

# VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

# HIGHLIGHTS

A Monthly Publication of the VGOA

August-September 2018

## Residents Bring Gripes and Suggestions to Pets Forum

By Lucy Fried

The much-anticipated July 28th "Open Meeting to Discuss Our Pet Rules and Enforcement" drew a broad demographic of onsite owners and renters. There were newbies and 40-year residents; "80 somethings" to "20 somethings"; pet owners and non-pet owners; cat and/or dog enthusiasts and their opposites.

Many complained about dog barking, while a few urged neighbors to tolerate it as they would children's crying. Some announced they openly violate pet rules they don't like, while others described how they scrupulously obey them and

"Village Green is a place with communal living. Your front yard is my front yard. Your path is my path." ~resident's comment

urged others to do the same. No one was happy about dog and cat feces in patios and dog feces in common areas, and no one argued against better

enforcement of the rules.

Given the passionate and often conflicting views present, the meeting was amazingly constructive. Kudos to the firm hand of Pet Task Force chair Diann Dumas and the self-discipline of almost every attendee. Below is a summary of residents' suggestions.

### Rule Change Suggestions:

1. The rules are fine as they are; better enforcement is needed.
2. Remove the cat leash rule.
3. If the cat leash rule is unchanged, grandfather in older cats.
4. Allow dogs to be walked inside the property.
5. Allow dog social events and other "trial times" for interior use by dogs.
6. Create a pet park inside the property.
7. Eliminate both the number and size/weight rules for pets.

A straw vote on easing the cat leash rule (#1) yielded a majority "yes". The other suggestions met strong support and strong opposition. There was an especially strong negative response to the suggestion of eliminating number and size/weight rules (#7) from downstairs residents living under units with uncovered floors and large and/or multiple dogs.

### Enforcement Change Suggestions:

1. Enforce the rules we already have, including pet registration.
2. Put a sign at the entrance to every garage court to discourage non-residents from bringing their dogs in.
3. Focus on enforcing nuisance behavior instead of size/weight/number (corollary to #7 above).
4. Buy "humane traps" to reduce unwanted cat presence in patios.
5. Establish a peer review or mediation panel of pet and non-pet owners as the first step in the enforcement process.



#### Pet Task Force

**From left:** Nat Hutton, Joan Anglin, Diann Dumas (chair), Mickey Fielding, Joe Khoury, Cynthia Cyrus, and Daniel Millner.

*Photo by Anne McGinn*

### Now What?

The Board-appointed Pet Task Force has been considering pet rules and enforcement issues for several months. They will report their findings from the Open Meeting and the resident survey at the September Board meeting and may offer proposals for changes in rules and/or enforcement. □

# Public Security Report

Edited by Jordan Deglise Moore

June 20 - August 12, 2018

- Jun 24 STRONG ARM ROBBERY. West Circle, 3:30 pm.** A resident reported seeing a man leaving the patio area of an elderly neighbor who had recently been robbed. The neighbor said the same man had robbed him again, and his description matched the first robbery's suspect. LAPD was called. On July 8, the intruder returned yet again, but the elderly resident's niece confronted him, successfully made him leave the property, and contacted the LAPD, who took a crime report.
- Jun 25 ATTEMPTED BURGLARY. Court 16, 3:12 pm.** After returning from a long vacation, a resident noticed and reported that someone had unsuccessfully attempted to pry open her security door.
- Jun 29 STOLEN VEHICLE. West Circle, 7:00 pm.** A resident reported his vehicle stolen and said he had reported it to the LAPD. On 7/2, LAPD arrested two suspects and returned the vehicle to the owner.
- Jul 4 BROKEN TREE BRANCH between garden courts 4 and 5, 2:42 am.** A resident reported a large branch had fallen outside her unit.
- Jul 21 ATTEMPTED BURGLARY; East Circle, 3:00 pm.** A resident reported two men trying and failing to enter his parked van.
- Jul 22 HOME BURGLARY; Court 3, 9:05 am.** A resident reported returning home to find his patio window and safe broken open and three guns missing.
- Jul 24 ATTEMPTED BFMV SUSPECT; Court 13, 8:06 pm.** A resident called security for assistance after finding and detaining a person attempting to enter his vehicle. After security arrived, the resident decided to release the suspect. LAPD arrived and was updated.
- Jul 24 CRYING CHILD; Court 5, 8:18 pm.** A resident reported a neighbor's child crying. The officer could not hear the child.
- Aug 1 RESIDENT FALL; Court 1, 4:30 pm.** A resident reported an elderly neighbor had fallen and injured his head. Paramedics arrived and took him to the hospital. □

## July and August

# Manager's Report

From Sherri Giles, Operations Manager

## Landscape (Green Crew)

**Watering:** Two workers instead of one are now hand watering, and another is opening valves. The schedule will continue through the hot summer months.

**Irrigation System:** In August, 2.5 days of watering were lost due to two mainline breaks and a broken valve. However, the pump has been working smoothly.

**Detailing:** Courts 12-15 were completed in August.

## Trees

**Removals:** Arborist Cy Carlberg recommended removing three trees due to irreversible decline: Victorian Box, #777, Ct 11; Tulip, #806, Ct 11; Camphor, #1019, Garage Ct 14. Each to be replaced with its same species.

**Chinese Elm Trimming:** Property-wide Elm trimming to be completed by 9/7.

## Trash Area Ramps

Ramps have been installed in all court trash areas so that residents can access the new, higher bins.

## Electronic Work Order System

Management has begun onboarding residents to the electronic work order system. Court 1 was first, and the other courts will follow one at a time in numerical order.

## Major Maintenance Projects

**Residential Re-piping:** Five buildings were scheduled for this year. Buildings 69 and 70 are completed; 71 started on 8/5; and 72 is scheduled to begin on 9/4. The project is scheduled to finish in October.

**Residential Wall and Roof Insulation, Painting, and Carpentry:** Buildings 5, 9, and 20 have been completed, and 30 began painting on 8/6. Work on Building 42 is scheduled to begin on 9/6. Ten buildings are scheduled for this year.

## Electrical Grid Survey

Two engineering firms from a board-approved list have expressed interest in performing the survey. Management is scheduling site visits. □

## Two Reminders from the Board of Directors

1. Prior Board approval is required for common area gatherings that may include more than 50 people.
2. In a disaster such as a major earthquake, residents should not assume that Village Green staff will be available to assist them. Personal preparedness and court communication and preparedness are called for. □





## Trimming Elms

By Lucy Fried, with appreciation to Cy Carlberg; photo by Diann Dumas

Our elms are among the oldest, most plentiful and best-beloved trees in Village Green. Like so many other trees, they have many stressors, including age, various insects and diseases, top-heaviness, and too much or too little water in the soil.

We have lost at least two venerable elms recently – this summer in Court 10 and a few years ago in Court 2 on the Coliseum median. In an abundance of caution and acting on advice from our arborist, Cy Carlberg, the Board asked management to have all our elms trimmed this year. Management wasted no time, and the job is expected to be completed in early September.

After examining the Court 10 tree, its roots, and the soil, Carlberg concluded that the toppling of the elm was quite likely due to a soil, rather than a trunk or root failure. Soil moisture readings taken after the failure showed saturated soil, and such trees can fall without warning, she said. As **Highlights** goes to print, the cause of the saturation has not been determined.

### How You Can Help

Carlberg suggested that concerned residents can be on the lookout for signs of upcoming tree failure, including the following:

- An unnatural lean, sometimes accompanied by soil “heaving”;
- An abnormal amount of dead branches, or dead or loosely attached bark;
- An obvious, unnatural crack, seam, cavity, oozing, or other defect in the trunk or a branch;
- “Fruiting bodies” caused by wood decay fungi – may appear to be mushroom-like;
- Decayed or dead surface roots.

If you notice any of these symptoms or signs, please fill out a work order for an arborist examination and/or attend a **Tree Committee** meeting and report your concern there. The committee meets on the second Tuesday of the month at 7:00 pm in the Clubhouse. □

## July and August Board Action Highlights

*In July and August, directors considered a spate of resolutions on diverse topics. Many resulted from hard work by dedicated court neighbors, VGOA committees, tree and horticultural professionals, staffers, and directors. Four resolutions pertaining to pets were introduced and either failed or were tabled. The Board preferred to consider pet resolutions after receiving the Pet Task Force report in September. Approved resolutions include:*

**Install Concrete Ramps in the Trash Areas** of the 13 courts lacking them - to improve access to the new trash bins by raising the grade level six inches.

**Management To Prioritize Electrical Survey RFP Process**- to meet the Board’s 2018 completion deadline for a professional survey of our electrical service and one-year moratorium on adding high-usage electrical devices.

**Trim All Chinese Elms in Courts 1 - 17 This Year** - to reduce chances of limbs falling and trees toppling.

**Distribute Dusk-to-Dawn Lightbulbs This Fall** - to continue improving lighting in dark porch and patio areas.

**Install a New Well Service Disconnect Switch** - to reduce irrigation down time.

**Demolish and Replace Stucco Wall and Footing** at Building 95, badly damaged by tree roots.

**Okayed Landscape Architecture Firm** - to write a request for proposals (RFP) for the design of a VG replacement irrigation system; and an RFP for design services for the landscape improvement project at the Hauser/Coliseum corner area.

**Authorized an Inquiry** with the state Department of Fair Employment and Housing as to whether VGOA staff and directors can receive training at no charge to the Association on reasonable accommodation laws and procedures. □

# Community News

By Cynthia Singleton

## Cell Phone Snatches

LAPD reports that cell phone snatches have increased around train stops and advises people to pay attention and not stare at their phones when walking.

## Senior Scams

At a recent Culver City Town Hall meeting, Rep. Karen Bass alerted the audience to several scams that target elderly homeowners. Callers purport to help the seniors obtain work estimates, equity loans, and cash sales. Instead, they leave them with new financial woes including identity theft and exorbitant interest payments. Relatives and neighbors are urged to inform vulnerable seniors about these scams and, if necessary, help them screen their mail.

## Reckless Driving

Conviction for reckless driving now results in a mandatory jail sentence and \$5,000 fine. Reckless driving includes drag-racing, burning rubber and making "donuts" in intersections.

# Court Council Corner

## NEWS FLASH!

## Getting to Know Your Neighbors

By Rosalind Goddard, Court 4, Alternate Rep

Do you know the neighbors in your court well? Or just a little? Could you depend on them to help you if you were stranded on top of the roof of your building? An exaggerated example of course...but well... you never know!

These thoughts motivated Court 4 representative Marshall Feldman, me (alternate rep), and Board director Diann Dumas to plan and host a court "Meet and Greet" in July. With an "ice-breaker" activity, tasty fruit and cookies and cold water, valuable materials on prepping for an emergency, and a Q&A, we got out from under our computers and phones and learned a little more about who we live next to, above, and below. We even shared some personal information about our interests and hobbies.

If this is something you would like your own Court Council Representative to organize, let them know. □

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## September Foot Beats Schedule

**Tues, 9/4, 9:00 am:**  
Meet at east end of Central Green, walk central area.

**Thurs, 9/13, 7:30 pm:**  
Meet at Court 10 entrance, walk west area.

**Mon, 9/17, 10:00 am:**  
Meet at East Circle sign on Rodeo Place, walk east area.

**Wed, 9/26, 7:00 pm:**  
Meet at Clubhouse, walk central area.

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## Juvenile Hawks Feasting and Growing at Village Green

In July, a juvenile Cooper's Hawk, one of three siblings born at the Green earlier this year, pauses in the middle of a meal for a Don Sterba photo op (left). A month later, Jeff Clark captured a Cooper's Hawk, this one dining in a Brazilian Pepper tree in Court 1 (right). Do you think they're related?



# Report on Noise Abatement Seminar

By Betsy Jordan and Cole Garrison



Presenter John Loverde

On August 25, the Design Review Committee (DRC) hosted an informational seminar for residents on noise and sound transmission as it relates to our multi-family property. The presenter, John Loverde, is an expert in residential acoustics and principal and director of architectural acoustics at Veneklasen Associates.

Following this educational event, the DRC plans to have more dialogue with residents that may lead to design and policy recommendations in the future. Here is a summary of information shared at the meeting.

## The Science: Basics of Acoustics

Noise (the sound we hear) is made by physical waves of short-term pressure fluctuations. It can be measured in both volume (decibels) and pitch (frequency).

Depending on its frequency, a sound wave will travel differently through air than it does through solid material. Low pitch frequency sound waves, such as bass music or a heavy object hitting a floor, are conducted very efficiently through, and by, building structures. Think of how you can hear a train coming from a distance by putting your ear to the track. Sometimes this is called "impact noise".

High pitch frequency sound waves, however, such as speech or treble music, are conducted more efficiently through the air, and therefore are sometimes called "airborne noise".

**Airborne noise**, such as television, barking, etc., is a nuisance for all residents. However, **impact noise**, including footsteps, dropped objects, and furniture moving, is particularly a nuisance for lower unit residents, who are subjected to constant movement from above.

## Building Codes

Our buildings are old, older even than most architectural acoustical design, research and testing methods. The Los Angeles Building Codes are consistently updated as science and technology advance, but the Village Green was not built to the same code standards now required for new residential buildings. And new building codes are not retroactive.

## Mitigation: What VG Owners and Residents Can Do

Mr. Loverde stressed that finding solutions to specific sound issues requires case by case analysis. What type of sound is causing the problem? Is it mostly airborne or impact noise? What if it is both? What are the physical conditions of the building, including the floor and ceiling construction details?

*Most experts agree that treating impact sound at the source is most effective. For example, on a second-floor hardwood floor, thick carpets and quality rubber padding is the quickest and most cost-effective way to reduce impact sound transmission to the space below. It also goes a long way in helping reduce transmission of airborne noise.*

... Continued on page 6

## 131 Residents Respond to Pet Surveys

Photo by Diann Dumas

Eileen Ekinaka and Kristin Laskaris tabulate responses to the VG Pet Survey. The Board had authorized the survey to learn more about residents' opinions of our pet rules and enforcement. The Pet Task Force will present a full report on the results at the September Board meeting.

131 completed surveys were turned in by the August 20 cut-off date. (VG has 629 units.) Residents received the surveys in early or mid-July, enclosed in the July Highlights distributed by their court rep.

Working with Ekinaka and Laskaris were Cynthia Cyrus, Muriel Dickerson, Alicia Thompson, and Rosalind Goddard. The team included new and long-time residents with and without pets. In an email to the volunteers, task force chair Diann Dumas wrote, "Thank you again for taking your Friday afternoon and devoting it to tallying the votes on the Pet Survey... You treated each resident's response with respect." □



# September Events

## The Financial Side of Earthquake\$

A Presentation by Mark Toohy,  
California Earthquake Authority (CEA)

**Saturday, 9/15, 10:00-11:30 am, Clubhouse**

*Sponsored by the Safety Committee*

## Movies on the Green

"The School of Rock"

**Saturday, 9/15, 8:00 pm, Central Green**

*Co-sponsors: Movie Nights and Cultural Affairs*

## Drinks on the Green

**Sunday, 9/23, 3:00-6:00 pm, Center Green, east end**

*Co-sponsors: DOTG and Cultural Affairs*

## Board of Directors Meeting

**Tuesday, 9/25, Clubhouse**

Homeowner comments start promptly at 7:00 pm □

## Noise (cont'd from page 5)

Another way to reduce transmission of all types of noise between floors is through ceiling upgrades. While costly, replacing first floor ceilings with a ceiling system designed to reduce sound transmission can be very effective.

To get the very best performance, above and below floor upgrades are both required.

### How HOAs Can Help

Many HOAs have developed policies to help mitigate noise. Rules to use carpet on upstairs units, or to comply with strict acoustical details when replacing floors are not uncommon. While this seminar was not intended to suggest specific policy changes, the DRC hopes the information presented will inform future discussions.

The educational seminar was one step toward addressing noise concerns at the Village Green. Hopefully, it will not be the last. □

## VG Resident's Passion Recognized



**"Georgia Lumpkin beautifies the community through gardening,"** says the headline of a full-page feature in the June issue of the South L.A. newspaper, *L.A. Standard*. Georgia is well-known by Village Green neighbors for her beautiful patio filled with hundreds of wondrous succulents and other potted plants - but that is not all she has done.

"Lumpkin turned her gardening skills into a community service years ago," the article explains, when she transformed the northwest corner of 54th Street Elementary School from a trash dumping ground to a garden filled with flowers and edibles of all kinds. "...She became the school's volunteer gardener.... The whole school, including the adults, were taught how to garden...."

And Georgia is still not done...

You can read the whole article in the **Home & Garden** section of [www.LAStandardNewspaper.com](http://www.LAStandardNewspaper.com). □

## Help Wanted!

**Do you like meeting people and knowing what's going on at Village Green?**

The Communications Committee is looking for a volunteer to help publicize VG committees' events in *Highlights* and on the VGOA website and official Facebook page.

You will gather events information from committee heads and events planners and arrange it for publication. You will interface with the editor and designer of *Highlights* and the website editor.

Some acquaintance with photography and design would be helpful. If interested, please contact [vgcomcom@villagegreenla.net](mailto:vgcomcom@villagegreenla.net). Thank you. □