

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS

A Monthly Publication of the VGOA

May 2018

April Board Meeting Lively and Varied *By Lucy Fried*

Change in Garbage (Green Bins) Service

Directors approved a change that will save the Association almost \$18,000 a year. The green garbage bins (*for trash that cannot be recycled*) will now hold four instead of three cubic yards and be serviced on Monday and Friday only instead of three times a week. No other changes are planned. An eight-week feasibility study conducted by the facilities engineer showed that the amount of garbage currently deposited in the green trash bins reaches or exceeds capacity in two courts.

Guest Speaker and Residents' Comments

To start the evening, Mr. Kimani Black, from Councilman Herb Wesson's office, reported that the permit-only night time traffic district on Coliseum between LaBrea and Hauser is in place. Now Hauser and Sycamore residents are waiting eagerly for relief from the large trailers and trucks that park overnight near them.

Six residents also spoke. One suggested management provide a list of contractors who will change electric to gas appliances. Four complained of excessive noise from unaware upstairs neighbors and inadequate noise insulation; one had a question about Greencrew; and one complained that maintenance and vendor carts ride roughshod on the grass and drag mud around.

Pet Policy Meeting

Acting on a resolution from the appointed Pet Task Force, the Board requested they organize a meeting for all residents on Village Green's pet policy and enforcement as soon as feasible. Pets were not allowed in Village Green until 2009, when the current lengthy policy was crafted after many, often contentious, meetings and has not been reviewed since then. Directors encouraged *all residents to read the policy in the Handbook before the meeting.*

Pick up a copy from the office or go to:

www.villagegreenla.net/governing-documents.html.

Reports

The Board approved the final 2017 Audit Report from independent auditor Creighton Tevlin, CPA.... Directors also noted the April Arborist Report from arborist Cy Carlberg, which recommends seven trees for removal and replacement. Six are Sycamores that have been unsuccessfully battling the Polyphagous Shot Hole Borer for several years. She recommended treating some of the healthier Sycamores with tree injections to help combat the borer presence. □

APRIL MANAGER'S REPORT

From Sherri Giles, Operations Manager

DWP News: April brought two pieces of good news from DWP: (1) recent maintenance work in Courts 1 and 2 underground electrical vaults is expected to shorten the repair time for events like the February 13th power outage; and (2) they have replaced a faulty capacitor at an off-site generator station that was responsible for the multiple shutdowns of our well pump.

Management tasks this month included preparations for major maintenance projects approved for 2018:

Replacement of Interior Water Lines: Buildings 69, 70, 71, 72 and 73. Owners and renters have received notices of information meetings on Thursday, May 3rd and Saturday, May 5th and are encouraged to attend to get a first-hand understanding of the scope of this work. ↪



Replacement of External Main and Lateral Water Supply Lines: Court 14, starting May 21.

Painting, Carpentry and Insulation of Ten Buildings: Starting with Building 5 on May 5th. *The insulation portion of the work is a new component. Meetings on Thursday, May 10th and Saturday, May 12th will give owners and renters a first-hand understanding of the scope of the work.* □

Public Security Report

Edited by Jordan Deglise Moore

March 22 - April 18, 2018

Mar 25 BURGLARY FROM MOTOR VEHICLE. Court 17, weekend hours. A resident reported her car had been opened and burglarized, with several items stolen and others scattered on the ground.

Apr 8 TRESPASSING. Courts 2 & 9, 3:00pm. A resident reported a man following his sister while she was entering their unit. When confronted, the man solicited window washing work. Soon after, another resident reported a man of the same description had entered her unlocked unit, whereupon she yelled at him and chased him away. □

Crime Prevention Advisory: Don't Make It Easy!

With appreciation to John Howell, Safety Committee member

While Village Green is usually a safe place, we do experience crime. Thefts and burglaries from unlocked vehicles continue to occur in our area, and Senior Lead Officer Roybal reminds us to close the windows, lock the doors, and make sure no property is visible inside when you leave your car. Don't make it easy.



At home, it's wise not to let individuals claiming to offer window washing or other services you did not request into your unit. And, of course, lock your doors (including patio doors) when you leave the house. Don't make it easy. □



Landscape Committee activists are hopeful following a site meeting with VG facilities engineer Martin Breit to discuss long-sought irrigation and soil improvements at the Hauser/Coliseum corner and front of Building 8 (Ct 2).

L-R: Jeff Clark, committee co-chair; Cole Garrison, Board liaison; Martin Breit; Chris Scornaienchi, committee co-chair.

LETTERS TO THE EDITOR

April 8, 2018

Hello!

I am responding to the yellow insert in (the April issue of) Highlights about a suggestion for an article. I think all residents would like to know more about the status and progress of the pets committee. It is my understanding that it went from being an ad hoc committee (not included on the list of VG committees) to a task force. First of all - why was it changed from a committee to a task force? What are they working on? What is their timeline? When will concerned residents have a chance to weigh in on the issues on the table. I think VG pet owners (and non-pet owners alike) would be interested in these questions being answered.... I sure would!

Thanks so much.

Sincerely,
Manya Fox, Court 9 □

Do you have a comment or question about a past article?

A suggestion for a future article?

Or a question about a VGOA policy or practice?

Send a "Letter to the Editor" to
villagegreenhighlights@gmail.com
or drop your letter off at the office.

[Letters may be edited for tone, clarity and length.]

May Foot Beat Schedule

Thursday, May 10, 7:30 pm:

Meet at corner of Coliseum & Hauser, walk west section of the Green.

Wednesday May 16, 8:00 am:

Meet at Court 1 entrance, walk east section.

Monday, May 21, 7:00 pm:

Meet at Court 7 entrance, walk central section of the Green.

Tuesday May 29, 9:00 am:

Meet at corner of Rodeo & Hauser, walk west section.

Thursday June 7, 8:00 pm:

Meet at Court 1 entrance, walk east section of the Green. □



Village Green Delinquencies and Misconceptions

By Steve Haggerty, Board Treasurer

We've all heard it. Delinquencies are too high and out of control; my neighbor tells me a person in our court hasn't paid their assessment in years, with no intervention; why doesn't the Board do something? But, is that fake news?

Here Are the Facts

We have two classes of delinquencies: delinquent assessments (regular and special), which lead to foreclosure; and delinquencies from other causes such as unpaid work orders, garage and parking fines, collection costs, and late charges. **The focus of this article is delinquent assessments.**

The Association aggressively follows a process defined by state law and our practices. An assessment becomes delinquent 15 days after its due date. At 45 days after due date, Ross Morgan sends the owner a pre-lien letter notifying the owner that their payment is delinquent.

If payment is not received at about 30 days after the pre-lien letter has been sent, and the total of the assessments delinquency has reached \$1,800, a lien resolution is sent by Ross Morgan to the Board for approval at their next meeting.

If the board approves the lien, and payment is still not received at about day 75, a lien may be recorded. If payment is still not received at day 105, a Notice of Default (NOD) may be recorded. *If payment is still not received at about day 195, a Notice of Sale (NOS) may be recorded. About day 226 is the earliest date for a trustee's foreclosure sale.*

Professional Assistance

The Board takes assessment delinquencies very seriously. If the delinquency is not resolved at this point, we then employ

our attorneys to work with the owner to establish a payment (installment) plan for paying off their delinquent amounts over time; it is prudent for the Association to attempt to retain the owner. *However, if the owner does not follow through, we may ask the attorneys to carry the process through to foreclosure.*

Our Current Situation

Twelve liens were recorded in 2017 and seven so far in 2018. These liens have resulted in at least three full payments. As of the end of March, there were 12 units with recorded liens, eight units pending liens, and 13 units under review by our attorneys. No delinquent owner can avoid intervention by the Board.

What about those "ever-increasing" assessment delinquencies? The facts are that delinquencies due to unpaid regular assessments have NOT been increasing but rather have remained about the same over the last seven years. The same is true for special assessment delinquencies. The chart below shows that the high numbers for regular assessment delinquencies oscillate between \$158,877 and \$173,571 with no particular pattern.

Dec 2012: \$160,793	Nov 2013: \$166,800
Dec 2014: \$158,877	Aug 2015: \$173,571
Aug 2016: \$163,255	Sept 2017: \$165,817
Feb 2018: \$172,764	

Non-Assessment Delinquencies:

As of March 31, 2018, these now total \$325,710 or 58.5% of our total delinquencies. I will discuss these delinquencies in an upcoming issue of Highlights. □



Center: Dick Barth and Don Sterba led the Tree Committee's bird walk last month. They have been cataloging the birds that visit the Green for many years. As Audubon Society photographers and guides, their volunteer efforts here not only enrich our appreciation of "our" birds but also contribute to the national pool of information about birds.

Left: Band-tailed Pigeon, California's only native pigeon, perched near the top of a tall Sycamore near the Clubhouse.

Right: Mockingbird on a porch roof. *All bird walk photos by Jeff Clark.*

April Events Calendar

Movies on the Green

presents "Freaky Friday" (2003)
Saturday, May 12, 8:00pm, Main Green

May Board of Directors Meeting Tuesday, May 22, Clubhouse.

Homeowner Comments begin at 7:00pm sharp.



Do you like to dance?

Get ready for big fun on the Main Green!

Memorial Day Concert Featuring MôForró

Sunday, May 27, 3:00-6:00pm, Main Green.

Forro is a highly danceable, down-home Brazilian music form driven by accordion, triangle and drum. MôForró features some of the best Brazilian musicians in Los Angeles, and YES, demonstration and instruction in the exciting "forro" dance style will be included!

Sponsored by the Cultural Affairs Committee

Hold these June dates!

Saturday, June 2, 10:00am, Clubhouse

Disaster Preparedness Presentation



Learn how to prepare for a disaster and what kinds of resources are available to help get prepared. Speaker: Chin Thammasaengsri, CERT South Bureau Coordinator.

Sponsored by the Safety Committee

Saturday, June 16



VILLAGE GREEN COMMUNITY YARD SALE

Buyers and sellers, watch for details to come. Co-spons by Cultural Affairs Comm.

Community News

By Cynthia Singleton

Free Smoke Alarms and Installation

LAFD #94 on MLK and Coliseum is partnering with the nonprofit group MySafe:LA to promote fire prevention with smoke detectors. They are offering people in the Crenshaw & Baldwin Hills area free fire detectors with a 10-year warranty and batteries, and professional installation free of charge.

For more information, go to www.mysmokealarmla.org.

To arrange a FREE smoke alarm installation, call toll free (844) 38-ALARM or email info@mysmokealarm.org. □

Spirits Soar at Tree Committee Bird Walk

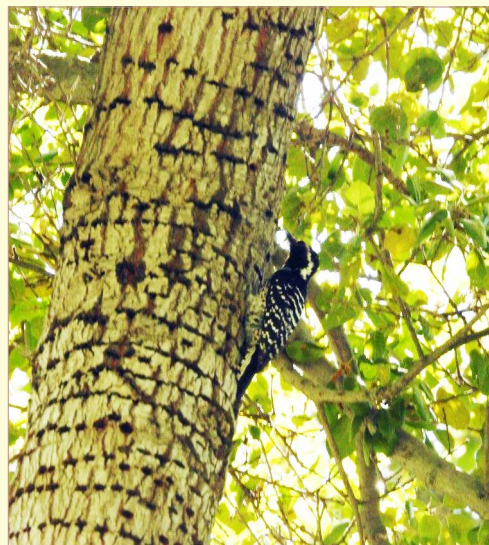
Special thanks to Don Sterba and to contributors Jeff Clark and Teresa Thompson; compiled and edited by Lucy Fried

Saturday morning, April 14, was the perfect time to look for birds and their nests at the Green. Our guides, veteran Audubon birders Dick Barth and Don Sterba, told Highlights they saw 28 different bird species during the two-hour walk! While it's doubtful the rest of us came anywhere close to that number, we were happy with what we did see.

The first sighting was a large Band-tailed Pigeon – California's only native pigeon – perched near the top of a tall Sycamore just outside the Clubhouse. A little further on, we oohed and aahed as two Western Bluebirds, a colorful male and duller female, darted back and forth through the sunlit trees. Then, in a Eucalyptus tree near the southeast edge of the Main Green, walkers with good binoculars spied a Hawk's tail sticking out from a nest they recognized from last year. Could this nest be in use again?

Birds and Beetles

Jeff Clark pointed out that Sapsuckers (woodpecker relatives) create organized rows of horizontal holes in their search for sap and the bugs that eat it. "When we see such a hole design," he said, "it's important not to confuse them with holes made by beetles such as the Polyphagous Shot Hole Borer."



Nuthalls
Woodpecker.

Note the neat horizontal rows of holes. These were made by a Sapsucker, not by the Polyphagous Hole Shot Borer.

Other birds sighted included Cedar Waxwings, Warblers, Dark-eyed Juncos, a Summer Tanager, Hooded Orioles, Finches, Doves, Black Phoebes, Hummingbirds, Pacific-slope Flycatchers, Oak Titmouse, Bushtit, House Wren, American Robin, and Northern Mockingbird.

Everyone had their favorites. "For me," said Teresa Thompson, "the highlight of the walk was seeing a Downy Woodpecker pair making a hole for a nest."

Visit www.villagegreenla.net/reports to see Don Sterba's complete VG bird list. □