

# VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

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# HIGHLIGHTS

A Monthly Publication of the VGOA

January 2023

## AN END OF YEAR MESSAGE FROM THE BOARD

Each year, the Board provides to owners a cover letter accompanying reporting on personnel news and a broader financial assessment. Here is Board President Laura Civiello's statement to the homeowners, edited slightly for brevity.

### 2023 Annual Meeting

Last year, the annual meeting was reduced to the essential function of counting the ballots. Ongoing health and safety concerns means there will be no in-person gathering aside from the vote counting. The Board will reconvene via Zoom to determine the officers. Thank you in advance to the election inspectors for your hard work.

### Assessments

Inflation is having an impact on the Association's operating budget. Our legally required insurance will rise significantly in 2023, with the premiums of essential policies increasing 19-50%. Changes to labor laws, such as required sick time and minimum wage increases, have caused our security vendor to increase its fees by nearly 16%. Supplies and labor needed for routine reserve projects including building, painting, and garage restoration have also jumped in cost.

In addition, the Association is in the midst of several critical infrastructure projects including repair of the Green's electrical system, property-wide irrigation design and replacement, a landscape rehabilitation project, and building insulation. These major reserve projects are estimated to cost between \$2.5M-4M per year for 10 years and remain significantly underfunded.

To cover these projects as well as the increases to our operating costs, the Board of Directors voted in October to increase regular assessments by 7%. The dues increase adds roughly \$285,000 annually to the Association's income and will allow the Village Green to contribute about \$1M to our reserves in 2023. An estimated \$500,000 will be spent on routine reserve projects, such as ongoing building painting and garage restoration. The remaining \$500,000 will be available for projects like the electrical infrastructure upgrade.

### Personnel

2022 ends with some exciting updates from the Office. Operations Manager Sherri Giles has promoted Darwin Harry Ruiz to Maintenance Supervisor. Ms. Giles has also begun working with a temp agency specializing in tradespeople (electricians, plumbers, etc.) to fortify the skill set of our existing team and provide assistance with work orders. Finally, Ms. Giles has hired and will onboard a new Facilities Manager, Linda Pollari, in February 2023. A registered architect and the Green's Design Review committee consultant, Linda comes to us from Otis College of Art and Design where she has been Chair of the Environmental Design department for the past 22 years. Linda will work with Sherri setting up processes and guiding reserve projects.

I speak for all of the directors, office and maintenance staff in saying we deeply appreciate your support. May your year end with joy and wishing you the best for 2023.

Sincerely,

Laura Civiello

President, Board of Directors



Laura Civiello

## Inside HIGHLIGHTS

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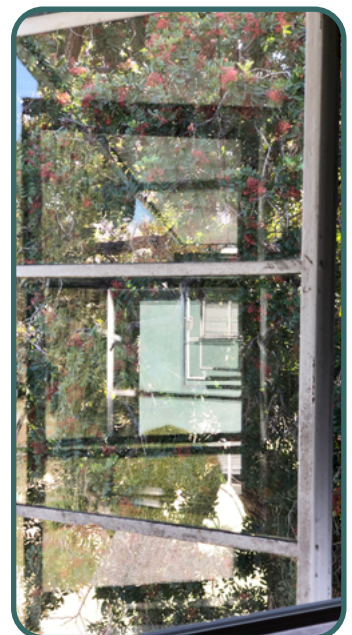
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**HIGHLIGHTS** is an all-volunteer project of the Village Green Communication Committee.

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## MANAGEMENT NEWS from Operations Manager Sherri Giles

*Compiled by Lucy Fried*

### WASHING MACHINE MAINTENANCE

Last November, Ms. Giles told the Board that 11 machines had “notable maintenance service histories,” and WASH committed to removing and replacing the most problematic ones before the end of the year.

WASH agreed to replace the two poorly functioning machines in late December or early January, depending upon inventory availability; the remaining troublesome machines would be replaced as inventory became available in the first quarter of 2023. The contract states that the machines will be replaced only with those of comparable age, or factory-reconditioned machines.

Note: For residents hoping for a large laundromat-style washer, a VG/WASH walkaround confirmed it would not be feasible, due to space limitations, and likely complications with drain lines and dryer venting.

### BUILDING MAINTENANCE

Despite COVID’s forced delays earlier in 2022, the year ended with a determined push for scheduled maintenance projects, including painting and insulation of buildings 58

and 62; annual roof cleaning; garage restorations in courts 6, 8, and 14; and garage inspections.

### GROUNDS UPDATES

**GreenCrew:** The crew reported hand-pruning large shrubs, weeding planter beds, cleaning out berms, and mulching newly planted trees as 2022 came to a close. They detailed courts 14-17 and hoped to be in courts 1-3 in January.

**Horticulturist:** Village Green horticulturalist Carol Bornstein paid her semi-annual visit in November and emphasized the continuing importance of adequately watering new plantings. During her walk, she noted several badly pruned plants - including jagged cuts, unsightly stubs, and unnecessary removal of lower branches – with conspicuous dead branches overlooked.

**Arborist:** Carlberg Associates inspected the property last November. They found no emergency action needed but recommended 11 trees for removal and replacement. Reasons included branch failures, severe infections, wood-rotting fungi, and the invasive shot hole borer mentioned in last month’s report. □



## PUBLIC SECURITY REPORT November 10 - December 7, 2022

*Edited by Lucy Fried*

### DOGS LOOSE ON MAIN GREEN: November 15, 2:00 p.m..

Security responded to a resident’s report of two unleashed medium-sized dogs running around the Green and eluding capture. When the owner arrived, Security warned her not to let them get loose again and informed her that the dogs exceed VG’s weight limit.

**ITEMS MISSING FROM VEHICLE: Court 12 Perimeter, November 26, 4:20 p.m.** A resident reported that her insurance and vehicle registration forms had been taken from her car. Security examined the car and found no vehicle damage or sign of forced entry.

**SOMEONE TAPPING ON WINDOW: Court 5, November 28, 10:48 am.** After receiving the resident’s call, Security searched the grounds for more than a half hour but found no suspect.

**DEFECATING IN PUBLIC VIEW: Court 13, November 28, 9:34 am.** Officers searched the area after a report that someone

was defecating in front of a unit. No evidence of this action was found. Two men in the area were questioned, and one said he was, “bending down and it may have appeared strange from a distance,” but denied defecating.

**SOLICITORS TRESPASSING ON PROPERTY: Court 11, November 29, 2:05 pm.** A resident reported three individuals going door to door attempting to sell a water product. Security advised the trespassers of the non-solicitation policy and escorted them off the property.

**DOORBELL RINGING: Court 7, December 8, 5:30 am.** A resident complained that someone was ringing her doorbell repeatedly and told Security she never opened her door to answer the rings. When the officers arrived, they found no one outside. It turned out a neighbor had called police, and those were the doorbell sounds the resident heard. □

## The Bowl at Kenneth Hahn Will Get an Upgrade – by P.J.C.



Kenneth Hahn State Park, the green space just uphill from the Village Green, is planning a makeover for “the Bowl,” the vast bowl-shaped expanse at the center of the park (31 acres) that once was a Tongva dwelling. It was also home to an unnatural disaster in 1963, when the reservoir situated there sprang a leak, resulting in catastrophic and fatal floods, affecting many properties, including ours.

A partnership that includes California State Parks, the Baldwin Hills Conservancy, TreePeople, and the design group SWA was formed in 2018 to upgrade the area for recreation, draw out multiple uses, and incorporate the traditional use and history of this portion of the park. Some preliminary plans were laid out in a meeting early this month, which includes tree and native plant additions, a performance space, picnic areas and birdwatching lookouts.

For more information, [visit www.khsrabowl.org](http://www.khsrabowl.org). □

## WE NEED YOU!!

**BOARD ELECTIONS ARE COMING** and there can't be elections without you. Remember the Village Green Board is an elected body, with five seats up for re-election this year. A majority of eligible voters is necessary for the election to count, so we're counting on you!

### Election Related Activities:

There will be no Meet the Candidates assembly this year. However, owners will have received a yellow envelope with a ballot enclosed this month. Please **PROMPTLY** fill out your ballot and **PROMPTLY** return. Did I say **PROMPTLY**? Yes I did! Why? Because we've got to reach our **quorum number—promptly**. Without a quorum the election will not be valid.

**Ballots must be received either by mail on Friday, February 3, 2023, or hand-delivered to the office by noon the following day. Counting will begin February 4, 2023, at 1:00 p.m.**

P.S. There will be no annual meeting for 2023.

Please visit [villagegreenla.net](http://villagegreenla.net) for more information. □



Kay Brown, *Remembering Morro Bay*, Linocut. Edition

## KAY BROWN MEMORIAL

Please join family, friends, and neighbors at the Clubhouse on Sunday, January 22, to celebrate the life of our beloved Kay Brown, who passed away at 87 late last year.

A Court 16 denizen and active member of the VG Communications Committee, Kay designed the **“WELCOME, NEIGHBOR”** brochure recently distributed to all VG residents.

Kay was a resident artist of SPARC in Venice for more than ten years, and some of her art and print makings will be on display for all to enjoy.

The event will be from 11:00 am to 2:00 pm. □



*Laughing Jaguar*, Linocut. Edition



## NEWS FROM THE VILLAGE GREEN BOARD

Compiled by P. J. C.

Thirty-four people attended the Board Meeting on Tuesday, December 15, 2022, held early in advance of the holidays. They included eight board members as well as staff and representatives of our electrical contractors and consultants, Hariton and Triple C. As meetings go, it was action-packed.

### VG ELECTRICAL UPGRADE PILOT PROPOSAL

**PASSES MUSTER:** After years of discussions and negotiations with the Los Angeles Department of Water and Power (LADWP) Village Green is close to beginning the first construction work on the electrical upgrade project!

With the help of Triple C, the planning team has gotten the okay from LADWP to apply for a variance allowing us to upgrade one building as a trial toward rewiring all structures. Building 91, in Court 17, has been chosen for the pilot because of its combination of upstairs, downstairs and two-story units. The Board unanimously voted to hire Triple C to perform the upgrade work. NOTE: Look for a longer article on this upgrade plan in February's **HIGHLIGHTS**.

**INSURANCE PREMIUMS RISE:** Management invited insurance broker Scott Litman to join the meeting to help account for a dramatic rise in insurance premiums levied on the Green. He cited recent insurance company losses in California and the Green's aging electrical system as the main causes. Litman was optimistic, however, that

some of the increases might be tempered as work begins on the electrical upgrade project and safety concerns are addressed. The directors unanimously passed funding reflecting the increase.

**SYCAMORE AVENUE WALKWAY REPAIR:** The walkway along Sycamore Avenue linking Court 1 with Court 17 has been damaged by tree roots, and the Board discussed a motion to redirect a section of the path to minimize the risk of tripping/falling while preserving the tree. The motion was tabled pending consultation with RIOS as to how to resolve this within our historic design guidelines.

**NOISE GUIDELINE REVISIONS:** After several recent daytime noise complaints, Board members sought clarification for what constitutes "acceptable" noise levels from 8am to 10pm. It was noted that the **HANDBOOK's** noise language does not include daytime noise rules, and is vague and subjective as written, presenting enforcement challenges.

Directors all agreed that the **HANDBOOK** rules should be much more specific, and discussion focused on how to do that, namely, how to measure the noise and/or the severity of a complaint. Among options discussed: compiling a tally of complaints for each event; monitoring decibel levels; determining whether gatherings of a certain size and noise level ought to be moved elsewhere, to the Clubhouse, as an example; and what sort of restrictions have been adopted by other homeowner associations and/or are typically written into the language of Airbnb rental agreements?

Board member Ashley Fondrevay volunteered to research how other HOAs and organizations handle such complaints; she will report back to the Board in the new year. □

### HAPPY NEW YEAR!

#### NEW CHALLENGES, NEW OPPORTUNITIES

*from your Communications Committee*

Did you enjoy the WELCOME BROCHURE in your mailbox this month? How about this issue of HIGHLIGHTS? And did you perhaps attend one of our book or film events last year and enjoy the robust discussion afterwards?

We in the VG Communications Committee (ComCom) are happy to do this volunteer work, but we need some help.

Make 2023 the year you decide to give more to this special place and get involved. We welcome newbies and veterans, owners and renters, and YOU decide how much time you're able and willing to give.

**We invite you to sit in on our January 12 meeting (7:00 pm);** check the website to see if we'll be on Zoom or live at the Clubhouse. Email us at [vgcomcom@villagegreenla.net](mailto:vgcomcom@villagegreenla.net).



Winter in Canada, Winter in LA  
Angelika Canterbury, age 10, Court 3