

HAPPY
NEW
YEAR!

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS



A Monthly Publication of the VGOA

January 2024

NEWS FROM THE BOARD *Compiled by Patrick Comiskey*

Forty people attended the Board Meeting held December 12, 2023 including eight Directors and Management representatives. It was a dramatic meeting owing to the bombshell laid at the feet of the property by the insurance industry.

INSURANCE RATES SKYROCKET

On December 9, Management was informed of an astronomical rate hike to the Green's Property and Liability insurance premium for 2024. In 2023, the Association paid \$196,345 in annual fees. Ms. Giles reported that the preliminary quote for the same coverage was likely to quintuple.

The VGOA's insurance broker, Scott Litman, addressed the Board, explaining that due to natural disasters nationwide, including fires in California and hurricanes in Florida, the industry has experienced huge losses in recent years. As a result, carriers, including the property's longtime insurance provider, Farmer's, are pulling out of certain markets. Mr. Litman reported that his office has been working since August to find the Green a new insurance provider, contacting over 30 carriers. Most declined, citing as reasons the property's large size and age of its infrastructure. The carriers willing to extend coverage only agreed to cover a portion of the policy, meaning Village Green's coverage will be spread across multiple carriers.

The Board briefly discussed possible funding scenarios, all of them grim. It was noted that the rate increase was so dramatic that funds needed for the very projects that would serve to improve our insurability—repairs and upgrades to plumbing, irrigation, roofing, and electrical systems—would be impacted.

Discussion and a vote were tabled until the Board could review the final quotes, and a special Board meeting was set for the following Tuesday, December 19. At that meeting, attended by some 200 residents, Board Treasurer Claire Knowlton presented four funding scenarios. "All of them are terrible," she stressed. While three of the primary carriers confirmed their quotes at the time of the special meeting, the underwriter working with Mr. Litman's office was still in negotiations with the secondary carriers.

In order to meet the December 31 renewal deadline, the Board voted 7-2 to bind a policy not to exceed \$1,340,154 and voted 9-0 to update the 2024 budget to reflect the new HOA fee and premium. To pay for it some funds will be diverted from reserves and some will come from more assessments.

The Board voted 8-1 to increase 2024 HOA fees a second time. **As of February 1, monthly HOA fees will be 20% higher than they were in 2023.** A final premium of \$1,133,331 for property and liability was confirmed on December 21.

GREEN KNIGHT IN ATTENDANCE

Ms. Giles introduced the Board and the community to Eddie Chaudry, the Senior Vice President of Green Knight Security, which took over security of the property the day after Thanksgiving, 11/24/23, at 8:00 a.m. Mr. Chaudry addressed questions from the Board and pledged to work closely with the community to address all concerns. (An interview with Mr. Chaudry can be found on the Village Green website very soon.)

SECURITY OFFICE REFRESH

The Board approved a Management resolution to spend \$4,196 to refurbish the room used by the security vendor. The room's deteriorating plaster walls, warped floors, and non-functioning blinds will be repaired or replaced.

GREEN CREW MANAGER

The Board reviewed a proposal brought forward by the Tree and Landscape Committee (TLC) to ask Green Crew to replace Nick Havai with a new manager. TLC has documented years of challenges, including uncompleted work orders and non-responsiveness to urgent projects. The Board approved 8-0.

Continued on page 2 ...

IMPORTANT NOTES:

New Escort & Patrol Phone Number: (213) 949-0572.

Annual HOA Meeting:
Saturday, February 3. In-person.
More details to come.

Maintenance Reminder: Please see *Manager's Report* on Page 2.

BOARD NEWS *(Continued from page 1)*

EXECUTIVE SESSIONS

Citing fatigue during prolonged meetings, the Board voted earlier this year to move Executive Sessions to an alternate night but did not lock in a schedule at that time. At this meeting, the Board decided to move Executive Sessions as needed and when the public meetings are expected to run long.

POLITICAL CANVASSING ON THE GREEN

Prompted by homeowner correspondence, Director Claire Knowlton moved to allow political candidates and their representatives to canvass door to door during campaign seasons. Ms. Knowlton agreed to draft a set of guidelines for potential canvassers including registration requirements, permitted hours, and windows when campaigning is allowed. The Board approved the motion 9-0. □

MANAGEMENT REPORT *Compiled by Sherri Giles; edited by P.J.C.*

ELECTRICAL UPGRADE PROJECT CONTINUES:

Meters for each unit and a DWP panel have been installed at the end of the building 91. Electrical contractor Triple C will next install a new vault in the Court 17 driveway and run a conduit to connect it to the DWP panel.

PAINTING & INSULATION: Building 51 is complete; work on Building 53 is temporarily on hold while fencing damaged by patio plantings is being repaired. Power washing, insulation, and carpentry repairs has begun on Building 55 (Court 11). Depending on the weather, work on Building 65 will commence in mid-January.

GARAGE RESTORATION & PAINTING: Courts 3, 7 and 11 have been selected for termite treatment, carpentry repairs and new paint. Roof and foundation repairs are required for some of the structures and will commence in early 2024. Garage inspections will follow.

SERPENTINE WALLS: After securing approval from Lambert Geissinger of LAOHR to use oversized brick, contractor Craig Troxler will submit a set of plans for LAOHR's approval.

ROOF CLEANING: Annual roof cleaning began the last week of December.

LAUNDRY MACHINES: Management has received a bid from one prospective service provider and from the current provider, WASH. A bid from a third vendor is forthcoming. The proposals will be presented for the Board's consideration at January's meeting.

ESCORT AND PATROL SERVICES: Green Knight Security (GKS) commenced services at Village Green on November 24th at 8:00 am. GKS onboarding coincided with a rash of vandalism and garage break-ins, which remains an ongoing concern. GKS has established a more visible presence in Courts 1, 2, and 3 as a deterrent.

PLEASE NOTE: The new Security phone number is (213) 949-0572.

IMPORTANT MAINTENANCE REMINDER

Linda Pollari, Facilities Engineer, and the Management Team wanted to remind all residents to report structural issues and signs of internal damage to the Maintenance Crew immediately. For your safety and for the financial security of the property, please help us detect small problems before they become big ones!

SECURITY REPORT *November 12 to December 7, 2023 Edited by Patrick Comiskey*

PROPERTY DAMAGE: AMAZON TRUCK HITS GARAGE BEAM, November 12, 5:20 pm. A resident reported the incident. Security reached the truck with driver present, who refused to identify himself. Van and license number were recorded.

CIGARETTE SMOKE, UPSTAIRS NEIGHBOR, Court 16, November 13, 10:44 am. A resident reported cigarette smoke drifting down into her unit from her upstairs neighbor. Similar incidents were reported on November 15, 16, and 29. Security detected the smoke and reported to Management for further action.

DOG-WALKING THROUGH INTERIOR OF THE GREEN, Court 5, November 14, 8:35 am. A resident reported a dog being walked towards the interior of the Green.

STOLEN PACKAGE, Court 12, November 16, 6:59 pm. A resident reported a stolen package, and noticed a potential suspect. Security conducted a search but did not locate the person. The resident said she would provide the video footage from her Ring camera.

GARAGE BREAK-INS, Court 2, December 5, 4:45pm. Security received multiple calls regarding damage and burglary attempts on three garage doors. Missing items were still being determined; Court 2 has been hit by multiple burglary attempts in the last three weeks. □

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