

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS

A Monthly Publication of the VGOA

September 2019

Finally: Way-finding Signs!

Every garage court now has two or three board-approved way-finding signs. Kudos to the persistence and hard work of the Design Review Committee and its volunteers!

The signs are mounted on fences, garages, and (in a few courts) buildings in all the garage court entrances, so people entering the court will have an easier time finding their destination address.

“Above all,” said Stephen Wolf, who helmed the project team, “we expect these signs to make a difference for EMTs and other safety personnel who are sometimes slowed down by the Green’s unusual addresses arrangement.” The new signs reference the historic way-finding signs once painted directly on fences and buildings. They coordinate with the existing court entry and trash /recycling information signs. Next up for consideration: court entry signs to improve legibility for drivers approaching VG. □



August Board News

By Lucy Fried

Directors Choose To Not Choose

Jerri Allyn’s resignation in late June left the nine-member board with only eight filled seats and sparked concern that the even number could lead to a polarized board. However, when the directors voted in August, they did not replace her after all.

Just two nominations were offered, and one was for “vacant seat.” Thoughtful arguments were made for both, and then, surprisingly, a majority found the arguments for “vacant seat” more powerful than for filling it. Perhaps the strongest argument was that an even-numbered board would push directors to find common ground and strengthen board unity.

The actual candidate made an impression and was urged by all to run next year; she said she would.

Pet Limits Issue Barks Again

Directors agreed to tackle the well-known discrepancy between the one-pet rule and its widespread violation. However, they were firm that they would not consider changing any other pet rule.

Filming: The main entrance and north end of the Clubhouse will be closed on September 5-6 for Board-approved filming of scenes for “Winslow.” Parking will be available through the Sycamore gate for residents and staff.

Highlights Needs Designers

Do you enjoy *Highlights*? The community needs your help to keep it going.

We are urgently looking for volunteers to rotate monthly design and layout responsibilities for this respected monthly publication. Familiarity with InDesign, Pages, or MSWord is a plus.

Please email
VCcomcom@villagegreenla.net with
your preferred contact information. The
editor will contact you. Thank you.
Village Green Communications

Inside Highlights:

Management News	Page 2
Interview with Karen Howell	Page 3
Sound Testing Report	Page 4
Disaster Prep Next Steps	Page 5
Farewell, Melanee Newkirk	Page 6

Management News

Compiled from Operations Manager Sherri Giles' August Board Report

Garage Inspections—Garage inspections are slated to start in September. We hope to complete inspections and re-inspections by November.

Garage Restorations—After their initial inspections, *garages in in WC, EC, and Court 16* will be painted, fumigated, and repaired.

Filming Revenue—Board-approved filming for tv's "Winslow" is taking place at the north entrance to the Clubhouse on Sept. 3 and 6. The front drive entrance at Obama Blvd. and parking at the north end of the Clubhouse will be impacted. The Sycamore Ave. gate at the east end of the property will be open for resident and staff parking.

Patio Gate locks—Locks that don't match the Green's maintenance master lock system have been identified. Letters are going to selected units in Court 1, and owners will be informed of the responsibility to have the locks changed by our maintenance staff at their own expense. (See *Village Green Handbook*, 9.7 (d).)

Residential re-piping—Buildings 68, 75,

and 76 are completed, and work on Building 77 (West Circle) starts September 5. Buildings 77, 78, and 95 remain. The project is scheduled to conclude in November.

Residential Painting, Carpentry, and Insulation—Buildings 6, 7, 13, 31, and 52 are completed, and 59 is in progress. Buildings 71, 74, 81, and 87 remain.

Patio Tree Removals—Per Board direction, selected patio trees causing damage to infrastructure were successfully removed in August.

Concrete Repairs—Concrete aprons will be installed in six areas of the Green and repairs made to selected sidewalks and patios.

Laundry Room Gas Dryers—All have now been strapped to the wall (per the Fire Code).

Landscape Maintenance—Landcrew reported it is mowing weekly to "maintain the desired length," and assured residents that new green grass will soon cover the brown. Weekly mowing has slowed response time to work orders, but workers are handling them as quickly as possible and addressing safety issues, they said. Two main line irrigation breaks (Courts 2 and 5) occurred, costing a day's worth of watering. Courts 12–15 are next for detailing.



The way-finding signs are here and ready to be installed! *Design Review Committee's Stephen Wolf with Manfred Jossel of Awards Plus, our sign company.*

LETTERS TO THE EDITOR

Dear Editor,

My friend and I were in my patio one late afternoon last month when he saw a tiny mosquito on his arm. He swatted it, and we got a good look at it. It was so unusual that he looked it up and learned it was an Aedes mosquito.

They are active and bite during the day and night, and they're all over the Green. They lay their eggs in tiny amounts of standing water, though I'm not aware of any standing water in my patio. They don't make a buzzing sound, so BEWARE!

Teresa Thompson,
Court 8

Ed's Note: You can learn more about these mosquitos at: <https://www.ocvector.org/invasive-aedes-mosquitoes>



PUBLIC SECURITY REPORT

Edited by Jordan Deglise Moore

July 18—August 21, 2019

August 8 RESIDENT ASSISTANCE. Ct. 2 on Coliseum, 7:30 am.

A resident reported a pedestrian shouting on his cell phone and then yelling at her after her dog barked at him. Officers arrived to ensure her safety and make sure the man left the property.

August 8 WELFARE CHECK. West Circle, 1:00 pm. VG staff entered a unit after a worried relative called and the resident had not responded to multiple attempts to reach her. She was found unresponsive, and paramedics confirmed that she had died.



Interview with Karen Howell, Disaster Readiness Workshops Organizer



HIGHLIGHTS: Recently, you and your team of Safety Committee members spent hundreds of hours organizing a six-Saturday comprehensive emergency preparedness and response training for VG residents. Why did you do that?

KAREN HOWELL: I chose to organize this training because I saw that my neighbor, Regina Latrice Bryant, had organized her neighbors in Court 17, and

I realized that my family and my court were not prepared. I wanted to create a training program so that we in the Village Green could learn together.

HL: What were your objectives, and were they accomplished?

KH: We wanted to get actionable practical information into the hands of residents and include hands-on practice, because we all understand that a disaster may overwhelm the ability of first responders to arrive quickly.

The information helped us understand better how we can prepare, and the hands-on practice reduced the fear of the unknown and strengthened our self-confidence that we could act in uncertain situations.

Surprisingly, the hands-on sessions were actually fun. Learning new skills, meeting new people, and developing a shared sense of purpose are all good things.

Ultimately, if we want to live in a resilient community at the Village Green, we need to learn how to first take care of ourselves and then our families, and then we will be able to help neighbors who may be in need.

In my work life, I have grown successful outreach, education, and security programs in a 24/7 university library. A key component was turning vague aspirations into concrete goals - with tangible small steps that people can understand, buy into, and act on. I wanted to take that same approach here.

We couldn't have done this alone. We reached out to CERT, LAFD, other neighborhood associations, and the City's emergency preparedness department. All were enormously helpful, in particular Chin Thammasaengsri, CERT's Chief for the South Bureau, who generously worked with us to create a customized Neighborhood Team Program curriculum for Village Green - in effect a "CERT-lite."

HL: How many residents attended the sessions?

KH: I'm happy to report that 278 residents attended more than one session, with 23 attending more than half.

Five courts sent someone to attend all six sessions, and residents of 13 courts attended more than half. Altogether, 117 residents came to at least one of the six sessions. At least one resident from every Village Green court participated!

HL: Is this it, or do you have long-term goals for disaster readiness?

KH: The goal is to have every court in the Village Green organized and prepared to respond to a disaster.

HL: That's a tall order! What can residents do now?

KH: Keep on learning and taking action. Take one small step today or on the weekend. Then take another tomorrow or next weekend. Work preparedness into your regular routines instead of making it into something so big that you avoid it:

Get a checklist and resources list on the Safety Committee's page at www.villagegreenla.net and from apps such as FEMA, Shake Alert LA, and the American Red Cross. Enroll in a CERT or First Aid course. And meet your neighbors. Even if a disaster doesn't happen for a very long time, you'll have enriched your life and community by getting connected. □

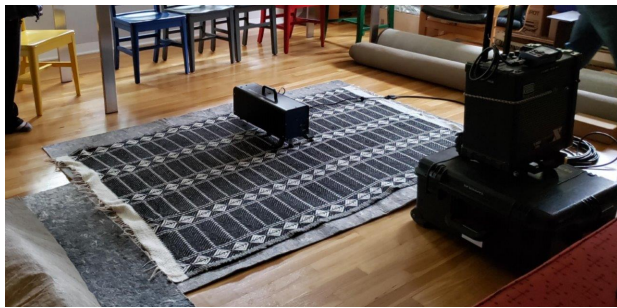
Acoustics Testing Results

By Karen Bragg, DRC member

It is well known to many residents that noise can transfer between upper and lower floors. Village Green has approximately 174 pairs of upper and lower units, i.e., 348 units for which noise transfer can be a concern.

To better understand the issue - and what can be done about it - Village Green hired the premier acoustic firm Veneklassen Associates to arrange acoustic testing and prepare a report with recommendations based on the results.

The Design Review Committee (DRC) has reviewed the acoustic report and presented it to the board, and it will soon be available on the VG website. The report includes detailed data and recommendations, and all concerned residents/owners are encouraged to read it. We will invite John LoVerde from Veneklassen (who spoke at the Green earlier this year) to return on a Saturday to discuss the test results and recommendations with all interested residents.



The Testing

Four pairs of upper/lower units were tested, and for the most part, the same tests were conducted in each pair of units. Both impact noise and airborne noise were tested. Impact noise includes footfalls, dog nails, and items dropped on the floor. Airborne noise includes voices, video games and tv, and phone rings.

Impact Noise

Impact sound usually travels only from upper units to the lower units, so the test placed a standardized 'banging' machine on the upper level floor, and sound measurements were taken for impact noise in the unit below.

The testing was done on a bare wood floor, repeated on the wood floor with an area rug and 27oz carpet pad, and again on the wood floor with an area rug and 40oz carpet pad. In one case, a bedroom with wall-to-wall carpet was tested

Airborne Noise

To test airborne noise, a static noise machine was used in the upper units, with sound measurements taken in the units below. Because airborne noise will pass through the floor assembly from upper to lower unit or from lower to upper unit equally, there was no need to reverse the test, as the noise transfer results would have been the same.



Two Useful Findings

The area rug with pad gave significant improvements to the impact sound transfer, but not much improvement for airborne noise. Importantly, in one pair of tested units, the lower unit owner had previously installed a high-quality acoustic gyp board ceiling. This unit had very significant improvements for both airborne and impact noise.

The acoustic testing was performed in early May by Western Electro-Acoustic Lab (WEAL), an accredited company hired through Veneklassen. Veneklassen analyzed the test data and wrote the report.

Now What?

The DRC has not proposed any rules and believes that the HOA members should have access to the report and be able to attend a meeting with Veneklassen before rules (if any) are put into place.

Our 1940's historic construction was not built to meet the standards of acoustic privacy that are commonly required today. Testing the acoustic performance of our 1940's buildings is an important step to help residents understand our existing conditions and the degree of improvement that is possible by different methods. Acoustic privacy is important to everyone, and this report should help to set expectations and provide useful information for how to make improvements. Thank you to all residents who allowed their units to be included in the testing. □

The training sessions are over; what's next for VG disaster prep?

The Safety Committee disaster preparedness team announced that an email list will soon be set up for residents interested in receiving occasional messages and training announcements, and to share handouts or related information and links. Please contact Karen Howell or others on the team and look for announcements.

Here are five projects from Karen Howell that can happen if enough people volunteer:

1. Create an online site so residents can access the huge amount of photos, videos, notes, checklists, equipment recommendations, and customized property maps amassed from the six-session training;
2. Organize a set of interested volunteers to host Ready Your LA Neighborhood (RYLAN) workshops in their courts. The City of LA will send a



During the 5th session of the emergency preparedness training, residents practiced splinting and bandaging with EMT Marci Sandell, member of CERT Battalion 18 and CPR/AED instructor for the American Heart Association.

facilitator to walk a court through a structured organized process to create the court's disaster preparedness plan.

3. Organize volunteers to help plan a Disaster Preparedness Fair so that residents can see/purchase supplies/equipment
4. Create a radio communication plan—find volunteers to test two-way radio reception and channels, and practice communicating so we know how to set up Incident Command Centers in the event of cell phone tower and electrical outages
5. Plan repeat training sessions and mock disaster practices.

Many hands make light work. If you are willing to volunteer to make these things happen, then please contact the Safety Committee or Karen Howell.

EARTHQUAKE SURVEY RESULTS

This spring, the board okayed a directors' request to take an informal survey of owners' opinions about a proposal that the Association buy a master earthquake insurance policy to be funded by a mandatory 8.8% assessment per unit per month and totaling about \$278,672/year. The survey was sent to owners of all 629 VG units, and the results were reported to the board in late June.

The main question asked respondents whether they would support such a policy. Of our 629 units, owners of 276 (about 43.3% of total units) responded. 170 voted "yes"; 63 voted "no"; and 43 were "not sure".

Those who said "yes" were asked when they wanted to see the policy take effect. 125 said, "Immediately". Respondents were also asked whether they had personal quake insurance or were likely to purchase it, and whether they would choose rebuilding or selling if the property suffered extensive damage.

Note: Readers should not confuse residents' optional personal quake insurance with an Association policy for repairing and rebuilding common area buildings and infrastructure.

MORE FROM THE BOARD MEETING

By Mickey Fielding

Board member Cynthia Singleton has something to say to all VG owners—read your CC&Rs!

This document—one of the governing documents every owner receives when they buy a unit here—covers nearly every aspect of our homes and common areas and what we can and cannot do with them.

The topic came up during the August board meeting; Cynthia was emphatic that if owners have any questions about any aspect of activity here, there is probably an answer somewhere in our governing documents, particularly the CC&Rs.

She cited sections 10.2, 10.3, and 10.4 as being of particular importance in regard to the currently contentious topic of a VGOA master earthquake insurance policy. We won't print sections here, because we know you'll want to pull out your own copy or look it up on the Village Green website at www.villagegreenla.net.

SEPTEMBER EVENTS

Summer Soiree and Tree Fundraiser

Saturday, September 14, 6:00-10:00pm

Village Green Clubhouse Patio

Sp: Tree and Landscape Committee

Drinks on the Green

Sunday, September 22, 3:00-6:00pm

West end of the East Green

Bring a drink and/or yummy. Family friendly.

Sp: Cultural Affairs Committee

Board of Directors Meeting

Tuesday, September 24, 7:00pm

Village Green Clubhouse

Homeowner comments start promptly at 7:00 pm.

Dog Happy Hour

Sunday, September 29, 4:00-6:00pm

On Coliseum west of Court 5 garage entrance

This is a board approved event organized by residents.

Foot Beats

Fri., 9/6, 7:30 pm - Meet at Clubhouse, walk VG central area

Thurs., 9/12, 8:45 am - Meet at Clubhouse, walk east area

Wed., 9/18, 7:00 pm - Meet at Court 6, walk west area

Tues., 9/24, 24, 10:00 am - Meet at Clubhouse, walk central area

Mon., 9/30, 7:30 pm - Meet at Court 4 entrance, walk east area

Sustainability Group Hosts Discussion with Antioch College Scholars

By Joanna Casucci, Community Sustainability Interest Group

Do you sometimes feel helpless reading headlines about the environment? Direct action toward building a sustainable community is a powerful antidote.

Join us on Sunday, September 22, at 3:00 pm at the Clubhouse for a discussion on recycling/sustainability with graduates of the MA in Urban Sustainability Program at Antioch University, Los Angeles. For more information, please contact colombene@beneluxe.net.

Sustainability refers to individual and collective actions that have a positive impact now and for future generations. True sustainability is achieved at the intersection of economic equality, social justice, and environmental protection.

Here at the Green, many neighbors are recycling, shopping at thrift stores, buying food from farmers' markets, gardening, composting, and avoiding single-use products. One neighbor is trying to eliminate waste entirely from her home. Others are using gray water systems, or recycling for a non-profit organization.

These actions become exponentially more powerful, not to mention easier, when we do them together. To quote environmental blogger Anne-Marie Bonneau (@zerowastechef), "We don't need a handful of people doing this perfectly; we need millions of people doing it imperfectly."

PEOPLE OF THE GREEN

Melanee Newkirk

By Lucy Fried

The Village Green Owners Association lost one of its most outgoing and interested members last month when Melanee Newkirk of West Circle unexpectedly passed away in her sleep. VG staff found her body on August 8 after a concerned call from a family member and many attempts to contact her. She was 75.

Melanee bought her unit in 2000 and became a voice for fiscal moderation, serving for a time as a board director and treasurer. In recent years, she volunteered for the Highlights as a photographer, capturing the spirit of annual meetings, holiday parties, and other Village Green events.



"She was a very caring and sharing individual," said Maintenance Manager Harold Graves. "She was always kind to maintenance and other staff, always generous." Neighbor Feliza Kohan wrote this about her friend:

"What's there to miss about my great friend Melanee?
A last-minute call to go to the Hollywood Bowl?
A knock on the door to share her favorite wine with me?
A call when I'm ill to bring me matzo ball soup and any meds I might need?
A gift or two like Moishe the Moose and a bracelet or two?
And those special Village Green concerts you welcomed us all to?
No one will replace you, my great friend Melanee."

Melanee's friends and neighbors will miss her cheery presence. She leaves numerous family members, including her brother Roger and nephew Roger Jr. A memorial event is planned for Saturday, October 19 at 1:30 pm at the Clubhouse.