

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS

A Monthly Publication of the VGOA

August 2019



Emergency Preparedness Training for All

In a major disaster, help may take hours or even days to arrive. Learn how to help yourself, your family, pets, and neighbors. *It is not too late to attend the remaining sessions, even if you missed the earlier ones.*

All sessions meet Saturdays at the Clubhouse, 9:00 am - 12:00 pm.

August 3: Medical & Triage

August 10: Two-way Radio Communications, Family Radio Service (FRS)

August 17: Mock Emergency Practice

Sponsored by the Village Green Safety Committee & Presented by Community Emergency Response Team (CERT) LA.



Photo by Lucy Fried

Court 12 rep Harriette Bone, alternate Carol Walker, and resident Claudia Bestor put their heads together after the first CERT training to share contact information and ideas for reaching out to their neighbors. □

President Jerri Allyn Steps Down

July was board president Jerri Allyn's last meeting as a director. She had been a director and president since 2013 and told the board in June that she was moving to the East Coast for six months to be closer to family and to launch an art project. When she returns in January, she will be Artist in Residence in the Port of LA, San Pedro.

As president, Jerri led the board through six and a half years of tumultuous challenges. She welcomed a wide range of personalities and ideas while fiercely advocating for the Village Green Owners Association and the staff. Her year-round presence will be missed. *(Read an interview with Jerri on Page 6.)*

Board to Fill Vacancy in August

Directors resolved to fill the vacancy promptly. At the August meeting, each may recommend one candidate to fill the seat. After brief candidate presentations, they will vote. □

Board Adopts Expedited Unit Modifications Process:

The board unanimously adopted a shorter and easier approval process for owners who want to make changes in their units.

The new expedited process was developed in a cooperative effort between the Design Review Committee, DRC consultant Linda Pollari, and board officer Haleh Shoa in conjunction with VG Facilities Engineer Alfonso Casanova and Operations Manager Sherri Giles.

Please look for information notices soon. Applications modeled after Los Angeles city procedures will be available this month on www.villagegreenla.net and by contacting the office at villagegreen5300@sbcglobal.net.

Owners are reminded that both the board and DRC review most applications through the lens of the **Historic Structures Report**, an independent study that pinpoints Village Green's historic characteristics. To access this report, please visit the Green's website or request it from the office.

The bottom line is safety, legality, consideration of neighbors' property rights, and the Association's responsibility to our historic property. *See Page 5 for more board news.* □

MANAGEMENT NEWS

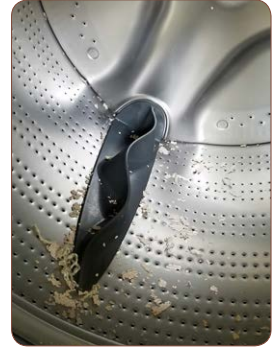
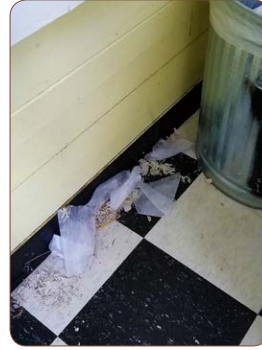
Compiled from Operations Manager Sherri Giles' June & July reports to the Board of Directors

Laundry Rooms Maintenance Stepped Up

Assistant Manager Terry Brewer is now inspecting the laundry rooms weekly. New signs have been posted and, he said, it is important to follow the directions and instruct anyone using the machines on your behalf to do so also.

"Working with our cleaning service, with residents' cooperation, we hope to see improved cleanliness and use of VG's community laundry rooms," said Ms. Giles. She also announced that, after a recommendation from Facilities Engineer Alfonso Casanova, all fire extinguishers have been attached to the wall.

Management is working with WASH regarding residents' complaints about some machine card readers. A signal booster was added to the Ct. 2 laundry room.



Patio Gate Locks Policy Enforcement Tightened

Management is currently identifying all patio locks not keyed to our master set. Once identified, owners will be notified that their locks must be re-keyed or replaced in order to match our master key. *Village Green Handbook, 9.7(d)*.

Major Projects on Course

Re-piping: Buildings 68 and 75 are finished, and 76 is in progress. 77, 78, and 95 will follow.

Insulation, Painting, and Carpentry: Buildings 6, 7, and 13 have been completed, and 31 is in progress. Ten buildings are scheduled, with completion expected in mid-January.



eMaint

More than 300 households are now using the electronic work order system. Most work orders go to maintenance staff, while some receive landscaping, arborist, or pest control review. Residents are reminded to use ALL CAPS when entering your password. Please contact the office with problems or to receive your log-on credentials; it's not too late.

Electrical Upgrade

A management-director team is continuing the RFP process to find the best vendors for Village Green's size, configuration, needs, and budget. Two bids have been received so far.

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Public Security (PS) Report

May 21 - July 17, 2019

Edited by Jordan Deglise Moore



May 26 STOLEN VEHICLE. Ct. 6, 1:45 pm. A resident reported his parked vehicle was stolen from the garage court. There was no broken glass.

May 27 HOME BURGLARY. Ct. 9, 5:42 pm. PS responded to a security company call about a triggered alarm and saw a patio window open. LAPD found the unit ransacked. The resident said the front door had been opened, and jewelry was missing.

May 29 UNUSUAL OCCURRENCE. Clothesline area, Ct. 9:00 am. A resident reported her drying laundry splattered with what appeared to be blood.

May 29 HOME BURGLARY. Ct. 7, 9:21 am.

A resident reported arriving home to find his kitchen window open and the front door closed but unlocked. The unit had been ransacked and damaged, yet nothing seemed missing.

July 12 SHOOTING TOY RIFLE. Ct. 13, 11:00 am. An officer responded to a resident report of a juvenile firing a rifle at trees near a unit. The juvenile said it was a toy that shoots plastic pellets. Later, LAPD arrived with guns out but soon met with the juvenile and all persons inside and settled the situation. □

Dear Reader:

Twenty-seven people contributed to this issue of the **Highlights**! We hope you enjoy it and we would love to hear from you.

The newsletter is dedicated to helping our community stay informed and is a project of the VG Communications Committee. Special thanks to volunteer designers Kelly Wilson Samojlik and Gabriela Worrel. ~Lucy Fried, Editor

AROUND THE GREEN



VGOA Midterm Financials No Surprises and Some Good News

By Claire Knowlton, Board Treasurer

Village Green's annual operating budget is the Association's best predictor of whether we will have a surplus or deficit at the end of the year.

In June, the board took a look at the midyear financials and slightly re-forecasted our 2019 budget to give us a clearer picture of our financial performance come December. Happily, we expect to end the year fairly close to our original budget, with expenses 1.75% higher but still able to contribute more than one million dollars to reserves this

year through our operating surplus. About 90% of funds planned for reserves projects this year are as yet unspent, as projects were slow to begin in 2019 due to staff turnover. However, staff is confident we will accomplish our reserve goals for this year, including re-piping, concrete repairs, and painting.

We have also continued to make significant progress collecting delinquent assessments and fines. These had begun to climb during the recession and in 2018 reached a high of \$565,000. Board action last year caused the amounts to start dropping, and as of May 2019, delinquencies had fallen to less than \$325,000, their lowest level in seven years.

If you have questions about our finances or would simply like to learn more, please come to our monthly Budget & Finance Committee meetings, third Thursday at 7 pm. □

Patio Gardening

The Pesto Solution

By Amanda Sigafoos, Master Gardener



Gardens at the Green are in full summer swing and the abundance of growth may be more than you bargained for. What to do with one pound of basil, an overgrown patch of nasturtium, or swiss chard you haven't snipped in a month? PESTO. My recipe is informal; each ingredient can be substituted for a similar one to match personal taste:

About 2 cups leafy greens, hard stems removed

1 or more roughly chopped garlic clove(s)

¼ - ½ cup toasted nuts or seed

¼ - ½ cup hard cheese 1/3- 1/2 cup olive oil

Kosher salt & black pepper to taste

{Combination ideas: basil/pine nut/parmesan * arugula/pine nut/parmesan * nasturtium leaves & flowers/walnuts * kale/almond * carrot tops/cashews * swiss chard/pine nut * sage/parsley/walnut * cilantro/pumpkin seed * peas/mint/pine nuts * mint/parsley/pistachio}

Place all ingredients except oil into a food processor or blender. Drizzle oil as you blend until incorporated, scraping down sides when needed. Adjust seasoning; add additional oil for a smoother consistency. Enjoy as a dip or a dollop, with pasta, cheese, tomatoes, and more. Bon Appetit! □

Committees Round Up - August

Tree Committee: 2nd Monday (August 12), 7:00 pm

Dozens of new trees were recently planted in courts 6-12. Now, we need volunteers to plan for fall tree plantings in courts 13-17. To join us, contact

chrisvillagegreen@gmail.com.

Design Review Committee: 1st Monday (August 5), 7:00 pm

DRC has completed a revision of the process for applying for unit remodel upgrades and other changes and plans to publish new documents soon.

To learn more about the Green's committees, go to

www.villagegreenla.net □



Court Council reps and alternates pose for their web page photo.

Photo by Zig

Summertime, and the Livin' is Easy

Residents enjoyed five wonderful events in July and August. Thank you, Cultural Affairs Committee and volunteers.



Patio Peek (June 8)

Thirty people opened their patios to the Peek this year. With 210 residents coming through the sign-in table at the Clubhouse and a handful who didn't, we figure 250 people participated. Wow! That's a lot of patio peeking! Did you go? It was so much fun! Thanks, everyone! (Jay Calhoun)



Yard Sale (June 15)

Another year, another successful VG yard sale... proof once again that "one person's trash is another's treasure..." A lovely "time out" for lounging on a lawn or strolling the perimeter and saying "Hi" to neighbors. Please do it again! (Lucy Fried)

Drinks on the Green

Two "Drinks on the Green" took place so far this summer - one on June 23 on the West Green and the other on July 28 on the Center Green. Participants of all ages enjoyed beautiful afternoons under the trees, sipping sangria, wine, and lemonade. There will be one more "Drinks" this summer, on September 22. (Bernie Altman)



Early Summer Concert (June 30) Katia Moraes and Brazilian Hearts got the crowd dancing at the early spring concert with a tasty mix of effervescent Brazilian Samba, Choro and Jazz, and a bonus art project. (Susan Di Giulio) □



Red Flags Advisory

By Mickey Fielding

If you've spent any time walking around the Green, you've probably noticed all the little flags stuck in the ground. They may not always be red, but these flags serve two purposes: they could be marking an irrigation problem such as a broken sprinkler; they also denote locations where new trees will be planted. So, please—try not to disturb them by moving them, walking on them, or putting anything on top of them.

Please also instruct children and care givers that the flags are important and must not be removed or used as playthings. Our beautiful landscape depends on leaving them undisturbed. □

August Foot Beats

Sponsored by the Safety Committee. All residents invited.

Tues., 8/6, 7:00 pm: Meet at Court 12 entrance, walk west area.

Wed., 8/14, 9:30 am: Meet at Court 6 entrance, walk central area.

Thurs., 8/22, 7:30 pm: Meet at Court 17 entrance, walk east area.

Fri., 8/30, 10:00 am: Meet at Court 10 entrance, walk west area. □

Highlights wants to hear from you! Direct your letter to the editor to villagegreenhighlights@gmail.com and you may be featured in next month's issue. □

Board of Directors Actions

Continued from page 1

Parking Enforcement: repealed the informal, “waive the first ‘no courtyard permit’ offense” fine exception. In future, any parking ticket not contested (with a letter of explanation and/or in-person information) will automatically be fined.

Patio Tree Removals: approved \$10,200 to remove trees that are damaging the building and/or common area in and around patios of buildings scheduled for painting this year. See **VGOA Handbook**, Section 8.3(c). Owners will be notified in advance.

Liens: authorized three liens for owners in arrears.

Community Garden Hose Bib: authorized management to run a new irrigation line and install a hose bib in the community garden to enable city water use when the well is down and during off hours.

Licensed Landscape Architect: authorized management to engage Landscape Architect Melinda Taylor & Associates (MTA) for landscape design related to the Hauser/Coliseum

Landscape Rehabilitation Project. This project is envisioned as the first in a long-range plan to rehabilitate the entire landscape. The cost will be \$56,520.00. Project services include an analysis of existing conditions, the planting design concept, final planting design documents, and bidding and construction administration. MTA has a long history of award-winning work on large scale projects, including UCLA, Disney Hall, the Broad Museum, and the Glendale Heritage Garden.

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Hauser and Sycamore Parking: City Councilman Herb Wesson’s deputy, Kimani Black, told the board in July that he has put in an order for an OPD 560 on both sides of Hauser. Like the OPD on Coliseum, it will require any vehicle parked there between 2:00-5:00am to have a permit. He had not asked for street repairs for the city-owned VG parking spots on Hauser but said he would do so. He also said he would try to secure some parking restrictions on Cloverdale. □

Management News: Landscape and Trees Updates

Continued from Page 2

Landscape: Responding to resident reports of several large dry lawn areas, Greencrew said they may be due to broken pipes underground, possibly in combination with ineffective sprinkler heads. The company continues to remove and replace faulty and improper pop-up sprinklers and asks patience for the lengthy process ... Workers are spreading mulch in planter beds near approximately 10 buildings per month. Mulch is especially important in hot weather, as it helps the soil retain moisture ... Courts 9-14 will be detailed this month.

Trees: Arborist Cy Carlberg’s June and July campus-wide walk-throughs brought recommendations for pruning of 6 trees and removal of 12. Of these, 11 are to be replaced with same or similar trees and one with a different tree, due to “irreversible bacterial infection.” Trees to be removed: Victorian box, Court 4; California sycamore, West Green alley; Hollywood juniper, Court 10; Victorian box, Court 10; Modesto ash, Court 15; lemon-scented gum, Court 1; liquidambar, Court 9; fern pine, Court 7; birch, Court 9; purple orchid tree, Court 10; Aleppo pine, Court 14; American sweetgum, Court 15. □

LETTERS TO THE EDITOR

Dear Editor,

Thanks for last issue’s mention of the efforts of Adrian Lee, Mickey Fielding and me to preserve the legacy of our VG neighbor, artist Harold Pelster.

We feel fortunate to have received an offer of assistance from an experienced art professional who is a friend of some VG residents. We truly appreciate the help of **Highlights** in making this connection.

Any interested VGers are welcome to contact us at swolfswolf@gmail.com or mickeyfielding@gmail.com for more info.

Sincerely,
Stephen Wolf

Send your letter to villagegreenhighlights@gmail.com



AUGUST EVENTS

Board of Directors Meetings

Tuesday, August 27, Clubhouse

Homeowner Comments start promptly at 7:00 pm.



Labor Day Jazz Concert

Monday, September 2, 3:00-6:00pm, Central Green

Audience favorite, the Peter Myers Big Band, is back again!

www.petermyersorchestra.com

Sponsored by the Cultural Affairs Committee. Volunteers needed. The committee meets Thursday, August 22 at 7:00 pm. Please attend. □

COMMUNITY NEWS

By Cynthia Singleton

Air Monitoring in Baldwin Hills Area

The California Air Resources Board (CARB) will conduct a "Study of Neighborhood Air near Petroleum Sources" (SNAPS) in areas near the oilfield. The study will begin in January 2020 and continue over a six-month period.

CARB held a community meeting July 9 at the Knox Presbyterian Church in Ladera to discuss possible locations for air monitoring trailers and ways for community members to get involved in the study. **VG resident C. Singleton attended and recommended placing a trailer in the vacant DWP lot at the corner of Hauser & Coliseum.**

This was the first in a series of Baldwin Hills meetings under the SNAPS program. For more information, call Carolyn Lozo at (916) 445-1104 or visit:

ww2.arb.ca.gov/our-work/programs/study-neighborhood-air-near-petroleum-sources.

UCLA Free Tenant Advice and Referrals

UCLA has free legal counsel and representation in arbitration for housing disputes. Contact UCLA Housing Law Clinic Civic Engagement: (213) 743-2165, Mon-Friday, 9:00am-5:00pm. □



PEOPLE OF THE GREEN



Interview with Jerri Allyn

With her cross-country move just a few days away, Jerri Allyn made time for a short interview with *Highlights* before the July board meeting:

H: How do you feel about leaving the Green?

JA: I'm not leaving Village Green! I'll be back in January.

H: How do you feel about the Green now?

JA: I think it's in pretty good shape. Staff is solidifying into a great team. The current board has been careful about spending and sensitive to the varied incomes of our owners, and they continue to look for solutions that work for the greatest number of owners.

I'm particularly proud that the board and staff participated in "Resolving Conflicts Creatively" workshops and hope that more will be held.*

H: What advice do you have for the board?

JA: Look for more ways in which owners can become participants with the board. For example, when a big issue comes up, instead of Homeowner Comments, consider making it an open forum with directors in the conversation.

* **Editor's note:** The board approved a resolution for another workshop in March 2020, this time for committee chairs and active members, and appointed Jerri to organize the event. □

Stop Those Mosquitoes!

By Lucy Fried, with appreciation to VG Facilities Engineer Alfonso Casanova

Chances are you've encountered mosquitoes at the Green this summer, including the tiny Aedes variety. The problem is **STANDING WATER** because mosquitoes can breed in as little as a teaspoon of water.

Management has contacted L.A. County's Vector Control and DWP and is working to improve the situation with the property's puddling areas and old drains. But residents' help is needed, too.

Please act on the tips in the brochure at right. □

AEDES BREEDING SOURCES

Get rid of places where mosquitoes lay their eggs and grow. Aedes Mosquitoes are "container breeders" and prefer to lay eggs on the inside of water-filled containers or on stems of plants growing in water. These eggs can survive for YEARS, even when dry. Any item that can hold a teaspoon of water or more can grow mosquitoes.



Plant saucers, bromeliads and other plants that naturally collect and hold water



Rain barrels & cisterns



Buckets



Recyclables & recycle collection bins



Tires



Covers or tarps on boats, cars or recreational vehicles



Fountains, birdbaths & ponds