

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Highlights

July News from the Board of Directors

Lucy Fried

JULY 11 SPECIAL MEETING ON WELL PUMP

At a July 11 emergency special open meeting, the board voted unanimously to approve General Pump Company's proposal of \$27,507.94 for purchase and installation of a new well pump and repairs to the pump system. The board had already agreed on the work and met only to vote on the cost.

JULY 26 REGULAR MEETING

Well Casing Liner and Well Monitoring Improvements

Directors approved resolutions to improve the well's performance and extend its life, at a cost of \$113,094. (See article on this page.) They also voted to request a proposal from an independent well consultant for additional well information and project oversight.

Other Business Decisions

- Approved the recording of a lien.
- Okayed a \$7500 contract with Creighton Tevlin, CPA, for this year's required audit and tax returns.
- Agreed to request an attorney opinion on our Mills Act contract standing.
- Agreed to ask our attorney to draft contract language for vendor compliance with relevant labor laws.
- Thanked the design review committee for their proposed Unit Modification Guidelines and tabled the resolution for further consideration. □

Board Votes to Upgrade Village Green Well

By Diann Dumas

In July, the board of directors approved the installation of a new casing in the well's upper portion. It also voted to install a flow meter to measure the rate of water being pumped and a sounding /camera tube to see the water level. General Pump Company, which has been maintaining the well for years, will perform the work. The total cost is \$113,094.

Water from the Village Green well irrigates our 44-acre landscape. When the well is down, we must use city water to irrigate. According to operations manager Sherri Giles, our DWP bill increases by approximately \$14,000 each month we use city water. Board treasurer Steve Haggerty earlier reported past increases of \$8-12,000 per month. Losing the well at today's water rates would increase our landscape water costs by about \$168,000 per year. The upgrade is expected to extend the well's life for 50 years.

The well was built in 1984, and due to the materials and construction method used, the lifespan of its casing was estimated to be only about 30 years. Increases in well failures intensified concern this year about the well's viability. The board obtained a proposal from General Pump and then retained an independent consultant, groundwater geologist hydrologist Richard C. Slade and Associates, to study the well and its history and review the proposal. The board concluded in July that it was prudent to undertake the upgrade.

The alternative might have been to dig a new well. However, since the cost of a new well was estimated several years ago to be at least \$900,000 and the time frame for such a project would be about a year, the board preferred the upgrade.

What the Upgrade Does

The installation of a new stainless steel casing in the *upper* portion of the well will strengthen the well's structure and prevent sand and rocks from entering and damaging the well and pump.

About 11 years ago, a stainless steel casing liner was placed in the *lower* part of the well, between the depths of 330 feet and 430 feet...

Continued on page 3

Action on Traffic Congestion

If you are concerned about local traffic congestion, please contact public officials now. Details on page 4.

Public Security Report

June 20, 2016 – July 15, 2016

Edited by Gabriela Worrel

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

- Jun 22 SUSPICIOUS PERSON. Ct. 8, 4:30 am.**
Resident reported man looking over fence. Security searched area but did not see anyone.
- Jun 23 CAR DAMAGE. Rodeo Place, 10:30 am.**
Resident reported dent and footprint on car hood.
- Jun 24 NOISE COMPLAINT. Ct. 10, 10:45 pm.**
Resident reported contractor noise. Contractor was advised of work hours and left.
- Jun 25 BROKEN TREE BRANCH. Ct. 16, 5:30 pm.**
Resident reported a tree branch had fallen and struck her child's head. Branch was removed and area taped off.
- Jun 25 NOISE COMPLAINT. Ct. 2, 9:30 pm.**
Resident reported a group of noisy young people walking through the property.
- Jun 27 ATTEMPTED BREAK-IN. Ct. 7, 8:05 pm.**
Resident reported a man had tried to enter his unit by cutting a window screen. Police were notified.
- Jun 29 THEFT. West Circle, 12:13 am.**
Resident reported grocery cart stolen from patio.
- Jun 30 ASSISTANCE REQUESTED. Ct. 11, 2:45 am.**
A woman told patrolling officer she was being chased. Security took her to the police station.
- Jun 30 THEFT. Ct. 13, 8:00 am.**
Resident reported mountain bike stolen from unlocked patio the night before.
- Jul 01 BROKEN TREE BRANCH. Ct. 11, 4:00 pm.**
A very large tree branch had splintered. Tree was yellow-taped and area cordoned off.
- Jul 02 THEFT. Ct. 14, 3:00 pm.**
Resident told patrolling officer two bikes had been stolen from his patio the previous night.
- Jul 03 BARKING DOG COMPLAINT. Ct. 8, 11:50 pm.**
Security heard dog, but resident did not respond.
- Jul 07 SMOKE ALARM. West Circle, 10:03 pm.**
Resident reported smoke alarm ringing in neighbor unit. There was no response from unit.
- Jul 11 BREAK-IN. East Circle, 2:37 pm.**
Resident reported broken glass and open patio window in neighbor's patio. LAPD arrived promptly but no suspect was found. Several items were later discovered missing from unit.
- Jun 12 TRESPASSERS. East Circle, 9:52 pm.**
Resident came home to discover several strangers in the patio. They ran away, and two packages were later discovered missing from patio. □

Manager's Report

*By Sherri Giles,
Operations Manager*



Well Pump System:

Following the third pump breakdown in three months, a new pump and motor assembly were installed in the well on July 25, and we promptly switched our landscape irrigation from city water back to well water. We had begun using city water on June 27 after the breakdown on June 22. Past experience suggests that the next DWP bill will show an increase of about \$14,000 for the extra water used during that period.

Arborist Services:

The services of newly-hired arborist Cy Carlberg and her associates began the week of July 25. This very highly-regarded arborist is well-known for her company's experience with historic properties.

New Washers and Dryers:

Following the board's signing of a new lease with WASH, new washers and dryers are expected to be installed in all the laundry rooms by the end of September. The new machines will not take quarters. Payment will be by credit or debit card only. WASH has already installed the card system in the laundry rooms. Management is working with a WASH service supervisor on the installation preparations and will keep residents informed.

Miscellaneous:

- USPS has pushed the installation date for the return of our mailbox to mid-August.
- On July 14-15, DWP inspected, cleaned, and changed connectors to the transformers in Court 4 and East Circle. Following several transformer failures, maintenance supervisor Harold Graves arranged for DWP to conduct periodic preventive maintenance here.
- So Cal Gas recently notified residents that "advanced meters" will be installed in patios and will replace the human meter readers. Residents wishing to opt out of the new system and keep their old meter must notify the company at 800-427-2200. Opting out requires a fee and monthly charge. □

If You See or Hear...

Something suspicious: Call Public Security at **213-703-0540** (on-site line) or **323-293-9884** (dispatch)

Crime in progress:

Call **911** first & then Public Security.

Need an escort home?

Call **8140*** from the call box outside the office.

Well Upgrade

Continued from page 1

... according to records provided by General Pump Company (GPC). This 100 feet of well screen liner was placed because the original well casing was deteriorating, and the well was producing sand discharge. However, the area above was not upgraded.

General Pump reported that the *upper* blank casing has now deteriorated to the point that a catastrophic failure of the well could occur. Were this to happen, both the well and the existing pump would be destroyed. Therefore, GPC stated, there is a need for a new stainless steel blank (unperforated) liner in the upper +/- 330 feet of the well.

The project includes removing and later re-installing the pump; installing and bracing the new casing; aligning it to the top of an existing screened section below; swaging a patch to connect the two sections; placing a uniform silica gravel pack between the existing liner and the original well casing to solidify the alignment; and then placing a cement sanitary seal in the upper casing to hold it in place. In addition, a flow meter and sounding/camera tube will be installed.



On May 22, 2015, after two months without well water due to a pump failure caused by debris entering the well, a crane lowers a new pump and motor assembly into the well.

Photo by Joe Taylor

Slade Report and Recommendations

Richard Slade's report was submitted to the board in June. He had examined reports filed by the original well drilling company and by General Pump. In his report, he noted that the well was drilled to a depth of 506 ft below ground surface (bgs) and that the drilling method was, "the archaic cable tool drilling method. There is a casing, 16 inches in diameter of about 1/3 inch thick stove pipe – likely low carbon steel – that was set to a reported depth of 502 feet. The well is approximately 32 years old and the original well casing is nearing its useful life."

Slade concurred with the proposal to install a new casing and made several recommendations, including adding the gravel pack and flow meter and sounding/camera tube. In a site visit to the well in June, 2016, Slade observed that we had neither, and he was unable to monitor a current static water level or a pumping rate for the well. Due to the absence of a flow meter, there are no data available for instantaneous pumping rates or for annually pumped volumes of groundwater from the well. He also reported that the above-ground status of the well installation appears to be in good condition. □

OUR VILLAGE GREEN COMMUNITY

Squirrel Overpopulation



The squirrels are doing well at Village Green – too well, in fact. Landscape professionals have pointed out that the overpopulation of squirrels here is causing damage to trees and plants.

Please don't feed them.

Photo by Diann Dumas.

The Corner

Court Council's Tip of the Month Safety at the Garages

Do you open your garage door remotely?

It's important to wait until you can see the garages before you press that button. Why? Because preoccupied visitors and neighbors – including children - who are walking close to the garages may inadvertently walk into the path of your opening door and get hit by it.

Pedestrians are forewarned to stay outside the painted lines near the garage doors.

Upcoming Events

Movie Night: Sat., 8/20, 8 p.m. Central Green. "Ferris Bueller's Day Off." Co-spons: Cultural Affairs Comm. Contact vg.movienight@gmail.com

Board of Directors Meeting: Tues., 8/23, Clubhouse. Homeowner Comments period starts at 7:00 p.m.

Dads Game Night: Sat., 8/27, 8 p.m. Clubhouse. Co-spons: Cultural Affairs Comm. Contact vgfathers@googlegroups.com



Labor Day Concert with the Jeffery Suttles Band: Mon., 9/5, 4-7 p.m. Central Green. Sp: Cultural Affairs Comm.



Summertime Music & Fun

Band leader/trumpeter Dr. Bobby Rodriguez and his group delighted jazz lovers at the Cultural Affairs Committee's Early Summer concert this June. Bobby seems to be enjoying himself too.

Photo by John Florance.



August Foot Beats

Friday 8/12, 11 a.m.: Meet at office, walk eastern third of VG.

Tuesday 8/17, 7 p.m.: Meet at Ct. 10 entrance, walk western third of VG.

Thursday 8/25, 10 a.m.: Meet at office, walk central third of VG.

Wednesday 8/31, 7 p.m.: Meet at Ct. 1 entrance, walk eastern third of VG.

Tuesday September 6, 9 a.m.: Meet at Hauser/Coliseum, walk western third of VG. □



Help Wanted

Village Green is full of interesting people. *Highlights* is looking for volunteers to interview some of them for occasional articles. Interviewing experience is helpful but not necessary.

If interested, contact Lucy Fried at lucyh@ca.rr.com.

Community Outreach Update

By Cynthia Singleton and Lucy Fried

The worsening traffic congestion on Coliseum, Hauser, Rodeo and LaCienega - and public officials' ineffective responses to it - continue to dominate Village Green's outreach efforts. Calls, emails, letters, and posts are in order.

"Pocket Park"

In June, the board wrote Councilman Herb Wesson to convey the community's dismay at a proposal to build a pocket park on Coliseum at Hauser. The pocket park would prevent or deter westbound traffic from continuing west on Coliseum and instead push it onto Hauser. *As Highlights went to press in late July, the board had not yet received a reply from Mr. Wesson.*

Mr. Wesson's deputy, Kimani Black, had described the pocket park to Village Green residents this spring as a solution to the Coliseum traffic, apparently unconcerned about the increased congestion the barrier would create on already-choked Hauser and Rodeo.

TO CONTACT MR. WESSON:

Call: 213-473-7010 (City Hall Office) or
323-733-8233 (District Office)

Use the form on his website: www.herbwesson.com/contact/

Post on Social Media: www.facebook.com/HerbWessonJr/

Send a direct letter:

City Hall: 200 N. Spring Street, Room 430, L.A. 90012 or
District Office: 1819 So. Western Ave., L.A. 90006.

LAPD's Traffic Safety Unit

LAPD has an open "traffic complaint" for Coliseum related to traffic volume and stop sign violations. From January to June 2016, they conducted **four** traffic enforcement details which *generated 69 citations and 20 warnings!* In a letter to Cynthia Singleton, Unit Officer Kenneth Snowden said the extra patrols would continue once school was back in session. He invited residents to contact the traffic unit with suggestions.

Officer Snowden is with LAPD's Community Policing Advisory Committee Traffic Safety Unit. This unit can also implement small improvements, such as changing the timing of traffic lights on Rodeo exits at Hauser and Clyde.

TO CONTACT OFFICER SNOWDEN:

Call: 323-421-2588

Email: 34370@lapd.lacity.org. □