

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS

A Monthly Publication of the VGOA

February 2024

NEWS FROM THE BOARD

— compiled by Patrick Comiskey

Fifty-eight people attended the Village Green Board Meeting held on January 23, including 9 Directors, management and staff. It was Director Joe Khoury's last meeting as a Board member—he's retiring after the coming election—and his years of service were acknowledged with much gratitude by the community and fellow Board members..

2024 PRIORITIES SET: Acknowledging that the 2024 budget is tight and that bandwidth is limited for both staff and the Board, Treasurer Claire Knowlton presented a suite of potential priorities for the year. A stimulating discussion ensued in which suggested priorities were addressed and ranked, including changing the community's CC&Rs, researching alternate insurance brokers, and moving ahead on electrical upgrades. Management and staff priorities discussed include hiring an engineer for balcony inspections, filling open positions, undertaking delayed garage repairs, and adopting an electronic payment process (no more paper checks!). A finalized list of priorities will be voted on next month.

REPLACING ASSOCIATION'S LAW FIRM DISCUSSED: There is interest in exploring some other options with respect to legal representation. A smaller committee will compile a list of alternatives, placing particular emphasis on finding a firm with a diverse staff.

SAFETY LIGHTING PROJECT: After successful trials in Courts 1 and 7, Director and Safety Committee liaison Steve Haggerty urged the Board to hire a vendor to replace the remaining fixtures and expand the lighting in garage Courts 1, 7, and 2 to improve safety and visibility. The new fixtures are brighter, consume less energy and are more cost effective. The resolution was unanimously approved.

HIGHLIGHTS Online

We hope you enjoy the stories published on villagegreenla.net/news-and-articles. If you have ideas for topics, stories, illustrations or other contributions you might want to share with your community, please reach out. Let's collaborate!

Friendly Reminder for Owners

UPDATE YOUR DUES PAYMENTS

This is a friendly reminder that your monthly assessments increased starting January 1, 2024.

They will increase for a second time starting March 1, 2024.

Check your HOA statement or the mailer sent to you in January for your new monthly assessment amount.

If you are on AUTOPAY, Ross Morgan DOES NOT make changes to the amount you are paying each month. You must update the amount you authorize Ross Morgan to collect.

Contact Ross Morgan if you have questions about your assessments or need help with autopay.

CALL: (818) 907-6622

CLICK: rossmorganco.com/user-login

OR SCAN:



REPLACING LAUNDRY CONTRACTOR: Ongoing issues with our current laundry service provider, WASH, has prompted the Office to seek other vendors. After receiving RFPs from three companies, two have emerged as potential replacements. The Board directed Management to gather additional information so a decision can be made at the next meeting.

SIGNAGE REPAIR: The Board passed a resolution to clean and otherwise refurbish some of the signage around the property that needs attention and repair.

ABOUT HIGHLIGHTS

HIGHLIGHTS is an all-volunteer project of the Village Green Communications Committee.

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Manager's Monthly Report, January 23, 2024

— compiled by Sherri Giles; edited by P.J.C.

ELECTRICAL UPGRADE PROJECT: Pilot Building 91 is a Type 6 building. The project team proposes to continue the electrical upgrade project with one each of the remaining seven building types. A resolution for interior electrical upgrades for two other building types will be presented at the February Board meeting. In addition, Hariton Engineering, Triple C, and ARG, the project's contractors, will present the process and lessons learned in Building 91's upgrade.

RESIDENTIAL BUILDING, PAINTING, INSULATION: Work on Building 53 has been completed. Three sixteen foot fences and their center posts required rebuilding due to damage from plants. Repairs at Building 55 have been delayed because trees have damaged the fence structures and will have to be removed. Carpentry should be completed thereafter.

POWER WASHING & INSULATION have been completed at Building 65 in Court 13. Vendors are currently doing prep. Painting and insulation will be complete with Building 96; the Clubhouse is scheduled for power washing on February 5 and completion on February 23.

GARAGE RESTORATION & PAINTING: Courts 3, 7, and 11 have been selected for Garage Restoration. Owing to some complex repairs and coordinating vendors to do this work, scheduling is still ongoing. Work is expected to commence in early 2024.

LAUNDRY SERVICE: A search is underway for a new laundry machine vendor. Management presented three proposals and the Board asked for more information from one of the vendors.

SERPENTINE WALLS CONTINUED: Contractor Craig Troxler has submitted plans for serpentine wall repairs to the LA Department of Building and Safety for permitting purposes and is awaiting their response. If the city approves the plans, Troxler will finalize the proposal for Board review and approval. If the city does not accept the plans, Management will need to engage a structural engineer to fulfill this requirement..

TRANSITION PLAN FOR LANDSCAPE SERVICES MANAGER: George Havai, the owner of GreenCrew Landcare Inc., is actively seeking a replacement for supervisor. Angel Patino will serve as interim, with the current supervisor, Nick Havai, continuing to monitor operations during this transitional period. An evaluation of Angel's performance as on-site supervisor will be conducted in a month. □

PUBLIC SECURITY REPORT December 6 to January 18, 2024

— Edited by Patrick Comiskey

GARAGE BREAK-IN, Court 2, December 6, Time Unknown. A resident reported a missing lock and damage to the garage door's latch and hardware.

NOISE DISTURBANCE, Court 5, December 10 and 13, 11 p.m. A resident reported that on three occasions her neighbor was using some type of an electrical device that shook her bed, sent an electric current through the walls, and other suspicious activity.

GARAGE BREAK-IN, Court 2, December 18, 2:30 p.m. A resident reported a bike, ladder, and power tools were stolen from their garage. The thief had broken into the adjacent garage and punched a hole in the slats to gain access. At 10:20 p.m. that evening, a person was seen checking locks and latches in the same garage court. Officers observed and photographed a man inside a garage, but he ran off before LAPD arrived.

DOG OFF LEASH, Court 5, December 20, 9:30 a.m. A resident complained that her neighbor was walking his dog without a leash near her unit.

PROPERTY DAMAGE, Court 16, December 25, 9:02 a.m. A resident reported that a vehicle had jumped the curb in

front of her unit and struck the patio fence, causing extensive damage.

GRAFFITI, December 30, 2:00 p.m. Graffiti was reported on a bench near the Center Green behind East Circle. A work order was issued to remove it.

NOISE COMPLAINT, Court 9, January 2, 2024, 4:26 p.m. Security received a noise complaint (loud music). The responding officer determined that the volume was at an acceptable level for the time of day. Similar complaints at this unit were recorded on January 3, 10:15 a.m., and January 5, 4:15 p.m., with similar result.

PROPERTY DAMAGE, LAMP POST HIT, West Green, January 9, 2:57 p.m. A resident walking on the West Green observed a green cart with trailer backing into the lamp post, knocking it over. Maintenance was notified and repaired the lamp post.

VEHICLES CRASH at OBAMA BLVD. & CLOVERDALE AVE., January 18, 8:00 p.m. Two vehicles were involved in a collision at the intersection of Obama Blvd and Cloverdale Ave., damaging an electrical conduit box on the median. LAPD and LAFD arrived on the scene, and paramedics checked all persons involved in the accident. □