

HIGHLIGHTS

A Monthly Publication of the VGOA

June 2017

Board of Directors May Meeting News

By Lucy Fried

After comments from seven homeowners, the Board considered 11 business items, seven DRC recommendations, five letters, and reports.

Actions included:

Recording Board Meetings... on advice from counsel, voted to prohibit broadcasting, live-streaming, and video or audio recordings of Board meetings unless authorized by a majority of directors.

Damage Violations... noting more frequent and severe damage violations in connection with unauthorized unit modifications, gave preliminary approval to language strengthening *Handbook Rule 19.2, "Damage Violation Penalties."* The proposed revision will be circulated to owners before a final vote.

Problem Patio Trees... approved a Tree Committee proposal to remove, during building painting, patio trees that damage or soon will damage infrastructure.

Target Letter... agreed to join the Baldwin Hills Village Gardens Homes Assn. in asking Target to clean up the area outside their store at Rodeo and LaCienega.

Construction Courtesy Note... accepted an owner's suggestion to include in the DRC unit modification guidelines a notice to neighbors of upcoming construction. □

Major Development Coming to Baldwin Hills Crenshaw Plaza

By Diann Dumas

Major development and changes are planned for the Baldwin Hills Crenshaw Plaza (BHCP) and surrounding area, with construction expected to start as soon as next year.

As outlined in the project's Environmental Impact Report (EIR) approved by the City in December 2016, the proposal is for the creation of a mixed use development with residential, retail, commercial, office, entertainment, and hotel space. It is to include retail stores, restaurants, a 400-room hotel, a charter school, and a 961-unit housing component, of which approximately 500 will be condominium units and 461 apartments.

In a presentation to Village Green's Court Council on May 4, Jason Lombard, Community Relations Director for the Baldwin Hills Crenshaw Plaza reported on the status of the project.

Project Overview

Billed as a "destination shopping experience" conceptually similar to the Grove or the Century City Mall, the Plaza will be pedestrian-friendly, Mr. Lombard said. There will be a sufficient variety of dining, entertainment and retail shopping to attract customers to spend time in multiple activities, unlike the shop-and-go model at other malls. Visitors will be able to access it from a train stop at the mall on the new Metro Crenshaw line.

On its northern border, the expanded and redesigned site will stretch west down Martin Luther King (MLK) from Crenshaw to Marlton – with new buildings on Marlton – and on the southern side, the site will be bordered by Stocker and stretch west to Santa Rosalia. It will embrace areas of both the 8th and 10th City Council districts.

The retail center will be located on 43 acres. The hotel will be at Stocker and Victoria. Some buildings will rise to 10 stories, and the mall interior will be rebuilt, as will the restaurants....

Continued on page 3.

Jason Lombard,
Community Relations
Director, Baldwin Hills
Crenshaw Plaza

Keep West Nile out of Village Green

As temperatures rise, health officials remind residents not to create breeding opportunities for West Nile mosquitoes. Two years ago, a Village Green resident was bitten by a West Nile mosquito at the Green and became very ill. Please do your part to prevent another occurrence.

Even a very small amount of standing water can become a mosquito breeding ground. Remove saucers from under patio pots, empty uncovered water from barrels and pots, and either empty water features or refresh them every day. □



MANAGER'S REPORT

Greetings,
I hope this report finds you well. May was a very productive month for your management staff. Here are some of the highlights:

Exterior Water Supply Lines

In recent months, Courts 4 and 14 have experienced exterior water supply line failures at an accelerated rate, resulting in compounding repair costs and inconvenience for residents. With our usual re-piping company fully occupied with the 13-building interior re-piping project, we are investigating other companies and plan to present proposals for board review in July or August.

Electric Vehicle Charging Station

Last month, management confirmed the viability of locating two EVCS II units adjacent to the Clubhouse. The board then requested cost estimates for installing two units in Garage Court 15. We are now awaiting bids for routing the supply power to the proposed location. Once the locations have been selected, we will move forward with reviewing companies to provide the units and service.

Digital Work Order System

The system chosen for implementation at this property should be able handle electronic work order requests, asset management (with a depository for inspection data), inventory control, and condition base monitoring, and assist with analytics by producing reports.

I am happy to report that after several months of investigating systems that could not meet our needs,



Sherri Giles,
Operations Manager

we may have found one that can. It also has a robust implementation. However, it does not offer a solution for automating the parking violations process. We will further investigate this system and prepare carefully for participation in a two-week trial period. If the trial goes well, the goal will be to present bid comparisons and a recommendation along with the subscription contract to the Board for approval at the July meeting.

Residential Re-Piping Project

The residential re-piping project is proceeding on schedule. Building 10 has been completed and work is currently taking place on Building 49. The residents meetings for Phase II were held on May 11th and 13th and were well attended. This project is currently forecasted to extend through March of next year.

Landscape Maintenance Contract

In April, the Board approved a new landscape maintenance contract, and the new landscape contractor, Greencrew, is scheduled to commence work on June 1. Management has been meeting with the owner regarding logistics of onboarding and strategy while concurrently coordinating LandCare's departure in an effort to ensure a smooth transition.

Residential Building Painting

Buildings 4 and 24 have been completed. Building 36 is scheduled next. □

SAFETY ON THE GREEN

Public Security Report

April 17 - May 17, 2017

Edited by Jordan Deglise Moore

Note: Security officers are instructed to document and notify management of all incidents.

Apr 29 VERBAL DISPUTE. Court 7 laundry room, 7:30pm.
An officer resolved a dispute between a resident and another person said to be a former resident. The alleged former resident left the property.

May 6 BROKEN TREE BRANCH. Center Green, 10:00am.
An officer discovered a broken tree branch and taped it off with caution tape.

May 9 BROKEN TREE BRANCH. Garden Ct 15-16, 2:00pm.
An officer discovered a broken tree branch and taped it off with caution tape.

May 12 VEHICLE DAMAGE ON PROPERTY. Ct 7, 8:30pm.
A resident reported hit-and-run damage done to his vehicle.

May 12 PLANT THEFT. Court 5, 11:40 pm.

A resident reported repeated patio plant theft and provided video evidence of a neighbor's guilt.

May 15 NOISE COMPLAINT. Court 16, 9:34 am.

A resident reported excessive wind chime noise from a neighbor's unit.

May 17 ARREST WARRANT. Court 9, 7:29 am.

Officers from the Santa Monica Police Department took a resident into custody. □

June Foot Beats



Thursday, 6/8, 7 pm: Meet at Court 10 entry, walk west section of the Green.

Friday, 6/8, 9 am: Meet at Clubhouse, walk central section of the Green.

Tuesday, 6/20, 7 pm: Meet at Court 4 entrance, walk east section of the Green.

Monday, 6/26, 11 am: Meet at Court 14 entrance, walk west section of the Green. □

Baldwin Hills Crenshaw Plaza *Continued from page 1.*

According to the Draft Environmental Impact Report, "approximately 90,898 square feet of the existing free-standing structures will be demolished, and all of the enclosed mall structure and cinema would be retained."

The mall currently has a Cinemark theater, as well as a few restaurants, including Post & Beam on Santa Rosalia. Anchor stores are Sears, Macy's and TJ Maxx. Macy's in Crenshaw is one of the top performing Macys, according to Lombard, and still has years on its lease with the Baldwin Hills Crenshaw Plaza. Adjacent to the Capri development on the north side of Marilton along Santa Rosalia is a new Kaiser Permanente medical building under construction and slated to open later this year.



According to the Kaiser Permanente website, the Baldwin Hills-Crenshaw Medical Offices will serve over 50,000 members who live and work in the Crenshaw community. The LEED Gold certified facility includes 2.5 acres of green space with a two-mile walk path and outdoor event location and conference room available to the community. *Photo by Zig*

The Back Story

The mall was purchased in 2006 by Capri Capitol Partners (Capri), a minority-owned Chicago-based real estate investment firm. Mr. Lombard recited the progression of activities undertaken thus far by Capri Capitol to initiate

and shape the development to the present time, as well as the various entities, agencies and community groups that involved in the process.

In 2014, Capri submitted a Notice of Preparation for the Environmental Impact Report (EIR) to the Community Redevelopment Agency and the Community Action Council and got feedback on what the communities wanted. Stated community requirements included keeping the Debbie Allen Dance studio at the mall, adding more restaurants, and including banquet rooms for meetings and events so that groups would no longer have to meet outside the community.

In the review process, the plans underwent several changes, based on input from community groups as to what types of businesses were desirable. The draft EIR was released in 2014, which was followed by a comment period; which was further followed by replies to the comments. After extensive revisions and modifications over 2 years, the EIR was finally approved in December 2016.

Next Steps: Market Value vs Affordable Housing

On June 8th, the project will go before the City Planning Commission for a public hearing. Following the hearing, there will be appeals, which again must be answered. After that, the next stop will be City Council for a vote of approval.

There are opposing forces on the question of density. Generally, residents want to reduce the proposed number of housing units, while city officials generally want more housing units to reduce the city's housing shortage.

However, only 5% of the units are to be devoted to affordable housing, which is the standard ratio offered by developers. Also called "Work-Force Housing," it is designated for teachers, fire-fighters, police, and nurses. This raises the troubling question: Who can afford the 95% of "Market Value" housing? □

VGOA Website Report *By Colombene (Bene) Gorton*

In March and April, as a member of the web team of the Communications Committee, I visited most of Village Green's eight committees, since they generate most of the news and content on our site. I introduced the site and its capabilities, reviewed the content submission process, and received feedback and questions.

It was interesting to see the range of work being done by volunteers and the diversity among the committees. The input I received was equally varied - from ideas for rich interactive maps to concerns about community privacy.

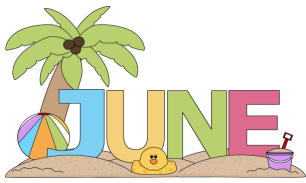
As you may know, the Communications Committee launched a new website in the fall of last year, an effort spearheaded by former resident and Board member Claire Joyce. The goal of the site is to be a resource for all community information including events, announcements, documents, community reference and FAQs. To keep it

up-to-date and relevant to residents, we rely on frequent updates from the committees, the Board of Directors, and management.

Finding the right balance between speed and accuracy, access and privacy, and innovation and familiarity (within the time constraints of volunteers) is a challenge we're always working at and refining. If you have interest or ideas in these areas or in the specifics of design, coding, copywriting, coordinating or feature development, please join us on the Communications Committee web team. Help our digital experience reflect the richness of life at the Green. Contact us at villagegreenwebsite@gmail.com. □



Upcoming Events



Board of Directors Meetings
Tuesday, June 27, and
Tuesday, July 25, Clubhouse.
Homeowner comments begin promptly at 7:00 pm.

Native Plants in Small Spaces and Containers

Saturday, June 3, 10:00 am, Clubhouse.

Wish you could spruce up your patio without having to work too hard? Get ideas and tips from the Theodore Payne Society's Steven Gerrischer. Sponsor: Landscape Committee.

Summer on the Green



Drinks on the Green
Sunday, June 11, 4:00-7:00 pm.
Co-Sponsor: Cultural Affairs Committee.

10th Annual Village Green Yard Sale

Saturday, June 17, 8:00am-3:00pm

Email villagegreennyardsale@gmail.com for more information!



Early Summer Jazz Concert with
Susie Hansen Latin Jazz
Sunday, June 25, 4:00-7:00pm
Main Green.

Drinks on the Green

Sunday, July 30, 4:00-7:00pm

Location TBA



Movies on the Green

Saturday, August 26, 8:00pm

Central Green

Labor Day Music Concert **with Rita Edmond**

Monday, September 4, 6:00pm

Central Green



Drinks on the Green
Sunday, September 24, 4:00-7:00pm
Location TBA

Summer Events co-sponsored by Cultural Affairs Committee, Yard Sale Committee, Drinks on the Green, and Movie Night Ad Hoc Committee.

Unusual Crow in our Skies



Audubon birder Don Sterba took this striking photo in April and wrote, "... I've seen this unusual crow a few times in or near the northwest corner of Village Green. Its odd white wing feathers make it stand out, particularly when flying, and this partially white condition is called leucism. Both wings show roughly the same color pattern."

Community Report

By Cynthia Singleton

Everytable Arrives

Baldwin Hills/Crenshaw Mall now has an Everytable. This "grab-and-go" chain prices their meals according to the neighborhoods they serve. With spots in Downtown L.A., South L.A., and Santa Monica, their cold and hot bowls and children's bowls range from \$3.95 to \$5.50.

Vehicle Dwelling

Reminder that sleeping or living in a vehicle on Hauser near Village Green is now illegal. (Vehicle Dwelling (LAMC 85.02). For more information, go to www.lacity.org/vehicledwelling.

DWP Customer Information

The DWP urges customers to report any DWP property near power lines in need of maintenance, such as the area on Coliseum and Hauser south of Village Green. Contact Anthony Maxey at **213-792-9371** (mobile). Photos welcome.

Dear Reader,

Highlights will take a one-month hiatus in July. Please look for the July-August issue in your mailbox in August.

Thank you.

Sincerely,
Highlights Volunteers