

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS

A Monthly Publication of the VGOA

June 2018

Insulation Installation Begins with Building 5



Workers drill holes in Court 1 building walls and (later) the roof to blow insulation into walls and attic. It is the first building to be insulated by the VGOA since Village Green became a condo community in 1973. It may also be the first since the project's inception over 75 years ago or perhaps the rebuilding after the 1963 Baldwin Hills dam flood.

Photo courtesy of Sherri Giles.

By Tom Searl and Lucy Fried

Tom Searl is a Building 5 owner/resident who kindly agreed to share his insulation experience with *Highlights* readers. "Hundreds of holes 16-inches apart were drilled into the building," he said. "It was noisy, and when the insulation was blown in, it was dusty. It gets into your unit even when the windows are closed."

Despite the inconvenience, Tom was positive about the project. He had gone to the information meeting that management arranged and knew how to prepare and what to expect and was positive about the benefits of the project.

"For residents and owners, any time you get insulation in an older building, it's a good thing."

He hopes it will help the building stay cooler during the summer and retain more heat during colder weather. He also wonders whether the insulation's extra barrier will help dampen street noise.

Readers wondering what the insulation looks like and expecting something like fiberglass may be surprised to learn that (although it is like a paste-like dust when it is blown in), as it settles inside the walls and attic, it reveals a consistency resembling "pieces of torn newsprint and t-shirts ground up in a blender."

Nine more buildings will be insulated this year. The Board voted to spend about \$110,000 on the upgrade for these ten buildings already scheduled for painting and carpentry. Insulating will not strain our taxed electrical system and is a highly-regarded method for tempering heat and cold in buildings. □

Board of Directors May Meeting Highlights

The Board approved these resolutions:

WAYFINDING SIGNS: Design Review Committee resolution for fabrication and installation of wayfinding signs in each garage court to help emergency responders, vendors, and other visitors. There were such signs at VG's inception. The new signs will honor them and coordinate with existing signage.

TREE SPECIES APPROVAL LIST: Tree Committee resolution for a list of arborist-approved replacement trees from the top 21 species planted at VG, (representing 75% of the trees on the property). The list will speed up replacement planting when a tree is no longer a viable specimen here.

PUBLIC SECURITY RATE INCREASE: Request from Public Security for a \$27,000 fee hike to cover City-mandated pay increases and sick leave benefits. □

Public Security Report

Edited by Jordan Deglise Moore

April 19 - May 14, 2018

Apr 25 BARKING DOG COMPLAINT. Court 11, 12:14pm. Several residents complained about a dog constantly barking. Security found the dog barking in a patio and received no response after knocking on the door. Management later left a phone message for the resident.

Apr 26 VILLAGE GREEN PROPERTY DAMAGE. Court 14 garage area, 6:33am. A resident reported that her garage appeared to have been burglarized. Upon inspection, security determined that major damage had been inflicted on the garage door, probably by a motor vehicle. Photos were taken and maintenance was notified. □

Community News

By Cynthia Singleton

LAFD Offers Free Events Space

Fire Station 94, at 4470 Coliseum Street, is offering their community room for community events at no charge. Parking will be available in the church lot just east of the LAFD building. Please call 213-485-5244 with inquiries.

Parking & Property Caution Urged

LAPD has again reminded residents not to leave valuables visible inside vehicles. Recently, six cars with items on their seats were broken into in the Target parking lot at Rodeo and LaCienega. Several burglaries of cars with visible items also occurred on Jefferson near the Overlook steps.

Porch Package Suspect Arrested

Police have arrested a person suspected of committing over 15 package thefts from porches in the Baldwin Hills area. Police suggested making alternative arrangements if you are expecting packages and will not be home. □

June Foot Beat Schedule

Thursday June 7, 8:00 pm:

Meet at Court 1 entrance, walk east section of VG.

Friday June 15, 10:00 am:

Meet at Court 4 entrance, walk central section of VG.

Thursday June 21, 7:00 pm:

Meet at Court 12 entrance, walk west section of VG.

Tuesday June 26, 9:00 am:

Meet at Court 1 entrance, walk east section of VG.

Monday July 2, 8:00 pm:

Meet at Clubhouse, walk central section of VG.

Tuesday July 10, 9:00 am:

Meet at Court 10 entrance, walk west section of VG. □



MAY MANAGER'S REPORT

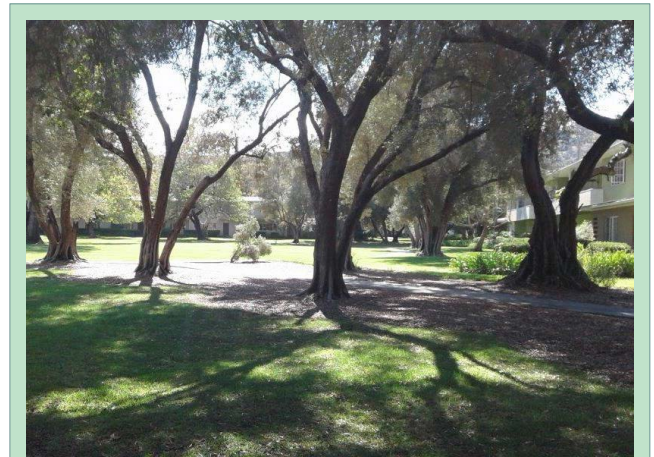
From Sherri Giles, Operations Manager

Garbage Bins

Every court's trash area now has a black bin that holds four cubic yards of garbage instead of three. *This black bin is for garbage that cannot be recycled.*

Be confident you know what should go in the black bins and what goes in the blue recycling bins. Check the signs on the bins and get more detail from the large sign near the gate on the outside wall of the trash enclosure.

Note that the waste removal company now empties the bins twice instead of three times a week. Please do your part to keep the area clean as summer temperatures rise. The Board agreed to these changes to save almost \$18,000 this year.



West Green Olive Allee in October. Photo by Zig

Landscape Maintenance

Greencrew Landcare reported adding a second mower to *reduce mowing time* from four to two days per week and *increase time for watering and detailing planter beds* - especially important as summer temperatures rise. Workers continue to fix broken sprinkler heads as they are discovered. Mulching of beds has resumed now that the rains are probably over. In June, the crews will be working in Courts 1-5.

Major Maintenance Projects

Management launched and began oversight of three major maintenance projects in May:

1. Replacement of Court 14's exterior water supply lines - should be completed in early June.
2. Information meetings for residents and owners of Buildings 69, 70, 71, 72, and 73 - conducted in early May to prepare for scheduled replacement of their interior water supply. Building 69 begins in June. The project will conclude in October.
3. Insulation, painting, and carpentry repairs slated for 10 buildings this year - information meetings held early in May. Insulation of Building 5 began soon after, followed by painting and carpentry. The project is expected to run through the end of this year. □

The Noise Problem at the Green

May 21, 2018

Dear Editor,

I am sending this letter at the risk of becoming an unpopular resident, because the problem I am writing about is so profound to some, yet has no impact on others. I am calling attention to the noise issue.

After some digging, it has been brought to my attention that the noise problem is systemic, impacting most residents in various capacities. There is no doubt the problem is a two-way street. Even upstairs neighbors complain about the stereo or television or piano or snoring they hear from below.

Residents in lower units, however, appear to be the most negatively affected by noise. In many cases, it is eroding sanity and good will, with lower unit tenants feeling that their well-being is mostly overlooked, if addressed at all.

Living Inside a Drum

Our older wood frame structures are very conducive to sound transfer, and sound vibration amplifies as it moves through the wooden structure - through floor boards and down walls. This means that people in lower units hear an amplified version of the sound that upstairs neighbors generate. Since upstairs neighbors have no idea how impactful sound is to lower unit residents, it can make noise difficult to isolate and self-regulate.

Heavy footsteps, falling objects, running dogs and loud televisions are all common noise sources referenced in testimonials I received from residents.

Below are summaries of such testimonials:

A downstairs neighbor started looking into moving because the noise is affecting her quality of life and she is sick of being 'that' neighbor - the cranky woman downstairs who is always asking upstairs residents to keep it down. She told me that her crankiness is a by-product

of lack of peace and quiet and sense of sanctuary she should be feeling in her own home but does not. She feels cheated, frustrated and exhausted.

Another downstairs neighbor sleeps on the couch some nights because the impact of footsteps and other sources from above is too much for him to handle, as it disrupts his sleep so often. He is also concerned that the noise lowers his property value.



One lower unit resident has a dog living above her. She said her fight or flight response is constantly triggered from unexpected impact from above, both day and night. Adrenaline courses through her body, and it takes a long time for her to settle back to normal. She said that one heavy impact from above can ruin her entire day or night's sleep. She likened the agitation to being honked at incessantly in LA traffic.

Another resident can only ever watch television in his bedroom because the stereo noise emanating from his neighbor's living room is so loud.

And yet another admitted to ratcheting up the volume on his television and aiming speakers toward the top floor in retaliation for the frustration he feels from the incessant stream of noise coming from above. He has spoken up to his neighbors several times and now feels powerless to do anything about it.

Solutions Are Needed

Many others have voiced concern that no effective solutions have come from them speaking out. This has created precarious neighborly relations and less than ideal living conditions which include frustration, anxiety, lack of sleep, and perpetual headaches.

Continued on page 4...

WE WANT TO HEAR FROM YOU



Letters to the Editor

Do you ...

... have something to say or ask about this topic or another article in this issue?

... have a suggestion to make?

... have something else relating to Village Green you'd like to voice?

We want your letters. Send to villagegreenhighlights@gmail.com or drop it off at the office.

Noise Problem (Continued from page 3)

As the buildings age and property values, rents and mortgages rise, the Green will continue to experience more density (children, couples, animals) squeezed into units. This, in addition to modern conveniences such as surround-sound TV, will compound noise.

Today is a good time to start meaningful dialogue about tangible and satisfactory solutions. I would like to approach this as a community effort with solutions that work for everybody. Sound-proofing may provide a solution. I have spoken to sound experts who have been a treasure trove of information. I have also spoken to other HOAs in the LA area and they have provided valuable insight. Let's work toward a solution and hopefully, for many, restore the peace and tranquility that was the impetus behind construction of the Village Green in the first place.

Sincerely,

Elizabeth (Betsy) Jordan

Court 1

Editor's Note

This month's "Letter to the Editor" targets noise - a topic of concern for many residents. Short of insulating every building for sound, the preferred solution is neighborly awareness and consideration of others. When this fails, rules enforcement takes over. The **Village Green Handbook** spells out the rules and penalties. See especially:

- **Article 14, Section 14.3 NOISE, ETC.** "Excessive and/or unreasonable noise and creating a disturbance, whether in the Common Areas or the Units, is prohibited...."
- **Article 5, Section 15.11.** "No pet shall be permitted to become a nuisance or to create any unreasonable disturbance. The Board may order the permanent removal of a pet if..."
- **Article 19.** Several sections detail penalties for non-damage violations.

The complete 2018 edition of the Handbook is online at www.villagegreenla.net/governing-documents.html.

Copies are also available at the office. □

COMMITTEE PSA'S

Design Review



**How to
avoid
remodeling
pitfalls?**

Ask DRC!

Remodeling questions?
VG's Design Review Committee is here to help.
For info, call 323-294-5212 or visit
villagegreenla.net/design-review.html

Safety

If You See or Hear...

Something suspicious: Call Public Security
at **213-703-0540** (on-site line)
or **323-293-9884** (dispatch)

Crime in progress:

Call **911** first & then Public Security.

Need an escort home?

Call **8140*** from the call box outside the
office.

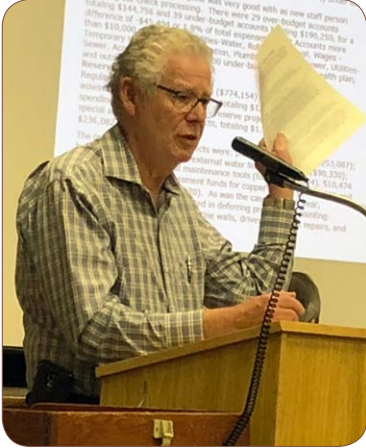
Security officers are instructed to
document and notify management of all
incidents. □

Non-Assessment Delinquencies

By Steve Haggerty, Board Treasurer

[Editor's Note: Last month, Steve discussed unpaid assessment and special assessment delinquencies. He noted that, while concerning, they have not grown dramatically in recent years and account for less than half our delinquency total.

By April 30th, 2018, a whopping \$328,524 - representing 58.5% of the Association's total delinquencies - came from unpaid garage, parking, and other fines and non-assessment delinquencies. He discusses these below.]



"Garage Fines" totaled \$154,166 and were our largest non-assessment delinquency - nearly 30% of total delinquencies. Five owners had unpaid garage fines of more than \$10,000 and owed the Association \$114,427; and in an overlapping group of 35 owners with garage fines, 31 were more than 120 days in arrears and owed

\$142,666. The Board is considering rule changes to incentivize compliance with timely garage inspections.

"Fines-Other Income" at \$55,093 represents 10% of our total delinquencies and are primarily for

architectural violations. Seven owners owed more than \$1,000, while 35 were beyond 120 days overdue and owed \$24,358. New fines in this category are trending down as owners are complying with our CC&R rules.

"Parking fines" at \$39,578 make up 7% of our total delinquencies. Four owners now owe the Association \$32,821 in delinquent parking fines. The Association is taking legal action to collect delinquent money. However, new parking fines are trending up slightly.

In addition to the categories above, the Association is owed another \$79,687 in late fees, collection fees, work order payments, and other delinquencies.

To incentivize owners to comply with our rules and bring non-assessment delinquencies down, the Board is considering rule changes, fee increases, additional legal action and other changes. □

IT TAKES A VILLAGE

COURT COUNCIL CORNER

Pet Owner Responsibilities: Walkin' the Dog

By Rosalind Goddard, Court 4 Alternate

Our dogs bring joy and comfort to us. With that joy come responsibilities. The Village Green Pet Policy has been in effect almost ten years. Please observe the following rules about dog walking:

- Dogs must be leashed when they are outside your patio.
- Dogs may be walked on the perimeters when leashed. They may not be walked inside the property. Taking a "short cut" through the property to reach another perimeter area is a rule violation.
- Dog waste must be picked up, placed in a plastic bag and disposed of in a garbage bin inside a court trash area. Tossing those bags over the fence into the open trash area causes the bags to be crushed under the wheels of the trash bins, resulting in smeared concrete and foul, foul odors, and who wants that?!

Once again, let us continue to be courteous, kind and respectful. □

For further information, please see Article 15, "Pets," in the February 2018 edition of **The Village Green Handbook** at www.villagegreenla.net/governing-documents.html.

Next month: **Walkin' the Cat.**



Upcoming Events

Tuesday, June 26,
Clubhouse

Board of Directors Meeting

Homeowner comments at
7:00pm sharp

Saturday, June 30,
3:00-6:00pm

Patio Peek and Kids Treasure Hunt

If you wonder how other residents use and beautify their patios... If you enjoy seeing attractive and interesting landscape designs, you will enjoy the Patio Peek.

Pick up your patios map at the Clubhouse.

Sponsored by Landscape Committee

Summer on the Green

Sponsored by Cultural Affairs Committee

Saturday, June 16, 8:00am-3:00pm

11th Annual Village Green Yard Sale

... on Coliseum, Hauser, and Rodeo Place ...

Sunday, June 24, 4:00-7:00pm

Early Summer Jazz Concert with Bill Cunliffe and Bachanalia

... on the Central Green ...

Sunday, July 8, 4:00pm

Drinks on the Green

... Location TBA ...

Save the Date

Monday, September 3,
3:00-6:00pm

Labor Day Jazz Concert

... on the Central Green ...

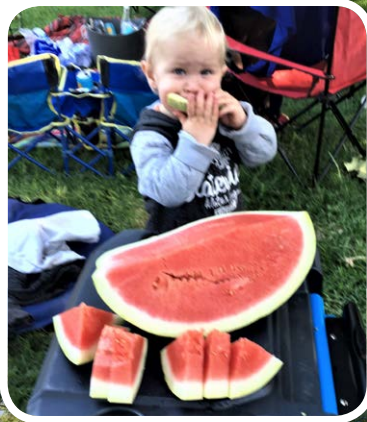


Mo'Forro Memorial Day Concert

Mo'Forro rocked the Green on Sunday, May 27. As the band's soulful harmonies and infectious rhythms wafted through the complex, Villagers of all ages made their way to the Main Green, found a sunny or shady spot to "camp" and let themselves enjoy a bit of respite from life's stresses and strains.

Many were unfamiliar with the Forro music style of rural, north-eastern Brazil. Some describe it as "raw." But, taking advantage of expert dance instruction, scores of people danced up a storm.

Thank you to the Cultural Affairs Committee for yet another wonderful event. Next up: Bill Cunliffe and Bachanalia on Sunday, June 24. Hope to see you there! □



Photos by Susan DeGiulio and Ralph Gentile