

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Highlights

Board of Directors February Meeting News

By Ethan Markowitz, Board Secretary

After five homeowner comments, the board considered 17 business items, one design review recommendation, correspondence, and reports.

Actions included:

Tree Plantings... decided that certain tree plantings made in late 2014-2015 were not in compliance with the historic landscape and will communicate this finding to Lambert Giessinger of the Los Angeles Office of Historic Resources and Village Green arborist Cy Carlberg to determine next steps.

Interior Water Lines ... approved replacement of the interior water lines of 13 buildings at a cost of \$587,120.

Residential Building Painting... approved painting and carpentry repairs of 10 buildings at a cost of \$166,709 (painting) and \$24,830 (carpentry).

Open Seat... agreed to vote on the appointment of a ninth director to the seat vacated by Anne McGinn. (See notice on this page.)

Committee Liaisons... established board liaisons for all existing committees (See "Committees," page 3.)

Court Council Fair... approved a Court Council fair May 6 on the main green. □

See inside for Mills Act &
committees information.

Board Election of Ninth Director

The board of directors invites nominations of owners to fill the remainder of the term of former director Anne McGinn. McGinn resigned from the board in January.

Owners may self-nominate. The Village Green office must receive the nominations by noon on March 20, 2017. The office will confirm that each nominee wishes to be considered for election by the board and is eligible to serve as a director. Nominees may provide a written statement of interest **by noon on March 22**. The office will provide the board a list of eligible nominees and any statements of interest by March 22 via email.

The nominees may address the board at its meeting on March 28, 2017. At that time, the directors will vote on the nominees in open session in a public vote. Each director may cast a single vote or may vote for none of the nominees. If necessary, we will have a run-off between the candidates with the two highest votes. The nominee who receives a majority of the votes of the eight sitting directors (i.e., five votes) wins the election and will fill the vacancy. □

Spring Bird Watchers

See article, page 6. Photo by Jeff Clark.



Public Security Report

January 17 – February 21, 2017

Edited by Jordan Deglise Moore

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

- Jan 18 NOISE COMPLAINT/NEIGHBOR DISPUTE, Ct 3, 11:59 pm.** Resident reported excessively loud music from neighbor's unit, but officer heard nothing.
- Jan 19 VG PROPERTY DAMAGE. Court 1 driveway exit, 10:30 pm.** Officer on patrol saw and reported damaged stop sign.
- Jan 22 FALLEN TREE/RESIDENTIAL PROPERTY DAMAGE. Court 10, 4:15 pm.** Residents reported damage to three cars and sidewalk. Landscaping brought in for emergency service.
- Jan 23 WELFARE CHECK/PARAMEDIC RESPONSE. Court 4, 4:30 pm.** Resident's relative requested welfare check. Maintenance found resident and called paramedics; resident transported to hospital.
- Jan 23 FALLEN TREE. West Circle, 1:38 am.** Giant oak tree observed down and blocking garages.
- Jan 23 BREAK IN/THEFT. Court 15, noon.** Officer observed garage open and unattended with opener damaged, bicycle on ground. Resident unresponsive to knocks. Officer put bike in garage and shut it. Resident later reported second bike stolen. LAPD notified.
- Jan 25 VEHICLE PART THEFT. Court 3, 7:32 pm.** Resident reported side view mirror missing.
- Jan 27 PARAMEDIC ASSISTANCE. East Circle, 4:33 pm.** Officer responded to resident who fell in patio. Unable to assist, officer called paramedics, who helped resident up.
- Jan 28 GAS LEAK. Court 3, 6:57 pm.** Resident reported gas leak to Public Security and gas company. Leak found in underground pipe near unit and repaired.
- Jan 29 VANDALISM. Court 11, 6 pm.** Resident reported holes, possibly from BB gun, in kitchen window. Search for culprit yielded nothing.
- Feb 7 BROKEN TREE BRANCH. Court 14, 8:15 am.** Officers heard branch break. No one injured. Landscape notified for clean-up.
- Feb 15 TRESPASSER/ARREST. Courts 3 & 4 parking lots, 8:58 am.** Residents reported unknown person trying to open garages. Officers confronted and ejected possibly intoxicated suspect from property. Suspect then tampered with vehicle on Coliseum, leading to arrest by LAPD.
- Feb 17 NOISE COMPLAINT. Court 15, 1:10 am.** A caller reported loud noises from a unit. Responding officers heard shouting and stomping in unit. Resident argued with officers, who gave resident information about how to file a complaint. □

Manager's Report

By Sherri Giles, Operations Manager

Contracts:

Management brought a proposal to the board for **interior water line replacements** in 13 residential buildings ... We have bid out residential **painting and carpentry** contracts and presented proposals.

The **landscape maintenance** contract bidding field has been narrowed down and is almost ready for board consideration ...

The arborist has delivered a **draft RFP for tree pruning and maintenance**, and we are working closely with her to finalize the document. We have also begun vetting prospective tree trimming companies. The goal is to find a *highly qualified contractor* at a reasonable expense.

Inspections:

Regular sidewalk inspections continue, with repairs depending on severity of conditions ... **Inspections of residential buildings** are planned to begin in late March and continue annually to produce a comprehensive assessment of all building components to *help in planning and prioritization of reserve projects*.

Miscellaneous:

WASH dryer doors have been re-oriented as a safety measure ... We are still meeting with representatives of irrigation companies on designs for a **new irrigation system**, as well as consulting with our IT company on a **comprehensive online information system**. Additionally, we are researching the feasibility of an **electrical vehicle charging station** on the west side of the Clubhouse. □



March Foot Beats

Tuesday, 3/7, 9 am: Meet at Clubhouse, walk VG east section.

Monday, 3/10, 7 pm: Meet at corner of Hauser and Coliseum, walk VG west section.

Wednesday, 3/22, 10 am: Meet at Clubhouse, walk VG central section.

Thursday, 3/30, 7 pm: Meet at Clubhouse, walk VG west section.

What are Foot Beats?

Foot Beats involve residents patrolling the property together, getting to know neighbors, noting any broken lights or tagging. Often in conjunction with an escort and patrol officer and the LAPD community officer who can provide information on any recent incidents. □



VILLAGE GREEN COMMITTEES

About Committees

Owners are encouraged to participate in the affairs of the association and to strengthen the integrity of the community by seeking to join a committee.

Committees are the arms of the Board. Committee members are owners or residents who volunteer their time to the Village Green community, and serve at the discretion of the board. Adhoc committees are established by the Board as needed. **For more info go to villagegreenla.net.**

Whatever your interest, talent or skill set, there is a committee at Village Green for you!

BUDGET AND FINANCE

Board Liaison: Ethan Markowitz

Meetings: 3rd Thursday, 7pm.

The budget and finance committee studies all factors affecting Village Green costs and income and makes recommendations to the board concerning efficient handling of these items. It contributes to year-round planning.

COURT COUNCIL

Board Liaison: Cynthia Singleton

Meetings: 1st Wednesday, 7pm.

The court council consists of a representative and alternate from each of Village Green's numbered courts and the East/West Circles. These representatives report court problems to the council, which then offers recommendations to the board. The representatives also distribute monthly information from the board and committees to the residents in their courts.

TREES

Board Liaison: Steve Haggerty

Meetings: 3rd Monday, 7pm.

The tree committee advises and makes recommendations to the board on matters pertaining to the preservation and maintenance of the trees, monitors tree pruning and removal by contractors, and facilitates the planting of new trees.

LANDSCAPE

Board Liaison: Lucy Fried

Meetings: 2nd Monday, 7.30pm

The landscape committee makes recommendations to the board concerning the preservation and maintenance of the common area grounds and monitors the grounds-keeping activities of the landscape contractor. It also sponsors events to foster community horticultural awareness and knowledge.

COMMUNICATIONS

Board Liaison: Diann Dumas

Meetings: 2nd Thursday, 7:30pm.

The communications committee fosters community involvement by providing accurate news and information about issues affecting the Village Green and its surrounding areas. It produces the *Monthly Highlights* newsletter and develops and maintains the website.

CULTURAL AFFAIRS

Board Liaison: Joe Khoury

Meetings: 4th Thursday, 6pm.

One of the overriding goals of the Village Green is to maintain a sense of community. Toward this goal, the cultural affairs committee solicits, plans and implements cultural events, entertainment and other activities designed to bring members of the community together.

DESIGN REVIEW

Board Liaison: Jerri Allyn

Meetings: 1st Monday, 7pm.

The design review committee's major purpose is to advise the board on preservation of the architectural integrity of Village Green. It monitors the architectural status of the common areas and reviews owners' applications for architectural alterations to their units.

SAFETY

Board Liaison: Ben Ginsburg

Meetings: 2nd Wednesday, 7pm.

The safety committee works to ensure that our community remains a safe place to live. It hosts meetings with local law enforcement and monitors the Village Green security company. It takes on project such as evaluating the lighting within the Green and establishing a Neighborhood Watch program.

AD HOC COMMUNITY OUTREACH

Board Liaison: Cynthia Singleton

Committee members engage with neighboring residential communities and regularly report to the board on local issues and affairs such as building and business developments and traffic concerns. □

VG RESIDENT INTERVIEW SERIES: MEET YOUR NEIGHBORS

Introducing Laura Miller, Volunteer Interviewer

Greetings. I'm a new resident and member of the communications committee. I want to tell you the story of how I came to live at the Green.

Two years ago, my husband and I left the East Coast and found ourselves lost in a frenzy as we scoured Los Angeles looking for an apartment. Each morning, we awoke from our temporary residence on the floor of my brother-in-law's Huntington Beach apartment, crawled up the 405, and then spent the rest of the day contacting realtors and bouncing up and down streets searching for red and white rental signs. The scale of the city, the varying neighborhoods, and the traffic left us reeling.

After touring a tilting building in Palms, we returned to our rental car convinced of our defeat. Just then, we saw the property manager and asked him, "If you could live anywhere in Los Angeles, where would it be?" He smiled and said, "The Village Green." It took only a few steps onto this beautiful community's property to appreciate how fortunate we were to receive this bit of wisdom.

Highlights has helped me learn how Village Green works. Since I also want to know more about the people who live here, I offered to interview interesting residents and members of our community's extended network.

In this issue, we introduce IV Tench, another recent transplant to Village Green who is volunteering some of his time to the HOA. I look forward to bringing you more of these profiles throughout the year. □

Introducing IV Tench

Volunteer / 37 / Male / Married / 1.5 years at VG

Interview with Laura Miller

How did you find out about the Village Green?

My wife, Carrie, learned about an open house here. We went and decided it was perfect. The unit was the right size, the grounds were peaceful, and we would be close to my work and the airport. It also met the mid-century style we favor, and its historic footprint within the city of LA was important to us.

What kind of work do you do?

I've been working in advertising – the digital side – for about ten years. I landed a job in Los Angeles with Deutsch, and we moved here from San Francisco. There is a real tech bubble here, with lots of innovation and opportunity. "Silicon Beach" is home to 500 tech companies, and the digital production companies that I've worked with in San Francisco and New York set up shop in the Hayden Tract right down the street from the Village Green.

What do you love most about living at the Green?

The variety of trees is my favorite element here. This is where my wife and I decided to purchase our first home, and we are enjoying creating space as we renovate our unit – a challenging project given our busy lives.

What do you find the most frustrating?



It is not always easy to interact with the community. I've lived in urban locations like New York where you are stacked one on top of another, and knowing your neighbors is part of the makeup of the city. However, I love the privacy the Green allows as well, so the privacy barrier can be both a positive and negative.

You are very busy, yet you joined the communications committee. Why?

I started working with the committee because I wanted to better understand the VGOA from a position in which I could help. Since I tend to gravitate towards communication and associated tasks, it felt like the right fit. The the committee needed a chair, so I agreed to fill the gap. □



IV Tench, photo by @nephtrejo

MILLS ACT FACT SHEET

Contributors: Jerri Allyn, Susan Di Giulio, Lucy Fried

Some owners have expressed confusion about the Mills Act. This fact sheet addresses some commonly asked questions.

The Mills Act is a California law that encourages the preservation of historic properties through property tax reductions to owners who agree to maintain, rehabilitate, and restore their historic properties.



In 2010, the board signed a **Mills Act** contract with the City of Los Angeles.

Village Green's contract lists a number of essential but long-deferred maintenance and rehabilitation items that the Association wanted to undertake, such as sewer and water line replacements, and also contains a few restoration tasks. It has brought significant tax breaks to many owners * and will continue to do so as long as the Association carries out our end of the agreement. The term of this agreement is 10 years, and it renews annually.**

It is vital that owners thinking about unit modifications familiarize themselves with the Association's rules and protocols and the Mills Act contract. This fact sheet answers some often asked questions about the Mills Act contract.

What Are Our Mills Act Contract Obligations?

These may be summarized as:

- Provide and carry out a rehabilitation, restoration and maintenance plan and budget for the first 10 yr. period of the contract.
- Prepare a historic structures report (HSR) and cultural landscape report (CLR) to help guide board decisions about alterations to units and common areas.
- Use the above documents to evaluate proposed changes to the property, including common areas and unit interiors

What Is the Cost Impact?

The cost impact has been minimal, since almost all the projects on the maintenance and rehabilitation plan were things that the Association had already planned to do anyway. The only difference in cost us came when restoring a few serpentine walls, which the city asked us to do differently than we may have done otherwise.

What about Unit Modifications?

Unit modifications are guided first of all by the basic rules of the Association. *At Village Green, as in any condominium community, plans for interior alterations to walls, structural elements and mechanical, electrical and plumbing changes must be reviewed and either approved or not by the board before construction begins. This is because such changes impact commonly held property.*

In 2016, according to real estate sales data services, at least 29 units changed hands, and many new owners wanted to modify their units. Unfortunately, some new *and* longtime owners are not as familiar as they need to be with the Association's basic rules governing unit modifications.

How Does the Mills Act Contract Affect Unit Modifications?

- The contract contains some additional provisions regarding unit modifications. When reviewing an owner's modification applications, the board uses the Historic Structures Report (HSR) as a guide.
- The HSR addresses aspects of unit interiors that contribute to their historic nature. They include the floorplan, wood paneling, mahogany handrails, kitchen cabinets, bathroom wall and floor tiles, tubs, and wood flooring. The HSR advises preserving or rehabilitating these in place where possible, or replacing with compatible materials if they are too damaged. This only applies to original materials where they still exist. *The HSR allows the focus on preservation of historic features to be balanced by new building codes, specific needs, safety, and other factors.*

The Mills Act contract is administered by the Los Angeles Office of Historic Resources (LAOHR). The board and DRC chair work cooperatively with that office to clarify restoration issues that arise regarding both common area and unit projects.

Read the Village Green's CC&Rs, *Handbook*, Mills Act Contract, and other important documents on the Association website, www.villagegreenla.net, or request a copy from the office.

(*) While owners who bought in within the last decade may see thousands of dollars in savings per year, long-time owners whose taxes are already lower than the adjusted rates do not enjoy this benefit.

(**) This means that, in December of every year, the contract is renewed for another 10-year period unless we have given written notice not to renew. □

Upcoming Events



Board Meeting: Tuesday, March 28th,
7:00 pm, Clubhouse. Homeowner
comments begin at 7:00 pm sharp.

Don't Miss It!

Sunday March 26, 2017, 3:00pm



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THE VILLAGE GREEN CULTURAL AFFAIRS COMMITTEE

Are Pleased to Present
A Special Black History Month event

The Impact of Geography & Culture on LA's 20th Century Black Music Scene

Presenter:
DR. LANCE A. WILLIAMS

At the Village Green Clubhouse
Followed by traditional Soul-Food dinner

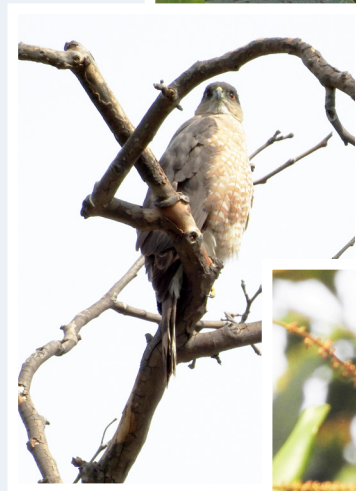
For more information,
go to: www.blacksonblues.com.

Bird Walk Soars

About 30 bird enthusiasts turned out for an early morning Village Green bird walk on March 4 led by veteran Audubon birders Don Sterba and Dick Barth. They were rewarded with sightings of "a lot of birds," according to participant Teresa Thompson, including a Hummingbird in a nest, a Cooper's Hawk, Black Phoebe, Bush Tits building a nest, House Finches, and many more.

The morning began with coffee and a wonderful power point presentation of some of the 128 species of birds Sterba and Barth have seen at Village Green. Thank you to these friends of Village Green and to the landscape and tree committee members for organizing such an enjoyable and educational event.

(Visit www.villagegreela.net to see the whole VG bird list.)



*All bird photos in this issue
by Jeff Clark*



IN MEMORIAM

Friends and neighbors of Amy Dawes (Court 13) were saddened to learn of her passing in February after a valiant battle against cancer. Highlights sends heartfelt condolences to her husband, Billy Vasquez, and her family. A memorial event will be announced at a later date. □