

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS

A Monthly Publication of the VGOA

December 2019

NEWS FROM THE BOARD

Compiled by Lucy Fried

California's new law on HOA board elections takes effect in January and requires that we amend some of our election rules before conducting the 2020 board election. As a result, it will start later than usual, and the annual meeting will be delayed to late March or early April.

In November, directors discussed proposed election rule changes and voted to send them promptly to owners for comments. Please look for a Ross Morgan mailer and send or bring your comments to the office. After the 28-day comment period, the board will vote on the amended rules.

Forklift Certification Training

Directors approved a staff resolution for the maintenance crew to receive forklift training for OSHA certification. The training will be at the Green and is expected to improve productivity, safety awareness, task rotation, and absentee coverage.

Patio Trellises

For residents considering installing a trellis in their patios, the board has approved a DRC-suggested design that will be available in the office and website for reference.

Clubhouse Community Room Lighting

The DRC announced a new lighting scheme for the community room of the Clubhouse. The existing fluorescent lights would be removed and replaced by recessed downlights and pendant lights. The board authorized staff to launch a bidding process for three competing bidders.

Pedestrian Safety

Responding to complaints about vines and shrubs impeding pedestrian walkways, directors okayed a landscape/trees committee resolution expressing the board's concern about this safety and contractual issue. □

- ADVISORY -

HOMELESS ENCAMPMENTS

With homelessness a growing concern in our neighborhood, the Board of Directors urges residents to respond to civic leaders' request to be active in seeking help: 911 for emergencies; 311 for trash/sanitation; LAPD for crime; and <https://lahsa.org> for various referrals. □

NOISE TRANSFER EXPERT DISCUSSES VG ACOUSTICS TEST RESULTS

By Diann Dumas

Sound expert John Loverde spoke to Village Greeners on November 9, including seven owners of downstairs units and nine of upstairs units. He explained the findings of noise field tests – airborne and floor impact – that his firm, Veneklasen & Associates, had conducted at the Green earlier this year.

The Board had authorized the testing in response to numerous noise complaints filed by residents against neighboring units. The report was presented to the board and is posted on the Village Green website.

The problem is understandable and predictable, since the VG buildings were constructed of wood before any standards for noise were developed by the city or state. State building codes for noise came into effect between 1972 and 1976. However, Village Green is not subject to these codes, as we are "grandfathered" in under pre-code noise levels.

[cont'd. on Page 4.](#)



Photo by Diann Dumas

John LoVerde, principal and director of architectural acoustics at Veneklasen Associates, and VG resident Karen Bragg set up the acoustics test presentation and check the legibility of the wall projection. Karen, an architect, helped manage the testing process and interfaced with Veneklasen.

VILLAGE GREEN ELECTRICAL UPGRADE PROJECT FINALLY LAUNCHES!

Editor's Note: Over the last decade, more and more residents have been demanding increased power for air conditioning, appliances, and garage electric car charging stations. At the same time, we have experienced transformer failures in the DWP underground vaults that provide power to our buildings, including at least two with explosions and fires (on Coliseum and Hauser) that left residents without power for extended periods.



Diann Dumas: What are the problems with our power?

Steve Haggerty: In short, it's inadequate, fragile, dangerous, has caused fires, and is subject to break down at any time. We have an insufficient amount of power to run all of our appliances and equipment.

The buildings were built in the early 1940's, when all that was needed was power for lights, the refrigerator, small kitchen appliances, and a radio. Our power installation predates television! Our electric panels are generally rated at 60 Amps (an Ampere is a unit of electric current), but in their 1940s design, the LA DWP de-rated our power so they only needed to supply (we estimate) 25-35 Amps for each unit. A central air conditioner or electric stove or water heater consumes as much as 25-40 Amps alone!

As appliances increased in number and power consumption, the need for more power grew, while the 1940s wiring stayed unchanged, except that it grew older. Today's demand is beyond the 1940's-designed capacity of our electrical system. If everyone were allowed to install all appliances they wished, the power would go out and VG would go dark; or, the demand would overload DWP's system and cause another fire.

Further, the DWP has not increased the amount of electrical capacity to provide us with the power we need. There is an urgent need to negotiate with the DWP to make changes to their infrastructure to bring increased power to us.

DD: Please describe the big picture:

SH: The electrical system at the Green consists of two parts. The Los Angeles Department of Water & Power's (DWP) electrical infrastructure brings power from a local DWP substation to the Green. The power then travels via thousands of feet of electrical cable in underground conduits and underground vaults located in garage courts to each of the DWP's 629 electric meters on patio and laundry room building walls.

The second part is the electrical infrastructure within each of our 95 buildings, from a unit's electric meter to its electrical panel, to the unit's outlets, switches, and lights. This electrical infrastructure is the responsibility of the Village Green Owners Association (VGOA).

DD: So, how will all of this get fixed?

SH: It will take a lot of time, money, and work, and will be done in three phases. We must determine exactly what we have and need; then engineer a phased upgrade plan; and then execute it. It will also take patience from homeowners as the process unfolds, as fixing one thing may have to wait for other actions to take place first.

"It is clear our current electric service is inadequate for our current and future needs," the Design Review Committee told the board last year. Director Steve Haggerty, an electrical engineer, presented a resolution in March 2018 for a moratorium on any new high-usage electrical appliances that would increase the power load in a unit. The resolution passed, and the board resolved to make an electrical system update a priority item in the VGOA's reserves budget.

For the last year and a half, through the departure of one facilities manager and the onboarding of another, board and staff worked through a lengthy RFP period that has shed light on some of the mysteries of our 80-year old system and the likely processes ahead for the overhaul.

November 2019 marked a new stage for the Green as the board voted to hire S3 Builders for Phase 1 of the upgrade project. Diann Dumas spoke with Steve Haggerty to bring **Highlights** readers up to date.

Electric Vehicle Chargers

Before we go on, I want to mention that recent California state law allows our homeowners to install electric vehicle chargers and solar panels in and on their "designated" space, their garage. The board's approved plan complies with state law and includes planning for EV charging and solar power generation as part of the electrical upgrade project.

DD: How will the upgrade proceed?

SH: We are starting Phase 1: Discovery. It consists of research, communication, and documentation of our existing electrical infrastructure.

During this pre-engineering phase, S3 Builders researches and documents existing conditions and new requirements to facilitate design of a campus-wide electrical upgrade. Their engineers and our staff will visit every electric meter to document and map existing electrical conditions. S3 will then create a single line diagram for each of our buildings.

Together with S3 Builders we'll meet with the DWP to develop a specific upgrade plan based on our maps, diagrams, power requirements, costs, timing, our national historic landmark guidelines, and other factors.

DD: What will the plan contain?

SH: The plan will document:

1. What we have – the existing 1940's electrical infrastructure.
2. What we want – electrical requirements for our 398 one-bedroom, 181 two-bedroom, and 50 three-bedroom units based on 2019 electrical industry standards for multi-family buildings.
3. Estimated pricing for Phase 2: Engineering
4. A rough estimated budget for Phase 3, Construction.

These documentation and power requirements are mandated by the DWP to enter into negotiations for increased power.

DD: What will be produced at the end of Phase 1?

SH: The specific Phase 1 proposed results are:

- Schematic diagram of Village Green campus (electrical infrastructure map)
- As-built drawing of current electrical conditions
- Single-line diagram of electrical upgrade approach and electrical load analysis
- Lump sum pricing for Phase 2: Engineering

DD: How long will Phase 1 take and what does the contract cost?

SH: The board approved \$68,900 for 16 weeks for this work. S3 Builders estimates the initial phase will take four to six months. They expect one-two engineers on site visits with our staff and the same or another team of two to complete the documentation and lead negotiations with DWP.

DD: What are we going to do with the end product?

SH: Depending on board approval and funding, we will move forward with Phase 2: Engineering; and then Phase 3: Construction.

DD: When can we expect to have our air conditioners, auto charging stations and washers & dryers?

SH: This is unknown with any certainty until Phase One is complete. □

Ed Note: Next month's **Highlights** will discuss phases 2 and 3 of the plan.

COMMITTEES

Design Review (DRC) (1st Mondays)

The board approved a new DRC-recommended light gray building color with more of an earth tone than the old one. Check it out in Court 14... Reminder that a DRC application is needed for any modification except paint, including but not limited to faucet change, garbage disposal, light fixture, etc. The application can be found on the VG website, under "Guidelines & Resources".

Communications (2nd Tuesdays)

Email a "Letter to the Editor" to share your thoughts with other readers about an article in this issue.

villagegreenhighlights@gmail.com. □



Yard Sale Committee Seeks More Volunteers

Are you a new or long-time resident looking for a quick and easy way to get involved in our amazing community? We have the job for you!

The VG Annual Yard Sale is an early summer event that brings our neighbors together to turn their treasures into cash. Like all our events, the yard sale only happens with the help of volunteers, and the committee is looking for a few more. Tasks are fun and simple and include social media promotion, flyer creation, signage posting, and "day of" check-ins with sellers.

Please email Bill Beemer if interested or have questions. villagegreenyardsale@gmail.com. □

DECEMBER FOOT BEATS

A Safety Committee activity for all security-loving residents ...

Fri. 12/6, 7:00 pm - Meet at Court 1 entrance, walk VG east area.

Thurs. 12/12, 9:30 am - Meet at Court 10 entrance, walk VG west area.

Wed. 12/18, 7:00 pm - Meet at office, walk VG central area.

Tues. 12/24, 9:30 am - Meet at Court 17 entrance, walk VG east area.

Mon. 12/30, 7:00 pm - Meet at Court 14 entrance, walk VG west area

□



photo by HALEH SHOA

SOUND BLOCKING cont'd from Page 1

Methods of blocking noise transfer, especially from upper to lower units, was at the heart of Loverde's talk. The tests showed some lessening of floor impact noise from upper to lower units with 27 oz and 40 oz padding under area rugs.

Other abatement measures require either removing the lower unit ceiling and making modifications in the space between the floor of the upper unit and the ceiling of the lower unit; or building an additional ceiling beneath the existing one.

Briefly discussed was an additional method of reducing airborne noise by punching holes in the floors of upper units and blowing non-combustible mineral wool into every cavity.

It is clear that the least costly way to improve impact noise conditions for lower units is by application of padding and rugs on the upper unit floors.

The most effective, but costlier, methods of reducing floor impact noise on lower units are installed from the lower units. These modifications require removing furniture, vacating the unit for about two weeks, and an investment of 10-12 thousand dollars (for a one-bedroom unit). Loverde called it "surgery."

The Design Review Committee sponsored the November event. According to DRC liaison Haleh Shoa, the Board declined to write a rule requiring floor impact noise abatement between upper and lower units. □

Note: We are still urgently looking for volunteers to rotate monthly design and layout responsibilities. Please respond to the address above if you may be able to help. villagegreenhighlights@gmail.com.

MANAGER'S REPORT

Residential Re-Piping

Building 95, the large building opposite the Clubhouse, is the last one scheduled for re-piping this year. It was originally the VGOA Clubhouse and has very different plumbing. During the preliminary inspection, asbestos was discovered in the work area. Abatement is required, and re-piping will begin when that is completed.

Residential Building Insulation, Painting, and Carpentry

Building 74 will be completed in mid-November. Only buildings 81 and 87 remain of the scheduled ten for this year, and completion is scheduled for mid-January.

Olive Tree

The olive tree erroneously removed from Court 2 last May has been successfully replaced by the company responsible for the error.



*from Manager
Sherri Giles'
November
Board Report*

Garages

In November, management will make a second attempt to inspect garages that were inaccessible on the previous scheduled dates... Meanwhile, restoration work (fumigation, carpentry, painting) on West Circle/ East Circle and Court 16 garages is nearly complete.

Patio Locks Project

In a medical or other emergency, it may be necessary for authorized personnel to enter a patio when the resident cannot. The **VG Handbook** requires all patio locks to be linked to VG's Master Key system, and management has an effort underway to improve compliance. We started with courts 1 and 2 and have received modest cooperation. After a second wave of contacting in these courts, we will move on to courts 3 and 4. □

COMMUNITY NEWS



*By Cynthia
Singleton*

No-Fault Evictions A new state law (AB 1482) effective January 2020, requires California landlords to show just cause for evicting a tenant, whether on a lease or month-to-month. Non-payment of rent, criminal activity, and lease violations are just causes.

Cell Phones Cell phone thefts continue to increase. LAPD advises keeping purses closed when in stores, whether in a cart or on your shoulder.

Homeless Help LAPD is no longer the primary agency dealing with homelessness issues on the streets. When reporting such issues to LAPD, know that they are to relay the information to a health and welfare team responsible for advising homeless people of medical help, relocation resources, and other agencies.

Sanitation The L.A. Sanitation Department asks residents to report any unsanitary conditions by emailing www.myla311.lacity.org or dialing 311. □

PUBLIC SECURITY REPORT October 17 - November 6, 2019



*Edited by
Jordan Deglise
Moore*

OCT 8 VEHICLE vs. PATROL CART ACCIDENT Ct. 9 garage court, 6:42 pm.

An escort & patrol officer driving a cart accidentally crashed into a resident's car, leaving moderate damage but no injuries.

OCT 17 GARAGE BURGLARY Ct. 5 garage court, 2:13 pm. A resident reported that the padlock on their garage was cut but nothing was stolen.

NOV 2 RESPONSE COMPLAINT Ct. 6, 5:36 pm. A resident reported an officer didn't promptly notify after-hours maintenance of a water leak in their unit, forcing the resident to repeatedly contact the officer, resulting in a 90-minute delayed response. □

OCT 18 SUSPICIOUS PERSON Ct. 4, 11:10 am.

A resident reported that an unidentified man knocked on their door around midnight asking for help lighting his cigarette. When the resident declined to help, the man left.

OCT 28 NOISE COMPLAINT Ct. 7, 5:10 pm.

A resident reported that their neighbor regularly disturbs them by playing music too loudly and will not stop despite their personal appeal.

DECEMBER EVENTS

All events take place at the Clubhouse.

VILLAGE GREEN HOLIDAY PARTY

SATURDAY, DECEMBER 7, FROM 7:00-11 pm
Bring your favorite party food or drink to share and enjoy holiday cheer with VG friends and neighbors.

BOARD OF DIRECTORS MEETING

TUESDAY, DECEMBER 10
Homeowner comments start promptly at 7:00 pm. □

Remembering Kathryn Carr 1918-2019

By Susan Hamric



Kathryn Carr, longtime resident of Court 12, passed away on October 13 at 101 years of age. No Villager who knew her will easily forget her.

One of my favorite memories of elegant, diminutive Mrs. Carr was seeing her cruise up to the Village Green office in her land-yacht Cadillac with a hood longer than she was tall.

She was an active member of the VG community and often had Association business at the office. Operations Manager Sherri Giles remembers her kindness and generosity, how she made the effort to know each staff member and unfailingly delivered a beautiful gift basket each holiday season from the prestigious "Harry and David."

Mrs. Carr served at various times as chair of the Court Council, chair of the Communications Committee, and secretary of the Tree Committee. I first met her about 15 years ago when we were both serving on the Tree Committee, and I admired her no-nonsense manner and clear-sighted understanding of the committee's tasks and challenges.

She was Court 12's representative, and her neighbor and friend, Georgia Lumpkin, recalled that Mrs. Carr was always "on the case." When someone threw a brick through the Lumpkins' front window shortly after they moved in, it was Mrs. Carr who helped them get their window quickly repaired.

Career

Kathryn Carr was a librarian. At the time of her retirement from the Los Angeles Public Library (LAPL), she was the Principal Librarian for the Western Region. She was one of LAPL's first African-American librarians, and in the 1970's she co-founded the California Librarians' Black Caucus.

Court 3 resident Rosalind Goddard is a retired Senior Librarian who worked under the direction of Mrs. Carr. "She taught me everything I know about how to manage a branch library," credits Ms. Goddard. "Mrs. Carr was demanding but fair, always supportive and encouraging to her staff."

Retirement

In 2003, after she retired, Mrs. Carr and her friend, neighbor, and LAPL colleague Evelyn Greenwald started and maintained a lending library in the VG Clubhouse. She was a frequent patron of the Baldwin Hills Library, and it was always a pleasure to see her there, dressed stylishly as usual as she checked out a tall stack of books. She loved the city and loved to go to the opera and the theater, often with her dear friend and neighbor, Nat Hutton.

Her father was a pastor, and church participation was an important part of her life. She was a member of Holman United Methodist Church and volunteered every week at its food pantry. Even after she had stopped driving, she continued to volunteer weekly, with Nat taking over the driving.

To the end of her long life, Mrs. Carr remained a force of nature in a petite, always impeccably groomed package. She was an inspiration for all of us who want to live an active, engaged and meaningful life for 100 plus years. Thank you, Mrs. Carr, for all the wonderful memories. □