

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS



A Monthly Publication of the VGOA

February/March 2018

Board of Directors February/January Meeting News

By Lucy Fried

Handbook Rules Revisions...

Approved three changes to Village Green's rules relating to parking (Article 6), common area activities (Article 13), and damage to common area property (Article 19) and requested the office provide written notice to owners within 15 days. Notice of the proposed rule changes had been sent to all owners in January; the one comment received was accepted and incorporated into the final version.

Court 5 Bungalow Bed... Approved a Landscape Committee resolution to reduce the visual impact of a large domestic water supply valve and cage and refurbish the shrub bed after its destruction during an exterior water supply piping project.

Court 1 Driveway Planting...

Approved a Landscape Committee resolution to plant a row of California Coffeeberry shrubs at the end of the driveway.

Tree Removal and Replacement...

Approved a Tree Committee resolution for notice and timely replacement planting following arborist recommendations for tree removal.

Design Program... Approved a Design Review Committee proposal for DRC design professionals to coordinate the Clubhouse refurbishment design program to reflect a consistent design direction. Partially funded priority projects are the bathrooms, new window coverings, and patio furnishings. □

A Different Kind of Annual Meeting

By Lucy Fried

The February 4, 2018 Village Green Owners Association Annual Meeting was like none other in this reporter's memory. Not only was it (highly) informative, (mostly) well-planned, (almost) free of angry complaints, and (sort of) well-attended... it was FUN.

But, first things first. Who won the Board election? The four open seats were captured by Joe Khoury (243), Daniel Millner (202), Haleh Shoa (186), and Cole Garrison (181). Complete results are on the Clubhouse door. The full board is pictured below.



Top L-R: Cole Garrison, Diann Dumas, Ben Ginsburg, Cynthia Singleton, Daniel Millner. **Bottom L-R:** Haleh Shoa (secretary), Jerri Allyn (president), Steve Haggerty (treasurer), Joe Khoury (vice-president).

Among the meeting's good things: the quorum call came at the highly respectable time of 10:15am, reflecting the efficiency of the election committee and a successful "get out the vote" campaign sponsored by a candidate and others.

It was the "Salute to the Committees" that made this year's Annual Meeting different. In her president's report, Jerri stressed that the committees' work has been instrumental in helping the community move forward on many of the challenges we face. We attendees signed appreciation cards and cheered and waved colorful flags when the committee chairs rose to give their (well-prepared) reports. Then we indulged with two delicious cakes... and sang "This Land is Your Land" ("Village Green is your land, VG is my land...") led by three generations of the Grover-Khoury family. (See photo on Page 3? 5?)

I couldn't believe two hours had passed. It was great to leave the Annual Meeting smiling and filled with good ideas, friendly interactions, and cake. □

Public Security Report

Edited by Jordan Deglise Moore

January 19 - February 21, 2018

Jan 24 BROKEN TREE BRANCH. West Circle, 11:35 am.
Branch had fallen and damaged a visitor's car.

Jan 25 911 CALL. Court 12, 10:05 pm.
LAPD responded to report of woman screaming and found unit unoccupied. LAPD complained of multiple false calls from unit. **Feb 16, 911 CALL, 4:00 pm.** LAPD responded to 911 call from same unit and found it unlocked and unoccupied.

Jan 28 VANDALISM. Court 1, 6:30 pm.
Resident reported 5-10 male youths loitering in driveway. While security was en route, one youth threw a rock through a unit window, then fled east with his companions.

Feb 7 STOLEN PACKAGE. Court 3, 3:30 pm.
Resident reported someone had opened a box of food delivered to resident's patio and stolen half the contents.

December 9, 2017-January 18, 2018

Dec 14 CONSTRUCTION NOISE, Court 7, 3:00 pm.
Resident reported excessive construction noise from nearby unit. Officer did not hear any loud noise.

Jan 2 VEHICLE VANDALISM, East Circle, 11:55 pm.
Officer noticed a vehicle window broken out and a sink on the ground. Owner later reported incident.

Jan 6 BURGLARY FROM MOTOR VEHICLE, Courts 16 & 17, time unknown.
Two residents reported vehicle break-ins. Nothing stolen, but both vehicles ransacked. □

March Foot Beat Schedule

Thursday, 3/1, 7:00 pm:

Meet at Court 4 entrance, walk east section of the Green.

Friday, 3/9, 10:00 am:

Meet at Court 7 entrance, walk west section of the Green.

Thursday, 3/15, 7:30 pm:

Meet at Court 4 entrance, walk east section of the Green.

Wednesday, 3/11, 9:00 am:

Meet at Court 1 entrance, walk east section of the Green.

Monday, 3/26, 7:00 pm:

Meet at Court 14 entrance, walk west section of the Green. □



Lucy Fried, editor
Kelly Wilson Samojlik, designer
Photography by Melanee Newkirk,
Tamorah Thomas & Debra Ziegler (Zig)

Jan-Feb Manager's Report

Trash Collection Fee Hike

In January, Republic Services announced it would impose a 3% increase for trash collection this year. Management is considering a suggestion from the Sanitation Department that may reduce our monthly fee by \$1,800-\$2,000. We would replace the three-yard dumpsters with four-yard ones and reduce collection from three to two times weekly. We are monitoring the level of trash in the containers on collection days to determine if the change would be feasible.

Water and Power Problems Hit Residents & Landscape

Village Green and nearby neighborhoods lost all electrical power on February 13th, and Courts 1-3 did not regain it until well into the next day. DWP has not yet identified the cause... Two irrigation days were lost in January and two in February when DWP electrical surges triggered the well pump's protection device and shut down the well... And on February 15th, Coliseum residents lost their water because of a broken DWP water main under the street.

Repairs and Re-piping

A stucco patio wall in the West Circle is failing due to foundation shifts from tree roots, and we are seeking repair proposal... All scheduled 2017 concrete repairs are completed, and new repairs continue... Residential re-piping of Buildings 10, 49, 74, 7, 9, 11, 39, 50, 51, 52, 66 and 23 is finished, and Building 24, now in progress, completes the scheduled 2017 project.

Inspections, Data Input, and More Repairs

Management has been inspecting the buildings and entering needed repairs into the new E-Maint electronic system. Some building light fixtures need new diffuser plates and others are damaged beyond repair. Completing this repair task will require a minimum of three months. □

How to turn my condo into the palace I deserve?

Ask DRC!

Remodeling questions?
VG's Design Review Committee is here to help!
For info call 323-294-5212 or visit
villagegreenla.net/design-review.html

OWNERS ASSOCIATION ANNUAL MEETING

State of the Green 2018

By Board President Jerri Allyn



Welcome everyone! Kudos for making the wise decision to come and learn how the Association is protecting your investment. Did you know that annual meetings are so important they're mandated by the state of California? They are the one time each year that every owner is asked to devote two hours to catch up on their HOA's business.

Village Green is 77 this year, and the Owners Association is 45. For some while, our boards and membership have been working to assure a sustainable future for our unique residential property and community. This goal continues to require the best we can give it.

2017 was another year of dogged progress in that direction. Despite a broad range of views, the directors worked together with considerable unity and passed a raft of needed initiatives... parceling out the Association's inadequate funds for both short and long-term planning and budgeting and searching for the best "deal" in awarding each contract.

In transitioning from assistant manager to head of operations, Ms. Giles has become increasingly skilled in managing the Association's overall workload. Management productivity is improving.

Progress has also been made possible by the 2016 decision to revise the Committees bylaw. The new bylaw re-established the responsibility of committees to fulfill their function of assisting the Board and the responsibility of the liaisons to support and help them find appropriate, effective ways to bring their ideas to the Board. *The bylaw strengthened the right of committees to function when attacked by hostile members by clarifying the Board's authority to approve, and remove, unruly members.*

Trifecta and Superfecta

trifecta, noun.

1. A form of betting in which the punter selects the three place-winners in a race.
2. Any achievement involving three successful outcomes. (www.thefreedictionary.com/trifecta)

2017 saw increased cooperation among the three entities that make up our Green Village trifecta: the committees; Board; and management. This is notable considering the uncertainty and instability in the country, the world, and affordable housing. We've been laboring to achieve a better understanding of our respective roles and how the three parts of the trifecta might best work together in our diverse community.

The trifecta still has a way to go – and that in part depends on what you, the membership, do. With you in the equation, we are a...

superfecta, noun.

1. A type of wager in which the bettor, in order to win, must pick the first four finishers of a race in the correct sequence.

Continued on page 6...

2018 Annual Meeting attendees listen to speeches.



Salute to Committees

Cake servers Claudia Bestor and Emilia Arau, Court 11.

Operations Manager's Report

By Sherri Giles



Introduction

Good morning, directors and members of The Village Green Owners Association. Thank you for making the effort to be here. Your involvement is important and appreciated.

As operations manager, I oversee all aspects of the operations including finance, insurance, contracts, legal issues, personnel matters and the maintenance and improvement of the property. I've served the residents of Village Green for 18 years. The Green has become very special to me, and I am committed to making sure it remains so for you.

In a mature community of this size, the number of challenges your management team receives on a daily basis is staggering. Mainly, they have to do with the aging infrastructure and finding the best service providers to maintain the livability of the property at a reasonable cost. We strive to address most of these challenges as they pop up during our workday, and we welcome the opportunity to find the best solution.

Some challenges are identified by the Board, and some are brought to our attention by you, the residents. I want you to know we are listening, and we take your suggestions seriously.

2017 Accomplishments and Challenges

Last year, we tackled three major reserve Board-approved projects: re-piping 13 buildings; painting 10 buildings; and replacing the water mains in two courts. We completed all phases of these projects scheduled for the year.

We also aimed to complete the bidding out and procuring of four major new vendor contracts:

- Landscape maintenance
- Online work order system with maintenance and management component
- Tree pruning
- Property insurance.

Each project required many months of careful planning, monitoring, and evaluation all the way through.

We were able to check off three of these goals. Progress was interrupted by the necessity of finding and implementing a solution to the trash hauling crisis caused by the City's imposition of a new contractor at more than five times the previous cost. You have no doubt read about this in detail in ***Highlights***.

2018 Goals

Sometimes, it is *after* the contract signing that the real work begins for management. Green Crew Landcare is an example. When the company started last June, the grounds were severely overgrown and unkempt. Challenges with blowers, watering, and adjustments to maintenance schedules are all valid concerns. Our expectations for the new company were and remain high, and we continue working with the company to improve performance.

This year we will:

1. Put the tree pruning contract out to bid,
2. Re-pipe at least five more buildings,
2. Repaint at least 10 residential buildings,
3. Replace the exterior domestic water supply lines for Court 14 (and possibly others to be determined by the Board),
4. Complete the on-boarding of the electronic work order system.

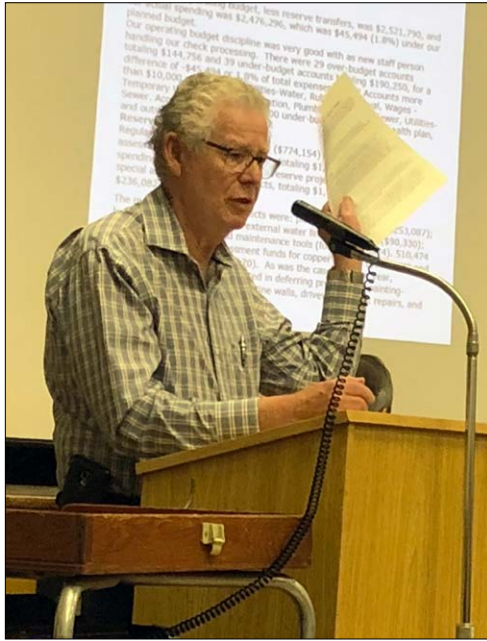
And, we don't know yet what **new** projects the 2018 Board will approve.

Conclusion

Thank you all for your time. I'd like to say a special thank you to the Board of Directors who give our team a lot of support and work so diligently for you as owners. Please join me in a round of applause for your Board. □

Review of 2017 Financials

By Steve Haggerty, Treasurer



Overall, the condition of Village Green financials as of December 31, 2017, is good. We have \$295,441 in our operating funds bank account; \$1,341,039 in our regular reserves accounts; and \$135,929 in our special assessment bank accounts. Again, a good position to begin 2018. However, our annual transfer of \$493,130 to reserves in 2018 is the lowest amount in ten years.

Total Budget

Total reported income was \$3,718,721. Total expenses were \$3,723,415. So, our expenses exceeded our income by \$4,694 (0.0012%). Our monthly transfers to reserves totaled \$1,247,119. Expenses other than reserve transfers totaled \$2,476,296.

Operating Budget

Our planned operating budget, less reserve transfers, was \$2,521,790, and our actual spending was \$2,476,296, which was \$45,494 (1.8%) under our planned budget.

Our operating budget discipline was very good, with a new staff person handling our check processing. There were 29 over-budget accounts totaling \$144,756 and 39 under-budget accounts totaling \$190,250, for a difference of -\$45,494 or 1.8% of total expenses.

2017 accounts that were more than \$10,000 over-budget include Utilities (Water & Sewer), Rubbish Removal, Wages (Temporary Workers), Legal (Association), and Plumbing Repairs (Sewer). Accounts that were more than \$10,000 under-budget include tree care, health plan, and outside services.

Reserve Budget

Regular reserves were budgeted at \$774,154 in 2017, and special assessment reserves at \$592,970, totaling \$1,367,124. Actual reported spending was \$620,569 for regular reserve projects and \$510,473 for special assessment reserve projects, totaling \$1,131,042, with \$236,082 remaining.

The major regular reserve projects were: plumbing sewer lines (\$253,087); building painting (\$166,708); external water lines to buildings (\$90,330); well repairs (\$44,575) and maintenance tools (forklift) (\$15,874). \$510,474 was paid from special assessment funds for copper re-pipe (\$370,303) and plumbing sewer lines (\$140,170). As was the case the prior year, continuing staff shortages resulted in deferring projects like painting (garages), exterior lighting, serpentine walls, driveway/asphalt repairs, and others. □



Dick Grover, Allison Grover-Khoury and Louis Grover-Khoury lead attendees in "This Land is Your Land" (left). Attendees sign Thank You cards for committees (center). An owner turns in her ballot (right).

Superfecta ...Continued from page 3

Last year, the superfecta's work opened a pathway to address the major dilemma of our aging electrical system amidst increasing owner demands for electric car charging stations and air conditioners. *Basic information about the system was the essential first need, and our files did not have it.* Progress occurred when (1) An owner egged on (2) a committee, who researched enough data that aided (3) the staff to pull together a coherent 3-5 year proposal for (4) the Board to consider at the March Reserve Budget Meeting.

In this race to a sustainable future for Village Green on a bare bones budget, with our staff managing the inevitable emergencies and unknowns that arise along with their regular work load - every owner counts!

Community Dynamics

Unfortunately, our national leadership has set an example of divisiveness and bullying. Whether you support Washington or not, it's hard to deny an increased atmosphere of intolerance for difference and a decline in reasoned debate, across the country. Equally, we've seen an escalation of bullying at the Green.

Perhaps this is the result of communication not being the best? I suggest we might all be complicit. Prior to hiring an operations manager in 2015, the Board took a hard look at our dynamics in relation to staff. We did our best to analyze why the Green Village has had over 15 managers in 25 years. We continue to put new structures in place to alleviate some tensions and road blocks. I'd suggest we need to stay vigilant about group and individual dynamics. To each of the *directors*, every *staff* person, every *committee*, and each individual *owner*, I ask: "What are the ways we can keep supporting one another instead of tearing each other down? How do we all keep improving?"

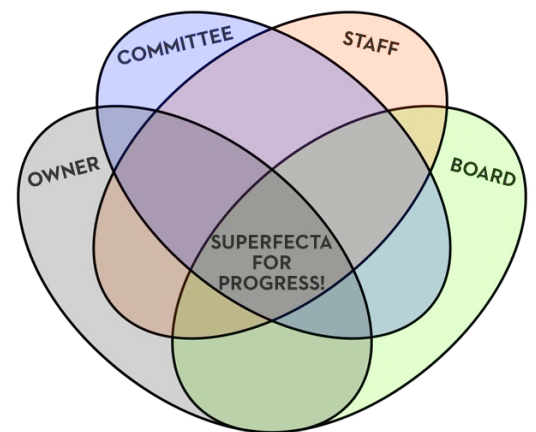
As a director, owners tell me their frustrations - like they've called the office three times and no one calls back to snake their drain. But too often, owners don't cop to their complicity. I've witnessed some scary behavior among us. One owner emails or calls the office daily; when tasks are not completed TODAY to their satisfaction, they threaten to sue us. Another owner has resorted to violence and threatens more of it.

The Board does not tolerate these behaviors and firmly stands behind our staff and their good will. For the first time in my five years of service, we have delivered certified "cease and desist" letters from our attorney to - not one but three - homeowners whose behavior crossed a line, contributing to a "hostile environment." Bullies creating an adverse work place are not only disrespectful of our staff; they put the Association at risk for lawsuits from our employees.

I've been involved with seven lawsuits since I joined the Board; the Association has prevailed in the majority. In two of these, I became more sensitized about why some owners felt unheard and angry enough to sue. By the same token, I have become frustrated when the Association has compromised, and owners have been unwilling to give an inch.

The simplest civil suit takes 80 hours of staff, board and member time, plus attorney fees. When an owner lawyers up, the Association defends itself with our HOA dues. Moving forward, this is an area in which we'd like everyone's help in making progress. If you become upset about an issue, please consider mediation, and please consider compromise, versus suing your Association.

A big thank-you to those who have pitched in or served productively in a myriad of ways. A happy and healthy 2018 to all!



20 New Trees on the East Green

By Jeff Clark, Tree Committee Co-chair



Newly planted
California Pepper

Congratulations, Village Green. 20 trees approved by the Board last June for the East Green are finally in the ground! They have already begun to add beauty to the area and are a testament to the VGOA's commitment to preserve and in some cases restore our historically significant features.

The new trees are 9 Oaks, 3 Olives and 8 California Peppers. They replace trees of the same species that were once there and were called out on the original Barlow (1940s landscape architect) plans. Their locations match the original locations and restore the area's original design. The only changes made were for horticultural reasons at the arborist's request. To learn more about the East Green project, visit www.villagegreenla.net, click on *Highlights* and *Archives*, and open the October 2017 issue.

The Tree Committee is now developing other projects, including shade tree plantings. The committee meets on the second Tuesday of the month at 7:00pm and welcomes guests and potential members. □



GreenCrew worker feeds
vitamin water to Pepper



New LAPD SLO Hasn't Missed a Beat

Appreciation to John Howell for this information

Village Green is no longer without a senior lead officer. LAPD has appointed Officer Gabriel Roybal to fill that position, and SLR Roybal has already attended his first VG Safety Committee meeting.

Email: 38066@LAPD.online **Phone:** 424-264-1031

Contact Officer Roybal when you have crime evidence to report or concerns about quality of life issues in or near the property.

Crime in progress? Call 911.

Suspicious persons?

First call Public Security: 213-703-0540.

COURT COUNCIL CORNER

NEWS FLASH!

By Rosalind Goddard, Court 4 Alternate

Your Court Council is alive, well, and functioning! Space permitting, each month we will have a summary in Highlights of what the Council has been doing and any programs we are hosting or coordinating.

You ask, "What is the Court Council? Does it meet? When? Where? Who are its members?"

With 17 courts and the East and West Circles...things are going on - and stuff happens. Each court has a volunteer representative and an alternate. They report on court problems and make suggestions to the Council. The Council, in turn, appraises the Board, manager, or appropriate committee of any adverse situations affecting residents, and importantly, recommends possible solutions. And those monthly issues of Highlights that you find in your mailboxes ...your Court Council representative delivers them.

Names and numbers of each representative and alternate are posted in the laundry rooms. The chair is Nat Hutton, and the Board liaison is Cynthia Singleton. The Council meets the first Wednesday of each month in the Clubhouse at 7:00 p.m. All residents are welcome to attend! GET TO KNOW YOUR COURT REPRESENTATIVE!

Events Calendar

Special Reserves Budget Open Board Meeting

Tuesday, March 6, 7:00 pm

March Regular Board Meeting

Tuesday, March 27, Clubhouse

Homeowner Comments begin at 7:00 pm sharp.



The Events below are sponsored by Cultural Affairs Committee & take place in the Clubhouse.

Annual Black History Month Program A screening of the iconic 1943 film



Followed by a light dinner. Please join us!
SUNDAY, MARCH 11, 3:30-6:00pm

2018 Easter Egg Hunt



SATURDAY, MARCH 24, 10:00am-12:00pm

Egg Hunt, Decorating, Games, Art Projects & more!

Note: the egg hunt starts at **10:15am** in front of the Clubhouse. It only takes the kids a few minutes to find the eggs. Please be prompt so you don't miss the egg hunt and the squirrels don't get all the eggs!

In Remembrance of Violet Parks

By Susan Hamric

Violet Parks, resident of the West Circle, passed away February 4th. She was 93.

Vi and her late husband, Bill, moved to the Green in the 1970's when it was converted from apartments to condominiums.

Many people have vivid memories of Vi. Pauline Carroll, a former Board director, recalled Vi's enthusiasm for any and all Village Green events. From garage sales to annual meetings, "Volunteer Vi" was always there to lend a helping hand. Kathryn Carr, another long-time resident and past chair of the Court Council, spoke of Vi's service on the Council. Veteran Landscape Committee member Teresa Thompson recalled Vi and Bill's contribution for the installation of the benches and birdbath in the Olive grove between Courts 2/3.

As for me, I will always fondly remember my ever-friendly neighbor, one of the first and most welcoming people I met when I came to the Green eighteen years ago, a person who loved and embraced her life here with all her might.

Rest in peace, Vi. We will miss you.



2018 BALLOT COUNTERS



L-R: Debra Ziegler (Zig), Heide Oglesby (election inspector), Bernie Montolla (VG staff), Rob Creighton (chief election inspector), Meliba Bell (VG staff), Michael Schodorf (alternate inspector), Mickey Fielding (election inspector).