

# VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

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# HIGHLIGHTS

A Monthly Publication of the VGOA

October 2017

## Board of Directors Sept. Meeting News

By Ethan Markowitz, Board Secretary

After seven homeowner comments, the Board considered 12 business items, one Design Review Committee recommendation, homeowner correspondence, and reports.

### **Actions included:**

**Special Budget Meeting...** Set a special budget meeting October 5th at 7:00pm on the 2018 Operations & Reserves Budgets.

### **New Trash Contract & Related Items...**

Approved a contract with Republic Services, the trash collection company now assigned by the city for our area. As a replacement to Republic's pricey "valet" service, an employee will be hired and a used forklift purchased to move the trash bins to the street. [See Manager's Report for more information.]

### **Electronic Work Order System...**

Approved the purchase of an annual subscription contract with E-Maint by Fluke Corporation. The new computerized work order system will facilitate better tracking of work orders, maintenance staff activities, and related costs.

### **Courts 9/10 Landscape**

**Revitalization...** Amended a Landscape Committee resolution and requested management ask Greencrew for suggestions and bids for improving maintenance of perimeter turf areas on Hauser.

**Coyote Presentation...** Approved a Court Council request to invite a representative of the North Central Animal Care Center to speak at the Clubhouse on how to coexist with coyotes. □

## September Manager's Report

By Sherry Giles, Operations Manager

### **Trash and Recycling Services**

Under the new "Zero Waste L.A." program of franchised operators, the costs for the various operations of trash and recycling removal have been set by the City and are not negotiable. *To retain the same services we have had, the annual cost would increase from \$69,000 to \$313,613.76, more than quadruple our current fee.* \$140,292 would be for "valet service," i.e., removing the trash bins from the enclosures and placing them on the street for dumping.

During contract negotiations, we learned that by capping the number of trash bins at one per court and eliminating the valet service for them, we would be able to save about 70% of the projected costs and bring the annual total to \$93,814, about \$24,000 more than we have been paying.

**The contract the Board approved in September for Republic Services is for 18 trash bins serviced three times a week *without* valet service, 34 recycling trash bins serviced once a week *with* valet service, and two green waste bins serviced three times a week *without* valet service. (There is no charge for the recycling bins and valet service unless we increase the frequency of service or exceed the number of bins agreed to.)**

The Board also approved management's proposal to purchase a used fork-lift truck and move the valet service of the trash bins in-house at a much smaller cost than Republic's.

The contract begins in mid-October. The new plan will require a high level of resident cooperation with proper disposal of regular trash items and a mindset geared toward maximizing recycling. *Cont'd on page 6...*

Regina Bryant and friends enjoy a card game during the Labor Day concert this year. "I love how these women set up their 'campground' under the Central Green's landmark live oak," said photographer Mickey Fielding.



## VG Safety Committee

Needs help with the following projects:

**Excel Spreadsheet Development** - Someone who can program interactive Workbooks for tracking crimes in the neighborhood for general information to distribute to the Village Green community.

**Mapping Lighting** - Need help marking map with common area lighting from the original Lighting Plan.

**Disaster Preparedness** - This activity is newborn for all intents and purposes. If you would like to help in raising this infant into toddlerhood, please contact us. **We need:** Planning and development team and a Communications primary contact.

Email for more information: [vg\\_safetycomm@gmail.com](mailto:vg_safetycomm@gmail.com).

The Safety Committee meets at 7:00 pm on the 2nd Wednesday of each month. Guests and prospective members are welcome. □

## Public Security Report

*Edited by Jordan Deglise Moore*

**August 17 - September 20, 2017**

**Sept 12 THEFT FROM CLOTHES LINE. Court 8, 4:00 pm.**

Resident reported the theft of clothing, adding that the thief left a note reading, "Theft by homeless person."

**Sept 19 LOUD MUSIC. Court 9, 5:10 pm.** A resident reported loud music coming from a neighboring unit. □

## October Foot Beats

**Tuesday, 10/10, 7pm:** Meet at Court 12 entrance, walk west section of the Green.

**Wednesday, 10/18, 9am:** Meet at Clubhouse, walk central section of the Green.

**Thursday, 10/26, 7pm:** Meet at Court 17, walk east section of the Green.

**Friday, 11/3, 10am:** Meet at Court 7 entrance, walk west section of the Green. □



Drinks on the Green 9/24, photos by Lucy Fried



Attention, Closet and Practicing Journalists

## Highlights Is for YOU!

*Highlights* is the community newsletter of the Village Green. You are invited to participate in creating our volunteer publication. Please consider what you can do.

Thank you.

The Communications Committee

Some ideas:

- Share your knowledge about broader community and governmental issues that impact Village Green, such as development, oil drilling, and traffic policies.
- Photograph the Green and its people, plants, and wildlife.
- Learn more about Village Green by attending committee meetings and writing about the challenges the volunteers face and solutions they embrace.
- Profile residents whose stories deserve to be told.
- Realize that your investigative, writing, interviewing, editing, or design/layout skills are needed and appreciated here.

Letters to the Editor:

Do you want to get something off your chest (respectfully, please), appreciate something well done, suggest an article, or have a question but don't know who to ask? Write a letter to the editor and email it or bring it to the office.

Please email: [villagegreenhighlights@gmail.com](mailto:villagegreenhighlights@gmail.com).

The Communications Committee meets at 7:30 pm on the 2nd Thursday of each month. Guests are welcome. □

## Community Relations Report

*By Cynthia Singleton*

BIG NEWS FOR COLISEUM PARKING

According to Councilman Wesson's deputy, Kimani Black, the Department of Transportation has approved Village Green's petition for overnight permit parking on Coliseum between Sycamore and Hauser, and the change will be accomplished before the end of the year.

Mr. Black shared the news with the 10th District Empowerment Council in late September and will attend the October 24th Village Green Board meeting to provide an update. □



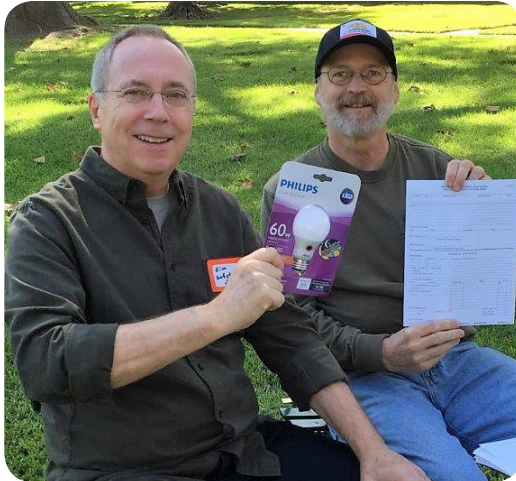
# Court Council Reaches out to Residents

By Lucy Fried

On Saturday, September 23, the Court Council sponsored a first-ever fair on the Central Green. Council members hoped the event would encourage neighborliness and increase understanding of the community's rules. By all accounts, it was a modest success.



The fair attracted 75-100 people, including children. Balloons, face painting, a magic show, raffles, a framed photos booth, snacks, and of course the grassy space provided plenty of fun for kids and families. Some court reps staffed tables while others gave short, lively talks about patio lighting, unit modification requests, work orders, pets, patios and garages, tree climbing, trash cans, wildlife, and Court Council itself.



Fair committee head Harriette Bone said, "We were glad to see so many newer residents and kids who may not be familiar with the rules. I think we should do this more often." Council chair Nat Hutton agreed and reminded *Highlights* readers that the committee meets the first Wednesday of each month at 7:00 pm and welcomes visitors. □



Fair photos captions on page 6



# VGOA Tree Planting Update Brings Commendation from City Commissioners

By Lucy Fried and Ethan Markowitz, Board Directors

Owners concerned about losing Mills Act tax benefits or wanting more restoration of original landscape design features can sleep easier. The city's Cultural Heritage Commission has not only approved the upcoming East Green Barlow-inspired tree restoration project but also praised our HOA for its improved planning and decision-making processes. The Commission's Office of Historic Resources oversees the contracts of Mills Act properties such as Village Green.

The commissioners conducted a "check-in" with Village Green at their regularly scheduled September 7 public meeting, and Board director Ethan Markowitz and Tree Committee member David Weisenbloom presented a report. The two were selected by the Board to address commission concerns about inappropriate tree plantings here.

## Comments from the commissioners included:

"...We're happy to see that everything is going well at the Village Green. It seems like you have a really good handle on it. We hope you continue in many phases to invigorate your beautiful landscape..." and "... Congratulations on your leadership in coming together. We've had several visitations from Village Green in the past, and this is probably the most harmonious visitation we've had."

## VGOA Progress Recounted

In his remarks, Ethan shared some of the downs and ups the Association has experienced during the seven years since signing the Mills Act contract in 2010. He pointed out that we have spent millions maintaining, rehabilitating, and restoring the property, including planting scores of trees. Of all the new trees, he explained, all but 5-10 are in keeping with the historic designs of Fred Barlow, Jr. He also noted that in 2014, the Tree Committee lost several core volunteers who had contributed to the CLR, and not long after, our arborist, Dan Jensen, died after a brief illness. A corner was turned when Cy Carlberg was hired as our consulting arborist, and she reviews all tree planting proposals before they go to the Board for approval.

David discussed the East Green tree planting project and the planning process of planning. (See page 5.) To illustrate the project's fidelity to the original design, he presented a slide show with a diagram overlaying the original Barlow drawings with the planting design.



At the presentation's conclusion, the commissioners encouraged Village Green to plant more trees, with which our representatives emphatically agreed. "Yes!" David promised. "There will be a second, third, fourth, fifth, sixth, and seventh phase." □

*This photo shows the western half of the East Green, looking north in the early years of Village Green. It is on view in the Clubhouse, but unfortunately, the photographer and date are not identified.*

# Excerpts from David Weisenbloom's Presentation to the Los Angeles Cultural Heritage Commission, September 7, 2017

[David is a Tree and Landscape Committee member who also served on the Cultural Landscape Report Committee.]

## Landscape Architecture of Village Green

"Village Green is divided into three primary open spaces: West Green, Central Green, and East Green. The spaces are defined by trees and buildings at the periphery and separated from one another by narrow formal allees. These "allees" are defined by two rows of Sycamores (one on each side) with a grove of trees and shrubs at each end.

Allees act as transition spaces between large primary spaces. As you walk through the spine of the complex you experience a large meadow-like space. You're compressed at the allees. You peek through shrubs and trees and then explode into the next open area. Because your vision is obscured, you cannot see from end to end. Space seems to go on forever.

## East Green Planting Project

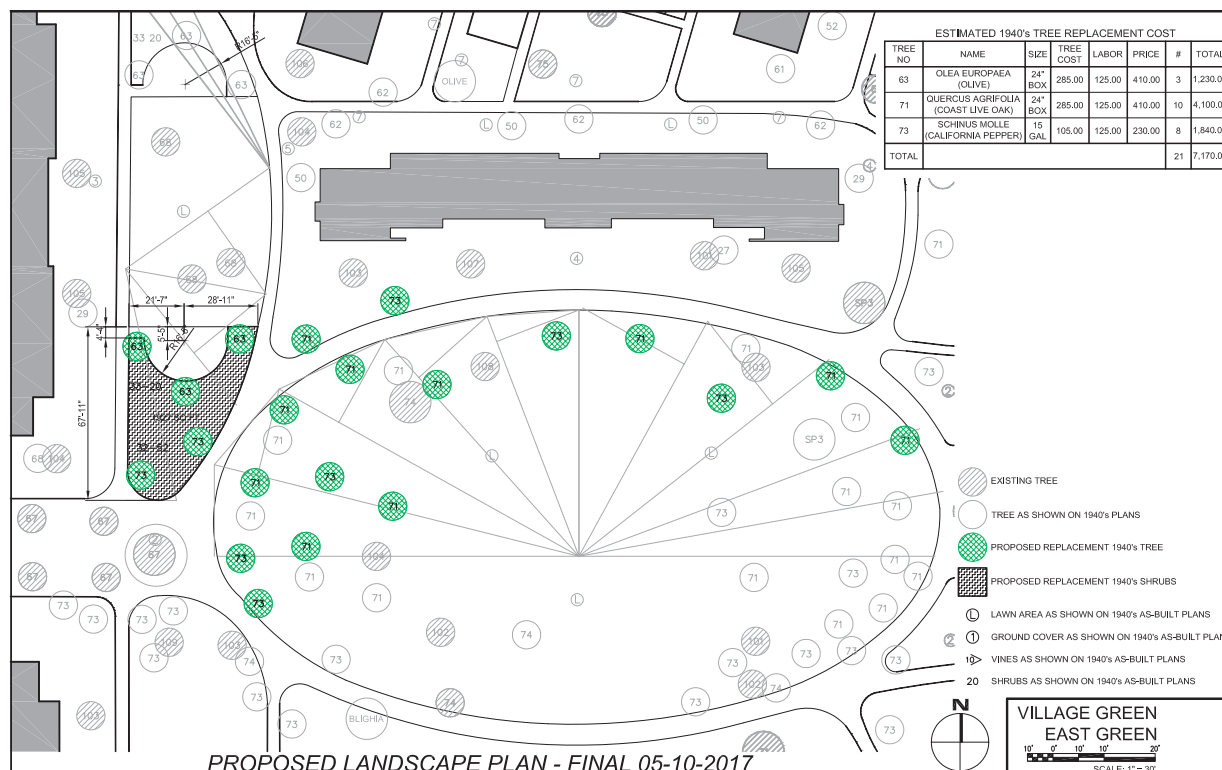
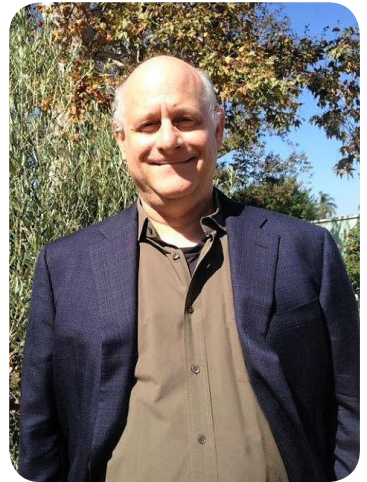
Our project area is one of these large open spaces: the East Green. The original groves at both sides of that Green are missing, and many of the trees that once defined the edges around the central space are gone. The goal of our project is to restore a grove of trees and a line of trees at the western border of the East Green.

**Work is to be done according to the 1940 Barlow design. We will restore the original west side grove and periphery trees exactly as shown on the 1940's plan, except that there will be four fewer Coast Live Oak trees.** (These trees when mature may have canopies 50 plus feet in diameter, and Barlow had some trees 10 to 12 feet apart.) When shown both the original and a less crowded design, our licensed arborist, Cy Carlberg, stated that in her professional opinion, the original spacing was too close together.)

## The Planning Process

In addition to studying the original Barlow drawings, we consulted the Cultural Landscape Report (CLR). CLR treatment guidelines state that trees are to be planted, 'in patterns that reflect the original composition while also ensuring proper spacing for the species selected'.

The CLR recommends reestablishing 'the East Green's tree pattern of groves and groupings of trees as existed originally, using the same or in-kind species'. We use the same tree species specified in the plan. We use the same tree placement. We have followed CLR guidelines and had the plan professionally reviewed.



In June, the Village Green Board of Directors unanimously approved the committee's proposal. The planting is targeted to be done between October and December of this year.

This is an important project that reestablishes the original tree pattern and composition by replacing 21 missing trees from the 1940's Barlow plan. We are very excited to start this project and plan to use it as a model for the future." □



# Special Events at The Green

## Board of Directors Meetings

Board meetings are at the Clubhouse. Homeowner comments start promptly at 7:00 pm.

**Thursday, Oct. 5, Special Budget Meeting**

**Tuesday, Oct. 24, Regular Meeting.**

## Remembering Nuno Pinheira

**Sunday, Oct. 8, 2:00-4:00 pm. 5435 1/2, Court 13**

323-291-7475 or [vgn@petrab.com](mailto:vgn@petrab.com) for more information.

## FG Arborist Cy Carlberg Speaks to Community

**Saturday, October 21, 10:00 am.**

**Clubhouse**

Learn about highlights of the recently completed tree inventory (numbers, sites, ID tags, Google Earth) ~ The state of our urban forest (trends, what's working, what's not) ~ Looking forward (five-year view, recommendations, beyond five years). *A question & answer period will follow the talk.*

**Ms. Carlberg's other projects include:** LA Zoo and Botanical Gardens; Arborist of Record for the MTA EXPO Phase II and Crenshaw/LAX Corridor; and the Pasadena Rose Bowl.

Spons. by Board of Directors, hosted by Tree Committee.



## ATTENTION FAMILIES: HALLOWEEN IS COMING!

**Saturday, October 28, 3:00-5:00 pm.**

Party in the Clubhouse.

**Tuesday, October 31, HALLOWEEN**

Meet at the Coral tree in the Central Green at 6:00 pm for stories. Trick-or-treating starts at dusk. □



## Page 3 Fair Photo Credits

*Counterclockwise from top left. Court reps group photo by IV Tench. All other photos by Diann Dumas unless noted.*

Harriette Bone (Ct. 11) wears sandwich board placards showing a garage with room for a car and another stuffed with storage.

John Howell and Jim Bouchard (Safety Committee) hand out free dusk to dawn porch light bulbs.

Dagmar Buck (Ct. 1) and Genia Young (Ct. 2) are still smiling as the fair winds down.

Court representatives gather for a photo.

Glenn Nakagaki (Ct. 7) strikes a pose. *Photo by Mickey Fielding.*

Cynthia Singleton (Ct. 15) and Jordan Moore (Ct. 6) present raffle prizes.

Kate Martin (Ct. 13), hidden behind hat, stays busy painting children's faces. □

## MANAGER'S REPORT (Cont'd from p. 1)

### Landscape Maintenance

Greencrew Landcare has commenced the second phase of the initial six month full-property "cleanup" period. A summary provided by the company's owner, George Havai, includes the following information from September:

- The landscape team has been directed to use the lawn/leaf blowers at half throttle to reduce the decibel level. They have also started using a yard vacuum to help with cleanup in the garage courts.
- Fifty yards of mulch were delivered and are being spread into planters and tree wells. The goal is to have 50 yards of mulch delivered and distributed every three months.
- The team repaired an irrigation main line that was broken in Court 3.
- Workers continue to replace sprinkler heads that are not working properly. In the Central Green, some flat head sprinklers were replaced by rotary heads, which proved very successful in eliminating brown spots. The company recommends continuing the gradual phasing in of rotator heads.

### Pipes and Painting

**Replacement of the domestic water supply lines** in Courts 4 and 14 is scheduled to start during the first week in October.

**Residential re-piping project** is on schedule. Buildings 10, 49, 74, 7, 9, and 11 have been completed. Building 39 was started on September 18.

**Residential building painting** is also on schedule. Buildings 4, 24, 36, 41, 44, 46, and 47 have been completed. Building 61 was begun in mid-September. □



A smiling John and Melanie Oropallo, with son Miles, enjoy the Court Council Fair on September 23.

The next day, the family returned to the Central Green to head up Drinks on the Green.

*Photo by Diann Dumas.*