

VILLAGE GREEN

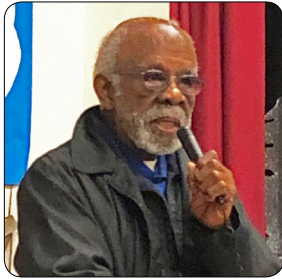
NATIONAL HISTORIC LANDMARK

HIGHLIGHTS

A Monthly Publication of the VGOA

January 2021

Ted Lumpkin: December 30, 1919 - December 26, 2020



Village Green lost an American hero last month when COVID 19 killed Court 12 neighbor Ted Lumpkin the day after Christmas. Had he been able to live until the 30th, he would have been 101 years old.

Ted was a 2nd Lieutenant in the U.S. Army Air Forces during World War II, one of the Tuskegee Airmen who broke the air forces' "color barrier" and earned a place in history as some of America's most decorated air warriors. He remained an active leader in the Airmen's organization and lived his life as he wanted to until the virus stopped him.

Highlights extends sincere condolences to his dear wife, Georgia, and family. A longer article will appear later.

News from the Board and Management

The December 8 board meeting agenda was filled with big projects, big expenses, and big discussions.

Approved Resolutions

- \$459,000 contract (reserves budget) to Hariton Engineering for Electrical Upgrade Project Phase 2 (See article, Page 3.)
- \$155,217 for 2021 Assn. property and liability coverages
- \$13,000 to SunLife/Ramco to repair the Court 6 Electric Service Feed (See article, Page 2.)

- Liens recorded on two properties behind in monthly assessments

Discussion Items

- Should VG make an exception to its "no chemicals on the grounds" policy and spray olive trees to prevent fruiting and reduce the mess and slip and falls? *Arborist to be consulted*

- Should the board overturn the long practice of taking positions on community concerns such as crime prevention and fracking? *Pros and cons*
- Should VG partner with Crop Swap L.A. to grow quality produce for ourselves and others? *Unanimous interest but decision premature* □

Board of Directors Elections

KNOW THESE DATES AND WATCH FOR NOTICES WITH MORE DETAILS

Saturday, January 23: MEET THE CANDIDATES on Zoom, 10:00 am.

Friday, February 5: MAILED BALLOTS must be received in office by 5:00 pm.

Saturday, February 6: Ballots may be brought to office before 12:00 pm. VGOA Annual Meeting 1:00 p.m., Clubhouse.

Go to www.villagegreenla.net for information on how to access all VG Zoom meetings.



The Board of Directors joins me in sending every VG resident and offsite owner New Year's greetings and best wishes for a better 2021.

Having just lost one of the brightest stars of Village Green and the nation, we implore you to consistently practice social distancing and masking. If you are not, please consider the possible consequences - if not for yourself, then for others.

Joe Khoury, BOD President

Court 6 Power Cables Finally Out of the Trees, Almost

By Lucy Fried, Court 13

Court 6 residents suffered an electrical outage on Christmas Eve 2019. For all of 2020, their power came from aerial cables rising from the underground vault in the driveway, tied to the trees overhead, then dropping down to a junction box in a neighbor's patio. Now, more than a year later, neighbors are hopeful that normalcy will be restored soon.

It seemed the fates were conspiring against them. COVID-19 slowed everything down. It wasn't until spring that management and the board verified the cause of the outage: ficus tree roots had damaged the conduit, allowing water to enter it and cause a short circuit. And it wasn't until June that LA's Department of Water and Power (DWP) declared that the VGOA, not the City, was responsible for fixing the damage.

Then, in autumn, our maintenance manager of 42+ years retired ...



Finally, in December, Greencrew's tree care affiliate, Beauty Landscape, arrived to cut down the tree and remove the stump. The takedown of the huge ficus was accomplished, "with surgical precision," said **Highlights** photographer Zig.

Progress was halted temporarily after a water pipe was punctured while chipping the huge stump still in the ground. But as **Highlights** went to press in late December, Ramco Electric was at the site, digging out roots and searching for the damaged underground conduit to remove and replace it with PVC pipe. VG Maintenance Supervisor Alfonso Casanova was confident that the DWP would arrive in early January to install the new underground cable and remove the overhead wires at last.

It couldn't come too soon for Court 6 resident Jordan Moore. "After a year spent trepidatiously watering my azaleas next to a 100' power cable thicker than my thigh, I welcome its removal as a sign that this year will be better than the last one," he said. □



Village Green's Electrical Overhaul: Phase 2, Engineering

By Steve Haggerty, Court 13

Highlights readers know that for the past year we have been working on Phase 1 of our electrical overhaul. We called it "Discovery" because we needed to explore and document the current state of our 1940s electrical infrastructure. That phase is now complete.

Phase 1 confirmed that getting more electrical power and new infrastructure to the Green is essential – because our current electrical system is failing and because residents want more power for items like air conditioners and appliances, electric vehicle charging, and solar power.

By approving the December 8th resolution to hire Hariton Engineering for Phase 2 (Board News, Page 1), the board took a significant step toward bringing Village Green residents more electrical power for 21st century needs.



What are the Phase 2 Goals?

We want to reach our power goals as quickly as possible. Adding more electrical power will require engineering design work and approval by multiple City departments for infrastructure changes outside and inside our buildings. We called Phase 2 "Engineering" because the main objective is to complete all the engineering work and approvals as quickly as possible to bring us to Phase 3, the actual construction phase of our new electrical system.

Who Will Be Doing the Work?

The technical team doing the Phase 2 work will be the Los Angeles Department of Water & Power (DWP), LA Department of Building & Safety (LADBS), LA Office of Historic Resources (LA OHR), Hariton Engineering, and our Village Green team.

What Does the Work Consist of?

Phase 2 work will be done in five different stages.

1. COORDINATION WITH THE DWP

The DWP tells us that, in the near future, they will have more power available from the 34.5 kilovolt lines running just west of the nursery on Hauser. They will bring it to the Green but step it down to the 4.5 kilovolt system we currently use.

Once more power is available, we will work with the DWP to establish the location where the upgraded service will enter the Green's property. We'll also work with them to confirm whether the existing vaults can contain upgraded transformers, new conduits, new conduit routes, new wires, and new transformers. If they cannot, we will look at other possibilities. And we will also establish the location of new meter panels for each building.

2. DESIGN AND APPROVAL

Then, Hariton will design and work with the DWP and LADBS to get approval for our new in-building electrical infrastructure. This includes items such as new meter panels and in-unit circuit breaker panels.

3. ELECTRICAL "PACKAGES"

Hariton will create electrical plans for new wiring within our buildings, and these will require approval by LADBS. We have 95 residential buildings, made up of eight different building types - from four-unit buildings to ten-unit buildings. In each building, there are 18 possible floorplans, with another 18 reverse floorplans, making 36 possible floor plans.

Because buildings of the same type are similar, rather than enter and document the electrical configuration of each of our 629 units, our strategy is to select at least one of each building type and verify and document existing lighting, HVAC, receptacles, and electrical devices in 36 floor plan units. This plan will save a great deal of time, money, and invasive resident visits.

From these "typical" buildings and floorplans, Hariton will prepare and submit 95 separate electrical "packages" (per 2019 CEC electrical code) to LADBS for plan check.

... Continued, see "Electrical Overhaul," page 4.

4. EV CHARGING AND SOLAR POWER

Hariton will also provide electrical design and infrastructure for future EV chargers in 98 garage buildings and electrical design for garage solar panels in 98 garage buildings.

5. PLANNING AND CONTRACTOR SELECTION FOR PHASE 3

Finally, toward the end of Phase 2, Hariton will assist Village Green staff in preparing and issuing documents i.e., Request for Proposals (RFP) for bidding on construction. Once bids have been received, they will assist in reviewing bids, answering contractors' requests for information, and contractor selection.

When Will the Work be Done?

The majority of engineering work for Phase 2 is targeted to run from December 2020 through mid-2022. While DWP estimates the time needed to upgrade their infrastructure is up to three years, we can do some upgrade activities in parallel within our buildings as soon as we get approval from DWP and LADBS. □

Crenshaw Mall Ownership Battle Not Over Yet

By Cynthia Singleton, Court 15

December's **Highlights** reported that an investor group (LivWrk) backed by Donald Trump's son-in-law, Jared Kushner, won the bid for the Crenshaw Mall. The community group Downtown Crenshaw had backed a local development team. On December 11, the LivWrk agreement was canceled! Here is the official statement from Downtown Crenshaw Board President Niki Okuk when they learned of the cancellation:

"This is a tremendous Black community victory and testament to the power of the people. Downtown Crenshaw stood up and defeated LivWrk-DFH Partners, an unqualified out-of-town Trump-Kushner development partner, who sought to do harm to our beloved Crenshaw. On behalf of all of the leaders of this movement, we extend a heartfelt thank you to the nearly 13,000 people who signed our petition and sent in letters, hundreds of community organizations and civic leaders who stood united, and the many activists who took to the streets, from the powerful Black Lives Matter-Los Angeles crew to Grandmamas of Downtown Crenshaw. We have shown that when we come together to defend our community, not even the powerful business partners and close friends of the president's family can defeat us."

Damien Goodman, a Downtown Crenshaw board member, added: "The Downtown Crenshaw Rising development team of global award-winning firms backed by the best of investors looks forward to sitting down with the public pension funds to identify a win-win. Our offer remains 5% over the next most credible offer."

Stay tuned, neighbors. We may yet have a locally owned and run mall seven minutes away from home ... □



Public Security Report Edited by Jordan Deglise Moore, Court 6

November 14, 2020 - December 8, 2020

NOV. 16, 17, 19, 21, 24 & 27, ERRATIC, ABUSIVE BEHAVIOR BY RESIDENT, Court 5 & the Maintenance Yard, various times. Multiple residents, vendors, & VG staff reported resident's ongoing public intoxication, verbal abuse, and threatening behavior; playing loud music, littering in front of neighbors' garages, making baseless allegations, and interfering with groundskeepers.

NOV. 16, RESIDENT COMPLAINT OF FIRST FLOOR NEIGHBOR BANGING CEILING, Court 1, 9:35 am.

A resident reported their downstairs neighbor was regularly pounding their floor from underneath using an object such as a broomstick.

NOV. 24, DRIVER DAMAGES GARAGE AND FLEES, Court 9 garages, 6:52 pm. A resident reported an unknown person caused serious damage with their car and then fled. □