

# VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

## HIGHLIGHTS

A Monthly Publication of the VGOA

July / August 2017

### Board of Directors Meeting News

By Ethan Markowitz, Board secretary

#### June

After four homeowner comments, the board considered 10 business items, three Design Review Committee recommendations, correspondence, and reports.

#### Actions included:

**East Green Tree Replanting...** Approved a Tree Committee resolution to plant 21 trees in the East Green area.

**Electric Vehicle Charging...** Approved a maximum of \$10,000 in the 2018 budget to install a communal electric vehicle charging station.

**Parking Rule Amendment...** Approved a change to the parking rules, pending community feedback, to limit each resident to three red parking stickers. □

#### July

After seven homeowner comments, the board considered 13 business items, correspondence, and reports.

#### Actions included:

**Courts 4 and 14 Water Supply Lines...** Approved \$175,385 to replace the failing domestic water supply lines in these courts and install additional shut-off valves.

**Maintenance Uniform Rental Contract...** Awarded Prudential Overall Supply a contract to rent uniforms to the Village Green maintenance staff.

**Support LADOT Petition...** Approved a resolution to send a letter to our City Council representative and Council head Herb Wesson supporting a Village Green petition to extend the boundary of Overnight Parking District #560 (permit parking) to include Coliseum Street between LaBrea and Hauser. □



### “RecycLA” Comes to Village Green

#### CITY-WIDE PROGRAM BRINGS CHANGES IN TRASH COLLECTION

By Diann Dumas

This summer, a new trash collection system is rolling out at Village Green, part of a historic new mandatory citywide public-private program to reduce L.A.’s landfill disposal by 1,000,000 tons a year by 2025. It is called “RecycLA”, or “Zero Waste L.A.”

Prompted by state legislation (AB 340), the city spent seven years planning the new City Council-approved system. *It expands waste and recycling services to all businesses in the city and multi-family residences who use DWP.* (Until now, only single family residences were required to recycle in Los Angeles. Although the Green has been recycling for years, many other complexes and businesses did not.)

#### What Will Be Different?

Importantly, the Department of Sanitation (DOS) will administer the system. “RecycLA” is setting uniform standards and prices, and both haulers and customers will have goals to reduce solid waste through recycling. The DOS will take on a 24/7 customer care phone line and is responsible for enforcing its rules, including oversight of haulers’ performance.

We will have a new trash hauler, Republic Services, Inc. The city delineated eleven geographic areas, and after a lengthy screening and bidding process, awarded seven exclusive franchises to provide service to one (or more) areas. Although our long-time hauler, NASA, is one of the seven, Village Green falls within the South Los Angeles zone, which has been awarded to Republic Services, Inc.

Actual collection under RecycLA will begin in September. In August, Republic will conduct a site visit. *The cost of service will be determined by the number and size of our trash and recycling containers and the frequency of collections.* (Continued on page 4)

#### **Need VG Information?**

To easily access the *Handbook*, *Bylaws*, and other guiding documents, go to Village Green’s website: [www.villagegreenla.net](http://www.villagegreenla.net).



# Public Security Report

Edited by Jordan Deglise Moore

## May 17 - June 22, 2017

- May 21 STRONG ODOR. Court 10, 3:45 pm.** Resident reported a strong odor from upstairs unit.
- May 29 STRONG ODOR. Court 10, 9:19 am.** Resident reported strong chemical odor from upstairs unit.  
**1:30 pm.** Resident brought office a photo of large dog unattended on balcony above.
- May 31 STRONG CHEMICAL ODOR. Ct. 10, 6:15 am.** Resident reported strong odor from unit above.
- May 30 STOLEN VEHICLE. Garage Court 4, overnight.** Resident reported her car had been stolen.
- June 3 PARAMEDIC RESPONSE. Court 16 Rodeo Lane, 9:45 am.** Officer called paramedics to transport unresponsive male on grass to hospital.
- Jun 8 VEHICLE DAMAGE. Court 10, 9:21 am.** Resident reported something had chewed away the rubber molding from his garaged vehicle.
- Jun 12 STOLEN CHAIRS. Ct 9, 9:20 am.** Resident reported two chairs stolen from unlocked patio overnight.
- Jun 21 NOISE COMPLAINT. Ct 14, 11 pm.** Several residents reported a loud argument between a resident and his girlfriend. Multiple officers and Captain Simmons unable to calm situation. LAPD responded and advised woman to leave the property. □

## June 22 - July 19, 2017

- Jun 22 VERBAL DISPUTE. Court 14, 6:20 pm.** Several residents reported an extremely loud argument. LAPD arrived and settled the argument without arrests.
- Jun 22 STOLEN SECURITY BICYCLE. Security office, 6:20 pm.** Security officer's bike was stolen after he left it outside the office.
- Jun 22 CAR BREAK-IN. East Circle, overnight.** Resident reported her two locked cars had been broken into and items were stolen.
- Jul 7 TRESPASSERS. Court 3 laundry room, 6:30 pm.** Security responded to call that non-residents were using laundry room. When confronted, they admitted they were not residents. Security advised them that facilities are for residents only and asked them to leave the property.
- Jul 10 ATTEMPTED BREAK IN. Court 15, 12:30 pm** Resident reported signs of break in through a kitchen window, with multiple items missing or displaced.
- Jul 14 DOMESTIC DISPUTE. Court 7 12:10 am.** Resident reported loud conflict with adult child. LAPD responded; incident resolved without arrest. □



June 4, 2017. I added a new species to the VG bird list. This morning a Eurasian collared dove (with unusually pale plumage) was perched on a chimney above unit #5574 in the SW quadrant of VG. This is not a native species. Many years ago it was brought to the U.S. as a cage bird, and during the past several decades escaped (or released) birds have been successfully breeding on their own and greatly expanding their range. *Don Sterba, Audubon Photographer.*

Find the complete Village Green bird list at [www.villagegreenla.net/reports.html](http://www.villagegreenla.net/reports.html)

## Communications Committee Thanks Readers, Needs Volunteers

The committee would like to thank the 113 owners and renters who responded to the 2017 "Readers Survey" and gave us the feedback we need to continue improving Highlights and the website.

Next month, we will launch a new Highlights email address and "Letters to the Editor" feature. We want to offer more news, more information, and more human interest stories as requested, but we need more reporters and copy editors to do that.

To discuss how you can help, please reply to [lucyh@ca.rr.com](mailto:lucyh@ca.rr.com). We hope to hear from you soon. □

## August Foot Beats

**Friday, 8/4, 10 am:** Meet at Court 17 entry, walk east section of the Green.

**Tuesday, 8/8, 7 pm:** Meet at Coliseum/Hauser corner, walk west section of the Green.

**Wednesday, 8/16, 10 am:** Meet at Court 1 entrance, walk east section of the Green.

**Thursday, 8/24, 7 pm:** Meet at Clubhouse, walk central section of the Green.

**Monday, 8/28, 10 am:** Meet at Court 13 entrance, walk west section of the Green.

**Friday, 9/8, 10 am:** Meet at Clubhouse, walk central section of the Green. □



# MANAGER'S REPORT: JUNE & JULY

Greetings,

I hope this report finds you well. Here are some of the task areas that kept management busy in June and July.

## Landscape Maintenance

The Green's new landscape maintenance company, Greencrew Landcare, started June 1 and was confronted almost immediately by a series of irrigation mainline failures which shut the whole system down and forced a halt to watering for five days. The company's irrigation team worked throughout the week and Saturday repairing the lines and bringing the system back on line. The increasing frequency of irrigation line failures reinforces the need to fast-track installation of a new automated system.

Management spent considerable time on-boarding the new company. They are following a six-month "cleanup" schedule, divided into two three-month cycles. By the end of the first three months (June-August), they will have gone around all the courts, with a focus on trimming back the many overgrown shrubs and removing weeds from the shrub beds.

In September they will start again with Court 1, with emphasis on mulching the beds and more trimming, including hand pruning of selected shrubs. Watering, litter collection, and mowing and edging are performed daily.

## Replacement of Courts 4 and 14 Water Supply Lines

Following repeated and costly line failures, management sent



Sherri Giles,  
Operations Manager

requests for proposals (RFPs) for replacement work to six companies. Three sent bids, and we have brought a resolution to the Board to proceed with the work.

## Digital Work Order System

We have been participating in a free trial with the Fluke Corporation and their E-Maint computerized maintenance management system. Upon completion of the trial, we will conduct an assessment and expect to make a recommendation to the Board in August.

## Waste Disposal Service

Village Green's soon-to-be new waste hauler is Republic Services. This company has been assigned to us under the city's new "Zero Waste L.A." program. In August, a Republic representative will complete an assessment of our hauling needs and determine a contract price.

## Security Doors

Effective August 1, the price of the Board-approved security door will increase from \$954.00 to \$1,029.00. Also, the contractor will no longer accept credit card deposit payments from owners. However, owners still have the option to complete the Association's installation agreement which offers a 12 month repayment plan.

## Residential Re-Piping and Building Painting

Re-piping remains on schedule, with Buildings 10, 49, 74, and 7 completed. Building 9 is scheduled to begin July 31.

Painting also on schedule. Buildings 4, 24, 31, and 41 are completed, and Building 44 is in progress. □

## We Hear You!

By Susan Di Giulio, Design Review Committee chair

In response to concerns about how dirty the white balconies and trim often look, Alex Martinez, our painter, and facilities engineer Martin Breit are exploring nontoxic additives to the paint formula.



One such product is OKON paint booster, a water based and non-toxic application from the Zinsser Corporation. It boosts the life of the paint job by making it more water repellent. The idea is that the paint can then be washed more easily because the dirt would be on the surface and not embedded in the paint.

Management has also begun considering the logistics of adding power washing to buildings in-between paintings. Currently, buildings are only washed prior to painting. □

## COMMUNITY ADVISORIES

**SECURITY:** CALL PUBLIC SECURITY'S ONSITE NUMBER to report any suspicious person or activity or after-hours emergency such as plumbing. **213-703-0540**

**DOGS:** Dogs may not be walked on the property except on the perimeters (Sycamore, Coliseum, Hauser, and Rodeo) or left unattended on balconies or patios. Hefty fines can result.

**CHILD SAFETY:** Parents, please be sure you or your designee can see your little ones when they are playing on the Green. Many people walk through the property, and some may be unknown to neighbors. To protect young children, maintain visual contact.

**CONTACT INFO:** Do you have a suggestion for the Board or management? Direct all communications c/o the office. Send by U.S. mail, email [villagegreen5300@sbcglobal.net](mailto:villagegreen5300@sbcglobal.net), or bring to the office directly. □



# How Will RecycLA Work at the Green? Continued from page 1.

**"RecycLA will be the largest exclusive franchise program in the nation," said Michele Mikesell, Program Manager for Multifamily Residential Recycling Program at L.A. Sanitation. "All eyes are on us."**

## How Will Change Happen?

Just as trash haulers are going to be held to uniform standards with tightly written contract specifications and performance goals to reduce solid waste through recycling, so too will individual owners and renters be encouraged to recycle more. Change is going to occur by educating users – which is us – in how we can improve waste disposal by better recycling our trash before we dispose of it in the bins.



Change will be achieved through the use of carrot and stick, i.e.: rewards and punishment. The program imposes penalties for behavior that defeats the

purpose of recycling. For example, disposing of garbage in the recycling bin – after a warning – can elicit an extra cost for the non-compliant bin. Rewards can come by taking advantage of cost incentives – such as getting recycled trash pick-up services for free, as opposed to paying a price for non-recycled trash.

Note: Highlights would like to thank Village Green Operations Manager Sherri Giles and DOS Multifamily Recycling Program Manager Michele Mikesell for their generous assistance in providing information for this article. Look for updates in coming months.

For more information online, go to [www.RecycLA.com](http://www.RecycLA.com). □

## Community Report

*By Cynthia Singleton, Board director*

### Coliseum Overnight Parking

V.G. resident Daniel Milner created a petition to request that Coliseum be included in the LADOT order to extend the boundary of Overnight Parking District (OPD) #560 to include Coliseum Street. It is expected that City Council Rep Herb Wesson will bring a resolution to the Council for final approval. If this passes, parking should become easier for VG residents. Please sign the Village Green petition asap to show community desire for this.

Shortlink to petition on [www.change.org](http://www.change.org):  
<https://tinyurl.com/vg-ladot-petition>.

### Oil Drilling Study

The July 6th issue of *LA Watts Times* reported that the L.A. City Council voted 14-0 to direct the city's petroleum administrator, Mr. Ntuk, to conduct a study on eliminating oil drilling near homes, schools parks, churches, and health-care facilities. It is due within 120 days.

### LAPD News

- Southwest Division has created a department and appointed a lead officer to deal with traffic issues in Southwest area. He is Captain John Tom and can be reached via email: [32993@lapd.lacity.org](mailto:32993@lapd.lacity.org).
- A new website has been set up to report LGBTQ concerns: [www.lapdonline.org/LAPD\\_SAFE\\_PLACE](http://www.lapdonline.org/LAPD_SAFE_PLACE).



- LAPD stations will dedicate a portion of their lobbies as official e-commerce exchange locations to protect sellers and buyers of online goods;
- Anonymous tips can be reported 24/7 by phone or text: (800) 222-8477 or at [www.lacrimestoppers.org](http://www.lacrimestoppers.org). □

## Proposed Handbook Parking Change

*By Cynthia Cyrus, Board director*

For several months, West Circle residents and others frequenting the area near the Clubhouse noticed that as many as eight high-end cars were being parked for days on end on Rodeo Place and in the WC parking area. Several cars were identical, and no parking permits were seen on most of the vehicles. Meanwhile, open parking spaces were becoming scarce, and residents were asking questions.

Learning that all eight cars were connected to one unit for business purposes, and realizing that there is currently no rule limiting the number of permits allowed per unit, it became apparent that a limit needed to be set and the *Village Green Handbook* needed to be changed.

*Everyone should be able to have parking, and no one should be allowed to over-use and abuse the available space.* Considering the limited amount of parking available on the property outside garages, and to assure a family of four adult drivers a permit for each car, **the Board proposed a new rule.**

**It would allow:**

- one orange garage permit (unchanged);
- one green open court permit (unchanged);
- three red permits for Rodeo Place or perimeter (NEW)

Before the *Handbook* can be amended, homeowners will have the opportunity to comment. □

## 21 Trees To Be Planted in East Green *By Jeff Clark, Tree Committee co-chair*

The Tree Committee's East Green Tree Planting Project to bring 21 new trees to the area received Board approval in June. Sixteen trees will be planted around the west and north perimeters of the East Green, and five more in the planter just west of it.

The trees are California Live Oak (10), California Pepper (8) and Olive (3). They will restore the original trees and tree groupings of the 1940's and are trees that continue to do well in our climate. Planting is expected to occur in the fall.

Committee members, using the original landscaping plans, the Cultural Landscape Report (CLR) recommendations,

and a tape measure, plotted precisely where the trees were originally located. The plans were then forwarded to our arborist for final placement and input. Interestingly, the original oak trees were planted very close together, and the arborist suggested planting fewer of them to reduce competition and improve the health of the trees while still maintaining the historical groupings.

This project brings back the California Pepper, a tree species that has been missing from the property for decades. The peppers we have around the Green are mostly Brazilian Peppers. □



Sprinklers in the fog in March, West Green. Photo by Zig

## Budget for Electric Vehicle Chargers *By Ethan Markowitz, Board director*

The Board voted to set aside \$10,000 in the 2018 budget to install a shared electric vehicle car charger. Purely Electric Vehicles (PEVs) are becoming increasingly popular at Village Green, and this resolution will allow residents to charge these vehicles safely on the property as soon as next year.

PEVs are powered by a battery that can be charged (in 10 hours, for my wife's Ford Focus EV) with a standard wall outlet at 120 volts. 220 volt outlets, like the kind installed for the Village Green washing machines, charge PEVs a little faster, and "Level 2 kiosks" charge the cars faster still.

Although many Level 2 kiosks are installed around Los Angeles, the nearest to Village Green are at Rancho La Cienega Park and in the Hayden Tract – too far for convenient charging.

While some residents may be tempted to charge a PEV in a Village Green garage, this is a poor choice for two reasons:

the electrical infrastructure in Village Green cannot currently support more than one PEV charging at the same time per garage court; and the garage electricity is not sub-metered, and it is unfair for the community to pay for the electrical usage of PEV owners.

Therefore, the Board decided that the best solution is to install a shared charging station where residents can safely charge their PEVs on the property. The \$10,000 budgeted may not be enough for the infrastructure required for a Level 2 charger, but the HOA can install 220V outlets in a parking area – perhaps the parking lot outside the Clubhouse – and PEV owners can purchase a special parking sticker to cover the cost of the electricity.

The details will be worked out in 2018, and if these new chargers prove popular, the Village Green Board can vote to install more shared chargers in 2019 and beyond. □



# Special Events at The Green

## **Board of Directors Meeting**

**Tuesday, August 22, Clubhouse.**

Homeowner comments begin promptly at 7:00 pm.

## **Movies on the Green**

**Saturday, August 26, 8:00pm**

Central Green



## **Labor Day Music Concert with Rita Edmond**

**Monday, September 4,  
6:00pm**

Central Green

## **Drinks on the Green**

**Sunday, September 24,  
4:00-7:00pm**

Location TBA



*Summer Events co-sponsored by Cultural Affairs Committee, Drinks on the Green, and Movie Night Ad Hoc Committee.*



### **Above:**

Early Summer Concert with Susie Hansen Latin Jazz Band.

*Photos by John Florance (left) & Diann Dumas.*

### **Below & Right:**

Another VG yard sale comes and goes as maintenance staffer Luther Stowe removes the "No Parking" signs from Rodeo Place near Hauser.

*Photos by Jeff Clark & Lucy Fried.*



## **IN MEMORIAM**

*By Petra Blum and Mark Emerson, Court 13*

Village Green resident Nuno Pinheira passed away on May 23rd after a short illness. Born in Portugal, Nuno lived in London before moving to the U.S.A. He and his late wife Winifred were original Village Green condo owners since 1974. Nuno's European charm, dapper dress style, and sly sense of humor will be dearly missed by his Court 13 neighbors. He was an integral part of court life. An informal celebration of his life is being planned.

***Thank you, Nuno. Rest in peace.***