

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS

A Monthly Publication of the VGOA

November 2017

Board of Directors Oct. Meeting News

By Ethan Markowitz, Board Secretary

After three homeowner comments, the Board considered seven business items, homeowner correspondence, and reports.

Actions included:

Approved dates for regular November and December Board meetings to accommodate the holidays:

November Board meeting:

Tuesday, November 14, Clubhouse.
Homeowner comments at 7:00 pm sharp.

December Board meeting:

Tuesday, December 12, Clubhouse.
Homeowner comments at 7:00 pm sharp.

Reminder of Special Board meeting on the 2018 Operations Budget: Tuesday, November 7, 7:00 pm, Clubhouse.

Renewed Audit Contract... Renewed our contract with Creighton Tevlin to audit the Village Green HOA financials and tax returns.

Approved VOIP Contract...

Approved contract with Green Razor Communications to install a Voice Over IP phone system in the Village Green Office that can be maintained at a lower cost than the current traditional phone system.

Renewed Annual Roof Cleaning

Contract... Renewed our contract with Tri-County Power Washing to clean the building roofs. Scope of Work amended to specify no power blowing of roof debris onto ground below.

Approved Budget for Patio

Furniture... Approved a request from the Design Review Committee to set aside \$5000 in the 2018 budget to refresh the furniture on the Clubhouse patio. □

Air Conditioning at Village Green

By Lucy Fried, with appreciation to Jerri Allyn, Susan DiGiulio, and Stephen Wolf

The high temperatures and more frequent periods of very hot weather the last few years have caused many Village Green residents - especially those with second floor rooms unprotected by tall shade trees - to long for air conditioning. The realization that these conditions are likely to get worse has lent heft to the issue.

Questions abound. What do our governing documents say about air conditioning? Does the Board have a policy? Why does the Board say "okay" to air conditioning in some situations and not in others? What about noise and electrical load?

The Village Green Handbook

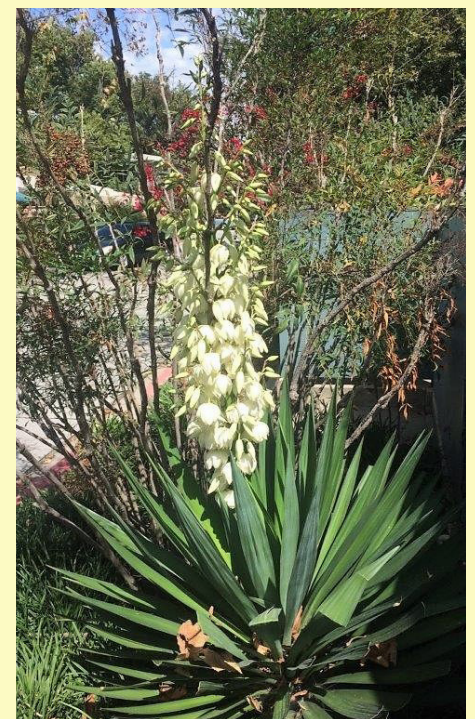
Articles 9 and 14 of *The Village Green Handbook* establish the essential rules and regulations for air conditioning at the Green. Please read these at www.villagegreenla.net or ask for a copy at the office. Section 9.1 explains the rationale: "The following policies and procedures have been established to ensure the safety of all Residents, preserve the architectural integrity of the Village Green, and protect property values for everyone's benefit."

Long Story Short

There is no rule specifically prohibiting air conditioning in the Green. Our rules say that the space inside walls is common property and belongs to the VGOA, so one cannot just open a wall and install new wiring or plumbing or refrigerant lines. The prospect of widespread installation of air conditioning (AC) here is a reminder that we are a *condominium community* and raises questions for which we still need authoritative answers.

Most importantly:

- Can our old electrical system handle the load?
- If six units in a 10-unit building each have a quiet 55 decibel AC, will neighbors still find conditions reasonably quiet? We don't know what the cumulative effect of the sound would be.
- Are we ready for a possible substantial increase in neighbor-to-neighbor tension? *Cont'd on page 5...*



Mystery plant blooms in September for the first time in James Vail's recollection of 32 years here at Village Green. See page 6 for the story.

Public Security Report

Edited by Jordan Deglise Moore

September 21-October 19, 2017

- Oct 3 RESIDENT/VENDOR DISPUTE. Court 16, 1:11 pm.** Resident called Security upon feeling threatened by a locksmith demanding payment for unauthorized work.
- Oct 6 BURGLARIZED CAR. East Circle parking lot, overnight.** Resident reported car had been opened and burglarized.
- Oct 6 BURGLARIZED CAR. Court 12, 9:32 pm.** Resident reported car had been opened and ransacked.
- Oct 10 FOUL ODOR. Court 7, 1 pm.** Management requested Security investigate a foul odor complaint.
- Oct 10 CAR FIRE. Court 9, 9:11 pm.** Residents reported a car fire in the garage court parking area. LAFD extinguished the flames but the car was a total loss and the fire damaged the vehicle next to it.
- Oct 6 BURGLARIZED CAR. Court 12, 9:32 pm.** Resident reported car had been opened and ransacked.
- Oct 15 HOUSE ALARM. West Circle, 4:37 pm.** Residents reported a unit's security alarm sounding again. Security was unable to contact the owner. □

November Foot Beats

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

Monday, 11/6m, 7 pm: Meet at Court 4 entrance, walk central section of the Green.

Tuesday, 11/14, 9 am: Meet at Court 4 entrance, walk east section of the Green.

Wednesday, 11/22, 7 pm: Meet at Court 12 entrance, walk west section of the Green.

Thursday, 11/30, 10 am: Meet at West Circle sign, walk central section of the Green.

Saturday, 12/9, 7 pm: Meet at Court 1 entrance, walk east section of the Green. □



Court Council Representatives and Alternates:

(Ct. 1) Dagmar Buck, Brian West; (Ct. 2) Genia Young, Dick Grover; (Ct. 3) Betto Arcos; (Ct. 4) Marshall Feldman, Rosalind Goddard; (Ct. 5) Pat Brown; (Ct. 6) Jordan Moore, Bernie Altman; (Ct. 7) Glenn Nakagaki; (Ct. 8) Teresa Markowitz, Ethan Markowitz; (Ct. 9) Joan Anglin (distribution only); (Ct. 10) Rhonda Lavender; (Ct. 11) Nat Hutton, Wendell Conn; (Ct. 12) Harriette Bone, Carol Walker; (Ct. 14) Kate Martin, Lucy Fried; (Ct. 14) Beth Hanna, Sue Hausmann (distribution only); (WC/EC) Cynthia Cyrus; (Ct. 15) Cynthia Singleton, Muriel Dickerson; (Ct. 16) Carolynn Middleton, Heide Oglesby; (Ct. 17) Regina Bryant, Greg Upshaw □

Appreciation to Senior Lead Officer Tynisha King

Village Green Safety Committee

LAPD Senior Lead Officer (SLO) Tynisha King and other LAPD officers joined FootBeaters and Public Security staff on October 18th for a walk around the Green. Our very helpful Officer King has now moved on to a higher position in the Wilshire Division of the LAPD, and this was an appropriate time to say, "Good-bye," as her support helped launch and keep FootBeats going here.

Officer Jose Saldana, who works a basic car area adjacent to ours and is known to many residents, has been appointed our acting SLO until a more permanent appointment is made, Sergeant Anthony Verret, Southwest Division's supervisor of SLOs, told walkers.

Officer Saldana can be reached at 323-387-9614 or by email at 36870@lapd.lacity.org. □



Pictured here are Officer Tynisha King and fellow Officer Chavez at "National Coffee with a Cop Day" last month.

Officer King is holding a card that VG residents presented to thank her for nearly three years of service to our community. Regina Bryant, Cynthia Cyrus, John Howell, and Heide Oglesby were joined by officers from our escort and patrol company, Public Security.

Photo by Regina Bryant

Highlights Editor: Lucy Fried

Designer: Kelly Wilson Samojlik

The Forest Through the Trees

By Chris Scornaienchi, Tree Committee member and Landscape Committee Co-Chair

On Saturday October 23, the VGOA and Tree Committee hosted a talk with our arborist, Cy Carlberg. Over the last two years, Cy and her team have been assessing and documenting our entire forest, and she shared the results with interested VG residents, including four Board members.

One of the many things we learned is that as of today, VG has 1409 trees inside the property and 105 trees along the perimeter, with over 100 different species from all over the world. Thirty of the current 100 species were from the original Barlow plans. Many of the rest were planted by Winans during the 1960s after the flood, and still others added in the decades following.

This number is down from 1679 trees counted in 2014 and 2000 when the property was fully planted. What happened to the missing trees? Drought, age, disease, pests (including the polyphagous shot hole borer, which they are monitoring), and root rot have all contributed to the number of trees removed or fallen.

Interactive Tree Map Soon To Be on Google Earth

With all the data Cy and her team gathered, including planting dates, health, and structural conditions, they were able to digitize the information and merge it with the Barlow and Winans plans

to create a map that shows all known trees past and present as well as the trees that are missing and the CLR's planting recommendations. This will help the Tree Committee create an effective replanting agenda. This interactive map will soon be available to all the residents through a link that will connect with Google Earth. The information we will be able to access is pretty exciting, so stay tuned for more details.

Trees and Dollars

Cy Carlberg was also asked to look at our trees as community assets and assign a dollar value to them. The team identified the trees with remaining life spans of 5-15, 15-40 and 40 plus years. Then, using the S.U.L.E. (Safe and Useful Life Expectancy) method for measurement, it was determined that the current value of our forest is approximately \$4,334,780.00! This number would increase by almost \$2,000,000 if the missing trees were still with us. While most of us may not think of tree value in monetary terms, this information will greatly help the Board create a budget for replacements throughout the coming years.

After the presentation, attendees asked many questions which Cy and James Sanchez, our onsite arborist, willingly answered. The shot hole borer infestation, tree planting schedules, pruning and possible grants for new trees were all discussed in detail.

I left feeling grateful that we have such capable arborists on the team keeping a watchful eye over one of our community's greatest assets – our urban forest. FYI, Carlberg Associates' clients also include the L.A. Zoo and Botanical Gardens, and she's the arborist of record for the MTA ExpoPhase II; the Crenshaw LAX Corridor; and the Pasadena Rose Bowl. □



Board President Jerri Allyn with Principal Arborist Cy Carlberg and Staff Arborist James Sanchez

Photo by Chris Scornaienchi



Principal Arborist Cy Carlberg and Staff Arborist James Sanchez

Photo by Lucy Fried



MANAGER'S REPORT



Sherri Giles,
Operations Manager

Greetings. I hope this finds you well as we enter the season of holidays and flu bugs. October was another month of steady progress on our many challenges and projects, including:

Waste Disposal

Under the City's "Zero Waste" program, Village Green can face financial penalties for garbage thrown in recycling bins and recyclables in garbage bins. ***Please read the information poster near your waste enclosure entrance and learn which items should go in each bin.***

We can also face penalties for overflowing bins. Our new contract with Republic Service gives each court only one garbage bin and two recycling bins. *It is important to break down your cartons so the recycle bins don't overflow.*

Note that furniture and other large items should not be put in either kind of bin. Contact the office if you are not sure how to use the City's pick-up service to dispose of such items.

Finally, as reported last month, in order to substantially reduce the quadruple cost increase we faced under the new system, the Board approved management's proposal to buy a used forklift and bring in-house the transporting of the trash bins from the enclosures to the street for emptying. We are actively vetting candidates for the approved new maintenance position, which will also include maintaining the trash areas and handling some other maintenance duties.

Painting and Pipes

Residential building painting continues on-schedule. Eight buildings have been completed, and Building 86 was begun in October 16th. Painting preparation and carpentry repairs are being performed simultaneously.

Residential re-piping also continues on-schedule. Seven buildings have been completed, and work on Building 50 began on October 9th.

Exterior Water Supply

In August, the Board voted to approve a contract with California Coast Plumbing and Repiping, Inc. to replace the domestic water supply lines in Courts 4 and 14. Work was begun October 4 and then temporarily halted (as planned), so as not to disrupt the previously scheduled residential building re-piping and other projects. Most of the work is scheduled to be completed by the end of October, including trenching adjacent to the buildings, where new main line pipes will be laid and then connected by lateral pipes to each unit. After Court 4 is completed, the water supply lines in Court 14 will be replaced.

The photo to the right shows the initial phase of re-piping of the water supply lines in Court 4. The pipes will connect the City's water to Village Green's water supply lines at Court 4.

Photo by Diann Dumas.



Landscape Maintenance

Greencrew Landcare is continuing the second phase of the initial six month full-property "clean-up" period. The company is maintaining the work performed during the first 12-week cycle and focusing on mulching and hand-pruning shrubbery. The company has so far delivered sixty yards of mulch to the Green.

Digital Work Order System

In September, the Board approved a subscription agreement with the Fluke Corporation's E-Maint computerized maintenance management system. In October, management began the work of customizing the system to fit the property's needs. □

Air Conditioning (Cont'd from page 1)

No matter how badly one may want air conditioning, responsible owners and directors can't just wish away the above questions. Board directors have a fiduciary responsibility above all else to protect the property and its owners from harm. That is why, *"to ensure the safety of all residents, preserve the architectural integrity of the Village Green, and protect property values for everyone's benefit,"* boards over the decades have usually acted cautiously on AC requests.

Situation Today

The Design Review Committee, in cooperation with the Board and management, is researching electrical load requirements, technical advancements in AC noise levels, and design features to get answers to the questions above.

Importantly, they have been looking into the capacity of our overall electrical system because this may limit how much additional power can be provided for air conditioning and other devices. Recently, our liaison at the LA Office of Historic Resources, Lambert Giessinger, came to our aid and opened channels of communication with the DWP, so some answers may be imminent.

Meanwhile, anyone can install one or more *portable* free-standing air conditioners inside their apartments. Board permission is not needed. There are many appliance options that come with a clean, professional, plexiglass window installation, and the Design Review Committee can provide information.



Village Green Maintenance can provide the plexiglass and assist with the installation of the vent to the window; a fee will be charged. The two photos above show a popular unit and two different ventings.

Reasonable Accommodation

The Board understands it is required to permit air conditioning when someone meets the conditions for AC as a reasonable accommodation for a medical condition. In these cases, directors permit certain AC installations and require that they be removed if the owner sells or rents out the unit.

One such system is the mini-split. Both a heating and AC appliance, it can be installed in several locations in the apartment. Currently, systems with a 55 decibel sound level are being recommended. The condenser is usually placed on the patio or balcony (below the fence lines). The Board has required that the refrigerant lines be mounted on the wall and may be covered with molding or a soffit.

The photos below show mini-splits and installations.



Where Things Stand

At the October 24 Board meeting, the Board considered a resolution from the Design Review Committee asking that medical accommodation owners allowed to install the refrigerant lines inside the walls and simply cap them off if the owner moves. The resolution did not pass. *The vote was three in favor, three opposed, and two abstentions.*

The directors' discussion comments touched on all the concerns listed in this article, plus architectural integrity. The vote made clear that directors' concerns will need to be resolved if meaningful change in AC access is to happen. □

Help Wanted

The Design Review Committee (DRC) is sending out a call for any electrical engineers living here to help out interpreting the City's findings regarding our electrical system (pro bono).

Please contact Susan DiGiulio, committee chair, at 310-770-4207 or smdgiulio@gmail.com.

Special Events at The Green

Nov & Dec Board Meetings: Special Holiday Schedule

Tuesday, November 7, Special Meeting on the 2018 Budget

Tuesday, November 14, Regular Board Meeting

Tuesday, December 12, Regular Board Meeting

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



HOLIDAY PARTY

ANNUAL VILLAGE GREEN HOLIDAY PARTY

"Drinks on the red and green" in the Clubhouse. Look for flyers coming soon with date, time, and details!

Community Relations Report

By Cynthia Singleton

Parking Changes Coming in Early 2018, Says Wesson Deputy Kimani Black

Coliseum - Coliseum on both sides of the street between Sycamore and Hauser will become part of Overnight Parking District #560. A restricted parking permit will be required to park on either side between 2am-6am.

Hauser - The east side of Hauser will become part of OPD #560 (restricted permit parking) between 2am-6am. Residents will need a restricted parking permit to park there legally during those hours. On the west side of the street, all parking will be prohibited between 10pm-6am.

Sycamore - Parking on Sycamore between Rodeo and Coliseum will also be prohibited between 10pm and 7am on at least the west side of the street.

According to Mr. Black, the signs should go up sometime early 2018. Once they are up, residents will have a 45 to 60 day grace period to get permits for OPD #560. When the grace period ends, the city will begin issuing tickets. Mr. Black said that residents will get full notification of procedures for getting permits and timelines and have about 6 to 8 weeks to get permits from the City. □

Letters to the Editor

Dear Reader,

In September, the Communications Committee launched "Letters to the Editor." We set up an email address and announced it in the **Highlights**. Since then, we've gotten a letter. Here it is:

Dear Editor,

I've lived here in the Village Green for 32 years, and when I moved here there was a cactus plant, still here, across from the gate to my patio. It had very sharp thorns, and I always had to clip off the ones next to my walkway because they were like needles. I don't know how long, in 1985, it had been there; I certainly didn't plant it.

Well, just about a week ago I saw this tall white flower which appeared out of nowhere in just a few days. It looked like a yucca to me but I thought it couldn't be, since this isn't the desert or a mountain. Just looked online and am almost certain it is! It's still growing! Perhaps its blooming now had something to do with our very wet winter, combined with all the heatwaves we've had this summer.

Here are a couple of pics of it. I would like to have some expert opinion about it and its sort-of "miraculous" appearance after all these years! I haven't seen other flowers like it in the area.

Thank you very much!
James Vail
Court 15

We brought James Vail's query to the Landscape Committee. Members agreed it looked like a Yucca, but our horticulturist, Carol Bornstein, was consulted to be sure. She replied: "This is probably Yucca filamentosa, one of the more common species that's planted in our area. There is a lot of confusion taxonomically in the Yucca genus and I am not an expert, so this is my best guess."

Then we shared the answer with Mr. Vail. He said he appreciated it.

Highlights is waiting for your letter. Do you have information to share or an opinion on a current topic at the Green? Do you appreciate something well done or have a gripe to air (respectfully, please)? An article to suggest or a question to ask? **Send to Editor at villagegreenhighlights@gmail.com.** Please be mindful of space limitations. □

Thanks to the Cultural Affairs Committee for sponsoring the Clubhouse Halloween decorations, the October 28 Children's Halloween Party, and scary story-telling and trick-or-treating on Halloween night. Special appreciation to volunteer decorator Bob McGinness and his crew, including Maureen Weiss, Antonio Scaglione, Suzy Hughes, Josh Worth, Heidi Creighton, Rob Creighton, Maile Jedinsky, Michael Boucher, Billy Vasquez, Manuel and Cynthia Villegas, Leah Piehl, Patty O'Laughlin. They and numerous children dedicated part of a Sunday to decorating the Clubhouse for all to enjoy. See also page 5. (Photos by Lucy Fried)

