

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS

A Monthly Publication of the VGOA

August 2023

NEWS FROM THE BOARD *Compiled by Patrick Comiskey*

Thirty-three people attended the June Board Meeting held on Tuesday, July 25, including eight board members and the management team.

ComCom introduces the Village Green News Webpage

In a lengthy presentation to the Board, members of the Communications Committee introduced the newly designed Village Green “News & Articles” page. It serves as a one-stop place for **HIGHLIGHTS** reports, in-depth VG news and interviews, committee updates, and bulletin board items. You can find it here: www.villagegreenla.net/news-and-articles... or click on the “News” menu on the Village Green website.

Board Decides to Split its Time

Citing ever-lengthening monthly board meetings and their impact on Board and staff productivity, Board President Laura Civiello proposed splitting the public and executive sessions into two separate meetings. The resolution to move the executive sessions to a different day/time was passed unanimously. Management will post the schedule per VGOA requirements.

In other Board business, the eight directors approved three additional **paid holidays** for VG staff, reflecting the current roster of California state holidays. They also agreed to Treasurer Claire Knowlton’s resolution to **open the air-conditioned clubhouse** during business hours to residents seeking relief from the heat when temperatures meet or exceed 95 degrees. Rules for use of the clubhouse will be posted by the clubhouse doors.

Per a suggestion from a resident, the Board asked the Cultural Affairs Committee to modify the language on event mailers to allow residents to set up chairs on the Main Green the day before official Village Green **concerts and special events**. Previously, residents were only allowed to set up the day of. Residents are still required to remove all personal items immediately after the events.

MANAGEMENT NEWS *Compiled by Sherri Giles; edited by P.J.C.*

ELECTRICAL UPGRADE PROJECT: The long-awaited electrical project was launched in July with pilot Building 91. Existing electrical subpanels, outlets, switches, and wiring to all appliances and light fixtures are being replaced. The intention of the pilot project is to uncover the challenges in each building, and to develop best practices; this has already proven to be the case with Building 91. Work is projected to last eight weeks, with kitchens taking the most time.

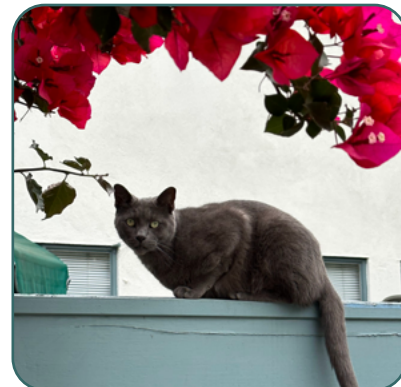
FANNIE MAE: The Board is considering the best course of action regarding Fannie Mae’s recent decision to place Village Green on its ineligible list. In researching this item, the Board and Management learned that safety has become a heightened concern in light of the apartment building collapse in Surfside, FL, in 2021. The Association’s legal counsel

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Security Town Hall:

The Green May Change Security Companies.

Please join us for a **virtual town hall on Thursday August 3 at 7pm** to discuss concerns and offer feedback for the impending change in our security contract. Please let **your voice be heard!**



ABOUT HIGHLIGHTS

HIGHLIGHTS is an all-volunteer project of the Village Green Communications Committee. We welcome your comments and participation.

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provided information for the Board to review during executive session. Additionally, Ross Morgan reported that three conventional loans—not funded through Fannie Mae or Freddie Mac—recently closed escrow.

STAPLES BUSINESS CREDIT CARD CANCELLED: The office supply store informed Management that Staples Business Account Credit Card program is ending as of July 31, 2023. Management is working with Staples to establish a new purchasing process.

RESIDENTIAL BUILDING PAINTING AND INSULATION: The majority of the work at Building 92 has been completed. Power washing has begun at Building 2 in court 1. The insulation portion of the project and carpentry repairs was completed July 28th. Work is slated for painting and insulation for buildings 17, 21, 23, 51, 53, 55, 65, and 96.

GARAGE RESTORATION AND PAINTING: Courts 3, 7, and 11 have been selected and are scheduled to start in Fall 2023. The project will include termite treatment of the garage buildings, carpentry repairs and new paint. This year, the work may include rooftop repairs, and repairs to concrete foundations of selected garage structures.

SERPENTINE WALLS, CONT'D: Troxler and Sons, the vendor working on the walls, reports that they are still engaged in discussions with Lambert Geissinger at the LA Office of Historic Resources to obtain approval for the new brick materials.

METAL WINDOW FRAMES: LAOHR indicated to Management that it is not inclined to approve window replacement and would like to see the Village Green prioritize window rehabilitation. Management will test the

feasibility of rehabilitating existing windows by working on a Clubhouse window not visible from the exterior.

CUPOLA EXPANSIONS: To address the limited space in Village Green's existing rooftop venting structures, Management submitted a proposal to LAOHR to replace existing cupolas with larger ones, which was approved. Management is also working with LAOHR on a plan to create additional venting space for furnaces that currently vent through brick chimneys.

LED LAMPS: Volt Electric completed installation of new energy-efficient LED lamps in all seventeen Laundry Rooms, the Maintenance Buildings (interior and exterior), and in the Clubhouse. These will be replaced free of charge for 5 years.

SECURITY SERVICES: The Green's security contract is being put out to bid. Management has asked a number of reputable security companies, including our current vendor, Public Security, to conduct a comprehensive site assessment and offer a suitable security plan for the Association.

The next step involves sending out a formal Request for Proposal (RFP) to all invited companies. The Board will review the submitted proposals at the August meeting, with the goal of making a final selection by the September board meeting.

SECURITY SERVICES TOWN HALL:

Board Director and Safety Committee Liaison Steve Haggerty and Board President Laura Civiello will be hosting a virtual town hall on Thursday, August 3 at 7pm for residents wishing to offer feedback and suggestions to inform the RFP process for the security contract.



PUBLIC SECURITY REPORT June 29 - July 16, 2023 Edited by Patrick Comiskey

BREAK-IN AND BURGLARY: June 29, Court 2, 7:45 am. Resident woke to find an intruder in his home. When confronted, the intruder slowly exited the unit as he'd come in, via the balcony, but was observed casing other Court 2 patios. Security and LAPD were summoned, but the suspect was not found.

STOLEN ITEMS: June 29, Court 2, 8:50 am. Resident reported that bicycle shoes, helmet and hat (with a value of \$150) went missing from his patio on June 26.

BICYCLE STOLEN FROM GARAGE: July 3, Court 8, overnight. Resident reported her bicycle had been stolen from her garage. The garage door had been left open.

TREE CLIMBING: July 5, Courts 5 & 6, 5:40 pm. A resident

called to report children climbing trees. By the time security arrived, the children had left.

GARAGE BREAK-IN: July 10, Court 13, overnight.

NOISE COMPLAINT: July 14, Court 15, 3:30 pm. A neighbor reported loud talking and laughing. Security deemed the noise level to be within acceptable limits; no action was taken.

IMPROPER ESCORT: July 15, Court 5, 11:49 pm. Resident complained of a botched escort rendezvous; the officer was deemed at fault and received disciplinary action.

BROKEN TREE BRANCH: July 16, Court 10, 2:30 pm. The branch had landed on the roof of the resident's unit and part of the splintered limb remained suspended over the sidewalk. The area was roped off. □