

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Highlights

News from the Board of Directors April 26 Meeting

Claire Joyce, Board Secretary

After six homeowner comments, the board considered 14 business items; one design review recommendation; correspondence from six homeowners; and reports from the treasurer, manager, committees, operations, and 2016 election inspectors.

ACTIONS INCLUDED:

2015 Audit Report

... approved the 2015 audit report prepared by Creighton Tevlin, CPA.

Liens

... approved the recording of five liens.

Building 14 Cracks

... authorized repairing Building 14 wall cracks and agreed to invite Mr. Russel Tyner, building stabilization project supervising architect, to an upcoming board meeting for further discussion of his recommendations.

Well Consultant

... accepted a proposal for an independent review of our well and a second opinion on a proposal to install a new liner casing.

Furnaces

... supported DRC efforts to research and clarify furnace replacement options for the various unit types at Village Green.

New Washers/Dryers

... authorized negotiating a contract for new washers and dryers that use credit card readers instead of quarters. □

VGOA Prevails in 2015 Election Challenge

By Lucy Fried

A Small Claims Court suit challenging Village Green's right to preserve the confidentiality of owners who voted and owners ineligible to vote was decided in favor of the Association in a second trial March 30 in downtown Los Angeles. The court ruled that the law (Civil Code Section 5125) only permits inspection of the ballots; the Association permits inspection of the ballots but not of the other information. Although he acknowledged he was not contesting the outcome of the election, a Village Green owner had sued the Association and the election inspectors after he was not permitted to inspect the other information following the 2015 Board of Directors election. In a first trial last year, a temporary judge had ruled against the Association. The board found the verdict unjust and appealed. In Small Claims Court, that required a "trial de novo."

Village Green director Ben Ginsburg represented the VGOA in court and was accompanied by election chief inspector Cynthia Cyrus and alternate Mickey Fielding. Ben Ginsburg's account of the trial is below:

"Cynthia, Mickey, and I appeared in court for the trial de novo this morning (March 30) at 8:30 a.m. The courtroom where we were assigned had a temporary judge again, but this time they found a commissioner (a subordinate judicial officer) to hear our case and some others who would not stipulate to a temporary judge. The trial started about 10:45 a.m.

The commissioner was very thoughtful. He read the complaint and the Civil Code, and allowed both sides to speak. After asking a couple of questions, he dismissed the individual defendants saying they were not proper defendants. He acknowledged (the owner's) point that the Davis- Stirling Act does not provide an effective way for an owner to confirm that the election was completely valid, and that counting the ballots is not enough. But he also acknowledged my point that the act does not authorize any broader inspection right and without evidence of election misconduct the court should not order broader inspection rights. He told (the owner) that the Elections Code does not apply to HOA elections. He asked why we would not just allow (the owner) to inspect the outer envelopes. I explained our concern for owners' privacy, the possibility of (the owner) misusing information on who voted by targeting owners for leafleting or discovering which owners may be delinquent in assessments. I pointed out that (the owner) had named the two individual defendants with no basis for holding them liable for anything.

The commissioner entered judgment for VGOA." □

Public Security Report

March 22 – April 17

Edited by Gabriela Worrel

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

Mar 22 BREAK-IN. Ct. 16, 8:36 a.m.

Maintenance reported the laundry room window latch was broken and tobacco piles and marijuana smell in the room.

Mar 22 VANDALISM. Ct. 14, 8:30 p.m.

Resident reported a broken window.

Mar 25 BARKING DOG. Ct. 16, 8:45 p.m.

Resident complained of barking dog. Security monitored situation throughout the day.

Apr 04 CAR COLLISION. Ct. 3, 9:00 a.m.

Car collided with tree near Court 3. Driver was not injured.

Apr 09 WELFARE CHECK. Ct. 2, 9:45 a.m.

Owner expressed concern about a resident. Security performed a welfare check.

Apr 13 MAILBOX TAMPERING. Clubhouse, 7:20 a.m.

Maintenance observed someone tampering with mail box. Suspect fled, leaving behind a homemade device that can be used to remove mail from box. (See Manager Report this page.)

Apr 15/16 TREE DAMAGE

A tree in West Circle was bent over by the wind and its support post had come loose. A broken tree trunk was reported in Court 4 and broken branches in Courts 5, 8, 11, and 13.

Apr 17 NOISE COMPLAINT. Court 7, 6:30 p.m.

Loud screaming was reported. Security investigated but did not hear anything.

Apr 17 NOISE COMPLAINT. Court 4, 9:10 p.m.

Resident reported banging on wall next door. Security investigated but did not hear anything.

May & June Foot Beats

Mon., 5/2, 10 am - Meet at Coliseum & Hauser, walk Cts. 9 - 6

Tue., 5/10, 7 pm - Meet at Ct, 1 entrance, walk Cts.1-6

Wed., 5/18, 10 am - Meet at Clubhouse, walk EC-17

Thu. 5/26, 7 pm - Meet at Clubhouse, walk WC-10

Tue., 6/6, 10 am - Meet at Ct. 1 entrance, walk Cts. 1-6

Tue., 6/14, 7 pm - Meet at Clubhouse, walk EC-17

Wed., 6/22, 10 am - Meet at Ct. 1 entrance, walk Ct. 10-Clubhouse

Thu., 6/30, 7 pm - Meet at Ct. 6 entrance, walk Cts. 6-9

Manager's Report

By Sherri Giles, Operations Manager



Well Pump System:

On April 11, the pump stopped working during the regular watering cycle. Prompt inspection by maintenance supervisor Harold Graves and Sunlife Ramco revealed that the timer/relay switch had burned out and the transformer had also failed. Both parts were approximately 25 years old. Replacements were ordered the same day, arrived on April 19, and were installed immediately. The system is functional once again.

Arborist Services:

Management is engaged in contract negotiations with a board-approved arborist. We hope to reach a mutually beneficial agreement in time to present a contract to the board for approval at the May meeting.

Coliseum Street Slurry Work:

Thanks to a conscientious resident who had learned that the city's Bureau of Street Services was planning to perform a slurry seal application on Coliseum on April 25, the office was able to post notices in the laundry room to notify residents. In March, we had contacted the Bureau to request better communication prior to the commencement of work that may affect the VG community. However, the city did not honor our request. We will continue to seek improved communication with the city.

Mailbox in Front of Clubhouse:

On April 13, VG maintenance employee Luther Stowe saw a man "fishing" mail out of the U.S. Post Office collection box on "Little Rodeo" near the Clubhouse steps. Upon seeing Mr. Stowe approach, the perpetrator fled to his car and departed, leaving behind his sticky-bottomed "fishing pole." Security was alerted, and office staff contacted the USPS, which took a report and retrieved the apparatus. □

Laundry Room Tip from Safety

Committee: School will soon be out.

To discourage use of your laundry room as a "hang out" space, remember to lock the door and window when you leave.

*Contributors to this issue of Highlights include: Claire Joyce, Cynthia Singleton, Dagmar Buck, David Bishop, Diann Dumas, Gabriela Worrel, Jeff Clark, Joe Khoury, John Howell, Jerri Allyn, Sherri Giles, Stephen Parker, Steven Keylon, Kelly Samojlik (designer), and Lucy Fried (editor).
Special thanks to Kerri Jones of the L.A. County Tax Assessor's office.*

VILLAGE GREEN AND THE MILLS ACT

What Exactly Is the Mills Act?

The Mills Act is a state law that allows qualifying owners to receive a potential property tax reduction and use the savings to help rehabilitate, restore and maintain their buildings.

“The benefit of a Mills Act contract for VG,” explained Village Green resident, Steven Keylon, “is that some of the dollars we would usually send in as property taxes stay in our pockets. That helps owners offset the high cost of replacing our aging infrastructure and properly maintain the property. And the accompanying Historic Structures Report and Cultural Landscape Report will help guide current and future stewards to make more informed decisions.” □



VG's Mills Act contract scope of work is available at:

http://villagegreenla.net/millsact_application.pdf

To learn more about the Mills Act, go to:

<http://preservation.lacity.org/incentives/mills-act-historical-property-contract-program>

<http://preservation.lacity.org/news/frequently-asked-questions-about-mill-act-program>

http://villagegreenla.net/MillsAct_Geissinger_Power_Point_0514.pdf

Steven Keylon, Mills Act Advocate



The Village Green community bade farewell this spring to neighbor Steven Keylon, who moved to Palm Springs with his partner John Delarosa. Steven is known for his advocacy of restoring the Green's infrastructure and original design features, a passion stemming from his unabashed appreciation of the Green's mid-century modern architectural design and the way it encourages community.

Said board director Joe Khoury, “Steven's many years of service on the design review committee and board of directors are well-known, but not everyone knows how much work he put in to leading the effort to secure and implement our Mills Act Historical Properties Contract with the City of Los Angeles. With his departure, Village Green has lost a storehouse of knowledge as well as a loyal and dedicated friend.” □

How Mills Act Property Taxes Are Determined

Mills Act properties are valued based upon the lowest of three potential values: 1) Income

Valuation, 2) Market Value, and

3) The Prop 13 – Trended Base Value. Typically, the lowest value is the Income Value. The Mills Act income value is calculated by taking typical rental income (from open market listed leases in the Village Green), deducting typical expenses – such as the homeowner dues – and capitalizing the remaining income, using current interest rates. However, within the Village Green complex, many owners purchased their properties quite a few years ago. This means that the lowest of the three values is sometimes the Prop 13 Value.

Every year, Region 9 of the West District values all of the units in the Village Green along with thousands of other Mills Act properties from West Hollywood to Downtown Los Angeles. Upon completion of our valuation, we mail out a letter entitled “Mills Act Notice of Assessed Value Change”. This letter is sent ahead of the tax bill to notify the tax payer of the value that will appear on your next tax bill.

If the value on your tax bill varies from the value identified on the letter, you should always expect to receive an adjusted tax bill. In recent years, due to the prior Mills Act appraisers' illness, the Mills Act properties were not valued in time to guarantee that the correct value would appear on the original bill. It is likely that the original 2016 bills will be correct, and that no adjusted bills will be necessary. As a check, however, always compare your letter with your tax bill.

If you have any further questions feel free to call or email me. My phone number is (310)410-7442 and email is kjones@assessor.lacounty.gov. □



Kerrie Jones

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F.Y. I. – Up, Up, and Away!

By Lucy Fried

L.A. County's median home price rose to \$506,000 in March, 5.9% above last year at this time - even though sales declined. Although only 27% of households can afford such prices, but those who can are fighting for the meager supply available. Rents rose nearly 5% during the same period. The Mills Act can shield us a bit from the property tax hike resulting from these market increases, but it cannot stop them. The solutions – more affordable homes to buy and rent – seem far, far away.

Figures in article are from L.A. Times 4/19 and 4/12 articles. □

Upcoming Events



**Saturday 5/21, 11 am-1 pm,
Clubhouse - Meet the Tree**

People: The Tree People, a longtime premier L.A. environmental advocacy group, will discuss conservation topics relevant to Village Green. **Sp:** Landscape Committee.

**Tuesday 5/24, 7:00 pm, Clubhouse -
Board of Directors Meeting**

**Wednesday 5/25, Noon, in front of Clubhouse -
Police Appreciation Day**

**Sunday 5/29, 3-5 pm, Central Green - Memorial Day
Weekend Fandango with Cambalache:** Back by popular demand! Lovely and lively Mexican folk music.

**Sunday, 6/12, 4-7 pm, West Green - Drinks on the
Green:** Bring drinks and snacks to share. Kids too! Please tell guests no dogs or smoking on the Green.



Saturday, June 18, 8-3 pm -

Village Green Annual Yard Sale: Along Coliseum, Hauser, Rodeo west only.

**Sunday, June 26, 4-7 pm, Central Green - Early
Summer Concert with Bobby Rodriguez and his Latin
Jazz Band:** Back by popular demand. Please remind guests no dogs and no smoking on the Green. □

Landscape Committee Field Trip



Six landscape committee members are all smiles after a spring field trip to the Natural History Museum near USC. They had taken a personalized tour of the museum's Nature Gardens led by garden director Carol

Bornstein, who is also Village Green's consulting horticulturist. The group marveled at the variety of beautiful California natives in bloom and the selection of attractive low-water natives suitable for un-irrigated shady and sunny beds in the Green.

From left: Genia and Chris Scornaienchi, Lucy Fried, Jeff Clark, Teresa Thompson, and Lisa Jeffrey. □

Do Your Part to Keep Mosquito-Borne Viruses Out of Village Green

Please remove under-pot saucers and dishes from your patio now. Standing water is the prime breeding ground for the mosquitoes that carry West Nile and Zika. Let's not take chances.

COURT COUNCIL CORNER

Good Neighbor Tip of the Month from Court Council

Laundry Room Posted Schedules

Village Green's laundry rooms are ours to use and to share, but friction can and does occur when neighbors fail to observe the posted schedule.

To new residents (and as a reminder to the rest of us), please check the schedule BEFORE you put that laundry load in the washers. If there is a name on the schedule at the time you want to use the machines – WAIT until there is an empty time box.

Why? Because if someone is scheduled the next hour, and your washing will go into their scheduled time, when they come out to use the machines and find them already in use, they will be understandably upset... It will cause them to start late, which in turn can cause the next scheduled user to start late and can easily throw off the entire scheduled day of users.

Everyone's time is valuable. Let's reduce laundry room tensions by being considerate of each other and observing the schedule.

For more information about laundry room courtesy, please see the Village Green Handbook, Section 7.1.

Community Affairs Update

By Cynthia Singleton, Ad Hoc External Affairs Committee

Genesee/Rodeo Car Wash: The Baldwin Hills Homeowners Assn. (BHHA) is asking the VGOA and other neighborhood groups to join them in objecting to a proposed car wash that would make our traffic congestion even worse. Please email your opinion to Councilman Herb Wesson's deputy at Kimani.black@lacity.org. Don't delay.

Coliseum Traffic: The community outreach committee is working with the BHHA and the Department of Transportation to plan a meeting on solutions to the traffic problems in our neighborhood.

Target Store: Since Walmart's closed, car burglaries at the Target parking lot have increased. Police will be parking in a big blue police van there to discourage crime, so don't get alarmed when you see it.

Parks: The Jim Gilliam Park will have LAPD foot patrols for better coverage of the park.

Change - Homeless: A new city ordinance now requires homeless people to remove their possessions within 24 hours after receiving a notice. They may store them in a 60 gallon drum, but anything over that may be confiscated. □