

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS

A Monthly Publication of the VGOA

December 2017

Board of Directors Oct. Meeting News

By Ethan Markowitz, Board Secretary

After four homeowner comments, the board considered 12 business items, homeowner correspondence, DRC recommendations, and reports.

Actions included:

Insurance Policy... Renewed VGOA's policy with Farmers Ins. at a \$9,000 rate decrease by freezing the value of the buildings on the property due to their age. Also approved a change of brokers.

Assessment Increase... Affirmed decisions made at the November 7 special budget meeting to increase the office staff by one; provide a staff salary increase; and raise regular assessments by 3%.
[See this page.]

Electrical System... Reviewed and discussed a Design Review Committee summary of information provided by the LADWP regarding the limited electrical capacity at Village Green. [See Page 3.]

Building Insulation... Discussed a proposal for insulating buildings and tabled it to January. □

Board Approves 2018 Budget

By Steve Haggerty, Board Treasurer



On November 14 at its regular open meeting, the Village Green Board of Directors approved the Association's operating budget for 2018. 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 2018 is \$3,724,474, up \$105,565 from 2017's budget projection, primarily due to a 3.0% dues increase starting in January. Projected **expenses** total \$2,650,334, up \$128,744 from last year's budget projection – a 5.1% increase.

Dues Increase Slightly

The Board voted for the dues increase after consideration of the above and discussion at the October and November regular meetings and two special operating budget meetings – and with the understanding that the result will not sustain the amount transferred to reserves in 2017. There have been no increases in the annual dues for eight years (2010 through 2017).

Rising Expenses: Details

Prior to the budget vote, directors and management reviewed each budget item and lowered projections for outside services, offsite printing, telephones, exterior repairs, uniforms, insurance package, and termite control.

However, such items as rubbish hauling, escort and patrol, insurance, wages, payroll taxes, health plan, workers compensation, door repairs, hardware parts, plumbing repairs and sewage backflows, horticulturist fee, planting-replacement, patio tree removal, and management fees (Ross Morgan) continue to increase.

Here are the largest increases in expenses: wages-regular (+\$66,269) which includes two additions to staff; rubbish hauling (+\$26,084) (down dramatically from the franchise's original demand by bringing the "valet service" in-house); payroll taxes (+\$11,923); escort and patrol (+\$8,754); planting-replacement (+\$7,000); patio tree removal (+\$4,500); and health plan (+\$5,452).

Conclusion

The operating budget approved by the Board for 2018 projects \$493,130 to be transferred to our reserves – the lowest amount in over nine years. (The reserves budget is used to replace major components of the property, including the roofs, irrigation system, electrical system, trees, lighting, water and waste pipes, and many other things.) Our assessments are not keeping pace with increasing operating and reserve project expenses. □

Happy Holidays!

Owners, Don't Miss These Important Dates:

Monday, 12/11, 4:30 pm
Deadline to turn in nominations
(for yourself or someone else)
for the Board.

Saturday, 12/16
Unpaid December assessments
are now delinquent.

Saturday, 2/3/18
VGOA Annual Meeting.

Public Security Report

Edited by Jordan Deglise Moore

October 20 - November 9, 2017

Oct 22 BURGLARY FROM VEHICLE. Court 17, overnight.

Resident reported their car burglarized, sunglasses stolen.

Oct 26 STOLEN SERVICE KEYS, off property, 11 AM.

A Wash Inc. employee reported that his keys to the mechanical areas of all the company's washers and dryers were stolen.

Nov 1 VG PROPERTY DAMAGE, Court 12, 12:20 PM.

Resident reported major damage to overhang/roof of garages, presumably by a high-profile truck whose driver left the scene before being identified.

Nov 2 VG PROPERTY DAMAGE, Court 17, 7:30 AM.

Resident reported accidentally damaging a light pole while backing vehicle out of garage. □

November Foot Beats

Saturday, 12/9, 7 pm: Meet at Court 1 entrance, walk east section of the Green.

Thursday, 12/14, 9 am: Meet at corner of Coliseum and Hauser, walk west section of the Green.

Wednesday, 12/20, 7 pm: Meet at Clubhouse, walk central section of the Green.

Thursday, 12/28, 10 am: Meet at Court 17 entrance, walk east section of the Green. □

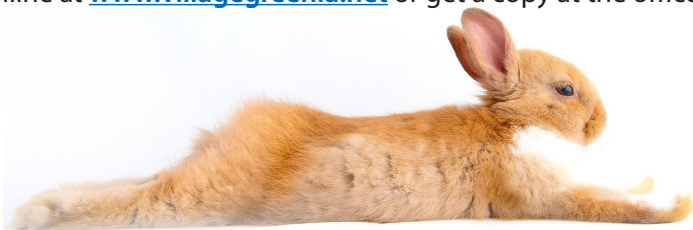


How Are Pet Rules Enforced?



Pet rules are enforced in the same manner as other rule violations. Management sends a letter and invites the person to respond or correct the problem. If there is no resolution, the matter is referred to a regular monthly meeting of the Board's Enforcement Committee.

Many violations are unknown to management unless a neighbor reports the violation. A reporter may remain anonymous to the neighbor but must be known to management. Pet rules and enforcement information are explained in the *VG Handbook*, Article 15. You can read it online at www.villagegreenla.net or get a copy at the office. □



MANAGER'S REPORT

November Manager's Report

Sherri Giles, Operations Manager

Exterior Water Supply Lines

Re-piping of the lines that bring City water to Court 4 buildings is completed and was inspected on November 9. Backfilling and final cleanup has begun. Court 14 is scheduled for early next year.

Residential Building Painting

Nine buildings have been painted this year. The tenth and last is in progress.

Residential Re-piping

Eight buildings have been completed this year so far. Building 51 is in progress, and Building 52 is scheduled to begin on November 27. This project is expected to last until March of 2018.

Disposal Services and New Maintenance Employee

The new service contract with Republic commenced on November 1. VG maintenance employees are performing "valet service" with the newly-purchased forklift until the new employee is hired. Interviewing begins this month.

Landscape Maintenance

Grass is mowed every other week, as is blowing of garage courts. In November, the crew worked in Courts 6-12 and will begin Courts 13-17 in December. The company hopes that cooler weather will allow the team to cover more ground and focus more time on mulching and irrigation repairs. Friday will be the official mulching day.

Well Irrigation

The Green experienced another episode of unregulated supply voltage, which shut the well down for several days. The problem is caused by DWP repair work outside the property. Management is in discussion with DWP to establish a monitoring system to record and hopefully prevent a recurrence.

Work Order System

The first few weeks were spent transferring data, and management has begun customizing the system to fit the property's needs, including designing forms. □



*Sherri Giles,
Operations Manager*

Report to Board of Directors November 14 Meeting

By Susan DiGiulio, Design Review Committee (DRC) Chair

For several months, the DRC has been pursuing information about Village Green's electrical infrastructure in response to owner interest in air conditioning and electric car charging and Board concern about safety if more load is added to our electrical service. Thanks to an assist from Lambert Giessinger, our liaison with the L.A. Office of Historic Resources, we now have some information.

Safety, and What We Have Learned So Far

Mr. Sirlord Morse, from the city's Department of Water and Power (DWP), recently spoke at length with committee member Ashley Fondrevay and me. His main message was that the Green's electrical service is old and extremely limited. To add significant loads throughout the property, a major system upgrade would be required. In fact, he said,



our existing power is so limited that an upgrade is actually needed now. He also pointed out that the DWP is in somewhat the same position as we are, as they are experiencing requests for more power from their old infrastructure than is available.

Village Green has about six or seven underground DWP electric vaults which contain transformers and 3-4" transite (asbestos) conduit. The transformers supply power to electrical cables which run through the conduit from the vaults to the buildings.

At least three transformers have failed during the last few years. Transformers fail for a variety of reasons, including age and overloading. When the load for a conduit exceeds capacity, the line will burn and cannot be repaired; new conduit and cable must be laid, requiring expensive trenching. DWP does not pay for replacing burned conduit; only the transformers are their responsibility.

How the System Works

Per code, maximum capacity for the existing conduit is 400 amps of current. Many of these lines seem to serve two buildings, *so in most cases the maximum current available to each building is 200 amps or less.* Most VG units have panels rated for 60-100 amps, with bungalows at 40. Clearly, the aggregate of amps in any building is far more than 200, so there is a real possibility that capacity may be exceeded even if all units are using their individually rated capacity or below.

How can this system function? Until now, the likelihood of all the residents using the capacity of their breakers at any one time was small. However, if all were actually using 40-60 amps at the same time, there are likely scenarios where the transformer would blow or the conduit would burn.

In 1940, the only load would have been lights, refrigerator, radio, and phonograph, so 40-60 amps probably sounded generous. *Today, however, for any new multi-family, residential property, electrical panel capacity for each unit would be 75-125 amps to handle the load from computers, televisions, electric toaster ovens, micro waves, coffee makers, washers/dryers, stoves, water heaters, space heaters, air conditioners, possibly electric charging outlets, and more.* Per current code, the total capacity for the building would be slightly more than the sum of all its units' capacities.

Continued on page 4. See ELECTRICAL...



Autumn, Court 12.

Coyote Information Event

Residents listened intently as a speaker from the city's Department of Animal Services discussed the problem of coyotes at Village Green and what to do about them. His main message: "Coyotes are wild animals, predators. Don't make them comfortable."

The event was sponsored by the Court Council. **A full report from the November 18th meeting will be included in January's issue of Highlights.**

Photo by Melanee Newkirk



Special Events at The Green

December Board of Directors Meeting: Tuesday, December 12,
Clubhouse. Homeowner comments start promptly at 7:00 pm.



Electrical (Cont'd from page 3)

Looking Ahead

If/when we move forward with an upgrade, we would need to present the city with an electrical engineer's design of what we want to do. The DWP would then work with us to prepare their side of the design (transformers and sufficient power from the grid). From that point to final approval takes at least a year. The costs of construction would be borne by the VGOA and would be in the millions, requiring long-term planning and a community consensus on goals and priorities. □

LETTERS TO THE EDITOR

Dear Editor,

I would like to know how we are saving money with the new trash system. It looks like a good idea to me, but I was surprised to see how the bins were being moved today.

Laurie Liles, Court 4

Reply: If the Association had to rely on Republic to move the bins back and forth, we would have to pay \$149,000 a year for that service alone. Instead, the Board decided to buy a used forklift for about \$15,000 (reserves budget) to move the bins and allocated \$50,000 from the 2018 operations budget for a new employee (salary and benefits).

He will not only move the bins but also maintain the trash area and perform other maintenance tasks. So, we will save almost \$100,000 in our operations budget and get a lot more service for our money.

Please send your questions or comment to the Editor at villagegreenhighlights@gmail.com. □

COMMUNITY NEWS

By Cynthia Singleton and Lucy Fried

Increasing Affordable Housing

The L.A. City Council is considering seven ordinances aimed at increasing affordable housing. The 10th District Empowerment Council Board, which advises Councilman Wesson, voted to support all seven. The measures would: **Convert** empty motels into supportive housing for homeless people; **Shorten** the permit process for contractors; **Fast-track** the distribution of funds from proposition HH to create permanent supportive housing; **Speed up** the licensing of commercial cannabis activity; **Allow** all neighborhoods to build "accessory" dwellings in back yards; **Create** a Historic Preservation Overlay Zone in Leimert Park North, Leimert Park South, and Baldwin Hills; and **Cap** Airbnb rentals at six months per year.

For more information, click the "Ordinances" link under "Policy Planning" at www.planning.lacity.org.

L.A. City Attorney Sues Baldwin Village Housing Complex

The *L.A. Times* (11/18/17) reported that the City Attorney is suing the owners of the Chesapeake Apartments, charging mismanagement resulting in a "serious threat" to public safety from the Black P-Stones gang. According to the article, the 425-unit complex on the northern edge of Baldwin Village has been a "longtime stronghold" for the gang, and some readers find it curious that the city is acting now, as developers are coming into the area. The gang has been associated with some of the crimes committed in and near the Green in recent years. □