

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Highlights

Board of Directors November Meeting News

By Claire Joyce, Board Secretary

After three homeowner comments, the board considered 11 business items, including one lien; 6 design review recommendations; correspondence from two homeowners; and reports from the treasurer, manager, president, committees, and operations.

Actions included:

2017 Operations Budget... after receiving the draft budget with changes made during the November 1 special meeting, the board approved the 2017 operations budget with no increase in assessments.

December Board Meeting... moved the regular meeting to December 13 at 7:00 p.m. to accommodate the holiday season.

Did you know? Each month, following the open session meeting, the board continues in a closed executive session to consider business items requiring confidentiality, such as violation appeals, personnel matters, litigation, and delinquencies. □

Board Approves 2017 Budget

By Steve Haggerty, Board Treasurer



On November 15 at its regular open meeting, the Village Green Board of Directors approved the Association's operating budget for 2017. The complete budget will be mailed to owners by the end of the year as part of the annual disclosure package.

Total projected income for 2017 is \$3,618,909, up \$8,000 from 2016's budget projection due to Time Warner contractual obligations. Projected expenses total \$2,521,790, up \$136,234 from last year's budget projection - a 5.7% increase.

Dues Don't Change

After consideration of the above and discussion at the November meeting and recent special operating and reserve budget meetings; and with the understanding that the result would lower the amount to be transferred to reserves, the board did not increase dues for 2017. There have been no increases in the annual dues total of \$2,905,050 for eight years (2010 now to 2017).

Expenses Rise: Details

Prior to the budget vote, directors and management reviewed each budget item and lowered projections for postage, telephones, committee expenses, lumber and mill work, utilities, and wages (due to projected delayed hiring).

However, such items as insurance, utilities, legal fees, and plumbing repairs continue to increase. Notably also, expenses are rising for services directly related to the character of the Green that are of appeal to many owners. These include irrigation, landscape maintenance, well maintenance, and arborist and other tree services. The increases are due in part to rising wages and other labor costs.

Here are the largest increases in expenses: legal fees (+\$12,750); landscape contract (+\$48,000); tree care (+\$11,600); irrigation repairs (+\$6,000); plumbing repairs-other (+\$6,000); utilities-water (+\$23,970); utilities-sewer (+\$17,500); health plan (+\$13,648); and wages-overtime (+\$9,000).

Conclusion

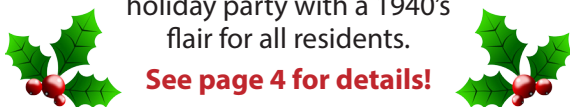
The operating budget approved by the board for 2017 results in a 19.7% decrease (-\$126,968) in money to be transferred to our reserves in 2017. Our assessments are not keeping pace with increasing expenses. □



2016 is the 75th anniversary of Village Green. The first residents moved here in 1941(!) and this special place is still going strong and looking toward the future.

In honor of the occasion, the cultural affairs committee has planned an extra special holiday party with a 1940's flair for all residents.

See page 4 for details!



Public Security Report

October 15, 2016– November 7, 2016

Edited by Gabriela Worrel

Note: Security officers are instructed to document and notify management of all incidents.

- Oct 15 NOISE COMPLAINT. Ct. 4, 10:30 am.** Resident reported loud noise. Security observed a domestic dispute, which was ultimately resolved peacefully.
- Oct 20 NOISE COMPLAINT. Ct. 4, 6:07 am.** Resident reported loud talking from neighboring unit. Security spoke with the loud neighbor.
- Oct 23 DEAD CAT. Ct. 15, 5:36 pm.** Residents reported a dead cat in common area. Maintenance removed it.
- Oct 23 RESIDENT THREATENED. East Green, 8:35 pm.** Resident reported being threatened when he spoke to another resident about walking his dog in the East Green. Security spoke with both residents.
- Oct 25 RESIDENT ASSISTANCE. Ct. 5, 3:50 pm.** Security responded to resident request for assistance with garage door; car was then damaged.
- Oct 25 RESIDENT ASSISTANCE. East Circle, 7:00 pm.** Resident reported a man on the ground. Security responded and offered to call paramedics.
- Oct 26 ATTEMPTED BURGLARY. Ct. 4, 10:00 pm.** Resident observed a male scaling patio wall and called LAPD and security. As security vehicle approached, suspect ran away. LAPD units and helicopter arrived and searched the area. Suspect was not located.
- Nov 02 NOISE COMPLAINT. Ct. 3, 10:25 pm.** Resident reported loud music. Security arrived but did not hear loud music.
- Nov 03 NOISE COMPLAINT. Ct. 3, 4:51 pm.** Resident reported loud music. Security arrived and did not hear loud music. □

December Foot Beats



Tuesday, 12/3, 7 pm: Meet at Clubhouse, walk center section of VG.

Friday, 12/16, 10 am: Meet at Clubhouse, walk east section of VG.

Monday, 12/19, 7 pm: Meet at Coliseum/ Hauser, walk west section of VG.

Wednesday, 12/28, 11 am: Meet at entrance to Court 4, walk central section of VG. □



Manager's Report

By Sherri Giles, Operations Manager



Sherri Giles addresses VGOA members at the 2016 Annual Meeting. Directors Joe Khoury, Steve Haggerty, and Claire Joyce are seated behind her.

Photo by Tamorah Thomas.

Well Repairs:

The new well liner installation was successfully completed in early November, two weeks ahead of schedule thanks to adoption of a more efficient method than originally planned. The condensed timeline brought considerable savings due to a reduced use of DWP water.

Additional modifications were performed in conjunction with the installation of the liner. A flow meter device and pressure transducer have been installed to measure and record pumping rate data. Comprehensive testing and monitoring of operations will conclude this project, and periodic monitoring will continue to be a feature of Village Green well maintenance.

Garage Restoration/Painting:

This entire project in Courts 9, 10, and 11 is scheduled to be completed before December 25.

Garage Inspections:

A "Notice of Hearing" letter was sent inviting all residents with outstanding garage violations to attend the November 12 enforcement hearing.

Annual Roof Cleaning:

Work is schedule to begin November 28. Notices have been distributed to all units.

Sidewalk Inspections and Repairs:

Management continues to inspect sidewalks and patio foundations. We expect repairs to begin in December.

Public Security:

Public Security has requested use of a golf cart during the graveyard shift to enable better coverage and quicker response time during those hours. The board agreed to a trial period starting in January. □

OUR COMMUNITY, WORKING TOGETHER

Feed Your Landscape, Not the Landfill

By Jeff Clark

Twenty-five "Greenies" attended a November "Smart Gardening" presentation by the LA County Department of Public Works with tips on how to improve a garden and reduce waste. The event was sponsored by the landscape committee.



People of all ages attended the composting workshop.

Photo by Michael Schodorf

Residents learned how to turn kitchen scraps (excluding meat, oils, and dairy) and dry leaves, twigs, and paper into rich soil by composting. To compost means to combine these "waste" items in a container, keep them moist and mixed, and wait a few months as they all break and decompose in the sun. The result is a rich soil enhancement for garden or potting soil.

Another type of composting, needing less space and less time, is vermi-composting, which uses worms instead of the sun to break down kitchen scraps. The worms devour everything from fruits and vegetables to coffee grounds and egg shells – and then produce castings and a "tea" that are both potent plant foods. When either is mixed in with garden or potting soil, it's like a homemade Miracle-Gro.

For more information about how to compost or worm compost, visit <https://dpw.lacounty.gov/epd/sg/>. □

The Corner - Court Council's Tip of the Month

Don't Let Thieves Go "Shopping" at Village Green

An LAPD gang coordinator once told an audience at Village Green that gang members merely see theft as "shopping". As we make our way through the holidays, filled with good cheer and lots of shopping, do make sure that would-be thieves don't "shop" in our homes.

Thefts often increase at this time. The harder we make it to take things from our cars, garages, patios, and units, the fewer the attempts will be to steal our belongings.

Be mindful of open windows, doors, and garages. If your remote garage door opener causes the door to open too easily, have the touch adjusted or keep it in a hard-top case.

Let's "Lock it, hide it, keep it," during the holiday season. Happy and safe holidays from court council. □

Report on Replacing Gravity Furnaces (Heaters)

By Susan Di Giulio, Design Review Committee Acting Chair

Many VG owners are still using the original 75 year old gas-fired, gravity-type furnaces -so called because warm air is launched into the home interior as it expands and rises. As it cools, it falls and is drawn back into the furnace and heated again. There is no fan involved.

In past years, when a furnace failed and needed to be replaced, HVAC contractors simply installed a "like for like" furnace. However, in recent years, the combination of changes in the building code and in the types of furnaces manufactured, together with the need to avoid marring our historic building exteriors with pipes and housings have created problems that many owners have not been able to solve.

The design review committee (DRC) wants to let owners know that we are working with management to find solutions. Together with facilities engineer Martin Breit, we are researching new technologies to learn which would work for the various unit designs, and if they can be installed without compromising the historic fabric, power capacity, or peace and quiet of life at Village Green.

We will keep the community updated with what we find, and we would be happy to get any additional suggestions. The DRC meets on the first Monday of each month at 7:30 pm. Visitors are welcome. □

Hooray for DWP!

From Village Green Safety Committee

Early in November, DWP distributed two LED light bulbs to residents throughout the Green. They are the most expensive of all the alternatives on the market but use the least electricity and last the longest. YOU SAVE MONEY WHEN YOU USE THESE BULBS. They emit 1,100 lumens and have a light quality of 2,700 Kelvin, the exact specifications that your safety committee recommended in our "Light up the Green" program in October, 2015!

If you live in an upper unit and did not get your bulbs, your downstairs neighbor might have them. Otherwise, call DWP at 1-800-342-5397 (1-800-DIAL-DWP) to request them.

PLEASE NOTE: We have common area lighting and lighting controlled by residents (porch and patio lights). Neither of these alone can adequately light up our common areas. Please use the LED bulbs supplied by DWP in your porch and patio light fixtures to provide adequate lighting in our common areas and take away hiding places from thieves. □



THE CULTURAL AFFAIRS COMMITTEE & BOARD OF DIRECTORS
invite you to the

VILLAGE GREEN 75th

Anniversary Celebration
& Holiday Party

1941-2016



SATURDAY
DECEMBER 17

7-11 P.M.
CLUBHOUSE

Special presentation on Village Green History by
GAILYN SAROYAN and STEVEN KEYLON

Swing hits for your dancing pleasure
by Grammy-winner

**BILL CUNLIFFE &
THE CAL STATE FULLERTON JAZZ ORCHESTRA**

VINTAGE FOOD & DRINK
Additional contributions of food and drink welcome

SHOW OFF YOUR '40S ERA ATTIRE

Please RSVP to help us plan:
vgculturalaffairs@gmail.com

Serve Your Investment and Community

VGOA Annual Meeting and Board Elections: Feb 4, 2017

By Claire Joyce

The Annual Meeting is the yearly occasion for Village Green owners to meet, greet, learn about the "state of the Green," and share questions and concerns. Support the volunteers and staff working on your behalf. Make it your business to attend, and vote for the board candidates of your choice

Board Elections

How can you ensure that your assessments are well spent and the priorities for the work done at Village Green are well-considered? Consider running for the board. It takes volunteer time and commitment, and the fiduciary responsibility the board undertakes is crucial for Village Green to thrive as a desirable residential community and good investment.

Note the important dates below:

- 12/12 Candidate nomination forms due in office by 4:30 pm.
- 12/16 Unpaid December assessments now delinquent.
- 12/28 Last day to return candidate statements for inclusion in ballot package.
- 01/17 Meet the Candidates, time TBD, Clubhouse.
- 01/21 Meet the Candidates, 10:00 am, Clubhouse.
- 01/26 Hearing on delinquent members' voting rights, time TBD, Clubhouse.
- 02/03 Deadline to turn ballots in at office: 5:00 pm firm.
- 02/04 Annual Meeting, 10:00 am, Baldwin Hills Elementary School. Polls open 8:00 am, close at 12:00 pm. □

Community Outreach Update

By Cynthia Singleton, Community Outreach Committee

Coliseum Traffic Update: Councilman Wesson told the Empowerment Congress West Area (ECWA) on 12/3 that the Coliseum traffic study is completed. He said he is committed to expediting the process but expressed the opinion that a Town Hall meeting would be more effective if the city came with solutions to offer the community.

Baldwin Hills Oil Fields: Recently, Mayor Eric Garcetti appointed a petroleum administrator to monitor oil and gas activities in L.A. neighborhoods – including physical inspection of all oil derricks, pumping, and inactive wells. The new administrator, petroleum chemical engineer Uduak-Joe Ntuk, will also play a role in steering L.A. toward a cleaner, more sustainable future. Mr. Ntuk told ECWA there has been very little supervision and enforcement of regulations. His office will be investigating slant drilling rights and mineral rights. Contact Uduak.ntuk@lacity.org. □

