFF above the timer dial, and above the lever there is a red indicator light. These instructions should work for both models.

Rapid Programming – enables you to make desired time settings in a few minutes:

- 1) Move the control lever to OFF for at least 5 seconds. The red indicator light will go off and all settings cleared from memory. (If the timer fails to set, leave in off position for 15 minutes.)
- 2) Move lever to ON. The red indicator light will start flashing.
- 3) Set the timer's clock by rotating the time dial clockwise at least one click, stopping at the half hour nearest to the present time. DO NOT accidentally press the dial while turning.
- 4) Press the push button once to enter present time. The red indicator light will go off.
- 5) Rotate the dial clockwise to the time during the day when you'd like the light to go on; the red light will pulse momentarily with each click. Press the button to record on time. Your patio light will turn on.
- 6) Rotate the dial to the time you want the light to go off. Press the button to record off time. Your patio light will now turn off.
- 7) Rotate the dial to the first on time to complete the program. The red indicator light will come on and stay on. Note: this dial will not indicate time of day after setting.

Manual Programming – using your timer as a light switch over a 24-hour period:

- 1) Follow Steps 1 and 2 above.
- 2) Turn the light on and off as you normally would during a 24-hour period. When you turn the light on for the first time, the red indicator light will go off. Continue to manually turn the light off as you normally would. Your timer will remember when you turned the light on and off. At the end of 24 hours, your timer will be fully programmed, red indicator light will stay on and timer will automatically repeat the lighting pattern you entered during the 24 hours.

If you are having trouble getting your patio light to function properly, you can submit a work order at the office. They'll be happy to help you, but you will be charged for the service.

Past Year Review * New Year Preview

FROM THE OFFICE

2005 has been a difficult but successful year for Village Green. Many hurdles have been overcome and improvements made:

BUILDING PAINTING

Twelve building exteriors and 2 complete garage courts were repaired and painted in 2005. In 2006 we plan to complete the exterior building wood repairs and painting for 16 buildings, as well as continue repairs and painting for 3 more garage courts.

RE-PIPING

In 2005 2 complete garage courts were re-piped, although with many difficulties (The Green won't be using that company's services in the future). In 2006 we'll replace the water piping in at least 2 garage courts (12 and 3)—if funds allow, a third court may be re-piped as well.

SIDEWALK & SERPENTINE WALL REPAIRS

Over 100 sidewalk slabs were repaired in 2005. In 2006 we'll continue sidewalk and driveway repairs throughout the Green. We also plan to repair more serpentine walls (we're still repairing the worst problems first; if yours simply has cracks, gaps or popped brick facing it probably won't be repaired for some time).

SEWER REPLACEMENT

The sewers were replaced in 1 garage court in 2005, and 2 courts are having drain lines between the buildings and the sewer mains replaced (this will be a regular part of sewer replacements in the future). In 2006 we plan to replace drain lines and sewers in 1 or 2 garage courts.

TREE TRIMMING & LANDSCAPING

In 2005, our tree trimming vendors made great strides catching up with the tree trimming/ pruning, deadwood removal and safety issues. Although more needs to be done, the landscaping is much improved from 2004.

It's been a pleasure to work with and for you in 2005. We look forward to a bright and improving future for Village Green. Happy Holidays and a happy, healthy 2006 to all.

- Jim, Sherrie, and Alex

Incident Reports

November 17 – a security officer found a water leak in the Court 7 laundry room. The officer called the emergency plumber.

November 18 – a fire truck and ambulance responded to a call from a resident.

November 20 – security officers reported a defective golf cart.

November 21 – resident reported a stolen bicycle 3 weeks earlier when the door to her unit had been left open.

November 21 – resident reported returning home to find his back door open. Police were called. The resident reported that nothing was missing.

December 2 – residents reported coming home to find a man sitting on their stairs. When they entered, the man ran up the stairs to the bathroom and jumped out the window.

December 5 – there was a medical emergency in Court 16. Fire Department rescue responded. The fire extinguisher box by the garages in Court 1 was broken into. An officer found the extinguisher in front of Court 7's laundry room. Two more fire extinguishers were also found in court 2 and taken to the office.

December 6 – resident reported a car broken in into late at night on the West Circle. A window was broken and items stolen from the car. The resident called the police.

December 9 – LA Police Officers visited the office investigating a missing person.

December 11 – resident reported a garage break-in in Court 14. The garage had been locked by VG; a neighbor mistakenly thought the owner was someone trying to break into the garage.

Make a New Year's Resolution

To Get involved!

Volunteer for a Village Green Committee
this year.

Committee News and Reports

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

Court Council –the new VG Handbook will be published and distributed to residents in the new year. Additions to the VG directory will also be published soon. Courts 11 and 12 had a successful “Know Your Neighbor” event. The committee requested continuing the program. Committee members encourage all to participate in the upcoming “Envision LaBrea” workshops regarding changes the new rail system will bring. Information is available in the laundry rooms.

Cultural Affairs – The Halloween party was a success; parents helped out and did a wonderful job.

Cultural Landscape – the Committee submitted the inventory data for Court 7 to contractor for evaluation. The Committee continues to work with Tree and Landscape committees on Tree removal and replacement.

Design Review Committee – The Committee continues to review work order requests from residents, review the current painting project, choose memorial benches with the Cultural Landscape Committee, and review awning violations. The Committee will ask the manager to get estimates for addresses stenciled on patio fences and gates.

Grant Ad Hoc Committee – The Committee continues work on Mills Act efforts. Next step is to draft a contract for homeowner’s associations. A number of landscape projects have been identified for grant applications in 2006.

Landscape Committee – the Committee is working on assessment of the sprinkler system, getting bids for replacement plants, and managing plant damage during building repairs, and overseeing the landscape contractor. The Landscape Committee will host a winter tour of the Green on January 21.

Landmark Committee – CLR will apply for grants for the Cultural Landscape Report in 2006. Other promising grants include a grant from the city for landscaping and the city’s Proposition O project, which provides for a rainwater runoff cistern.

Safety Committee – The Committee has been working with the Board and Allied/Barton to improve incident reporting and make sure parking violations are issued consistently. An inventory of lighting on the Green is almost complete. Twelve new pole lights are expected to be working by early 2006. Three of these are in Court 3. Summaries of the Safety Town Hall meeting are available in this issue of *Highlights* and in the laundry rooms. The committee is also working on an Emergency Plan and starting a Neighborhood Watch group.

Tree Committee – Cynthia Singelton is the new Board liason to the committee. The committee will recommend replacing trees missing from the original landscape plan with two California Sycamores. The Board approved the committee’s Tree Removal and Replacement Policy. Another priority is planning an inventory of dead trees, trees in need of pruning, and developing a process for getting the work done. The Committee will also recommend root barriers be installed along sidewalks when new California Sycamores are planted to prevent damage to the concrete.

Village Green Committee Meeting Times and Chairs			
Budget & Finance	2nd Tuesday	6:00 p.m.	query chair
Clubhouse	Thursdays		Chair needed!
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	7:30 p.m.	Kathleen Louw
Grants	2nd & 4th Wed	8:00 p.m.	Susan Edwards and Robert Nicolais
Landscape	2nd Monday	7:30 p.m.	Lorraine Secor
National Landmark	2nd Tuesday	7:30 p.m.	Robert Nicolais
Safety	3rd Monday	7:00 p.m.	Steven Keylon
Social Recreation	Thursdays	11:30 - 3:00	Pricilla Browner
Trees	3rd Monday	7:30 p.m.	Gordon Brooks

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.