

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Highlights

Board of Directors September Meeting News

By Claire Joyce, Board Secretary

After three homeowner comments, the board considered 16 business items including two liens; eight design review recommendations; correspondence from two homeowners; and reports from the treasurer, manager, president, committees, and operations.

Actions included:

Garage Work... approved contracts for garage painting, carpentry, and pest control in three courts.

Reasonable Accommodation... requested management initiate a Reasonable Accommodation process in consultation with an attorney with fair housing expertise.

CLR Cover Letter... approved a cover letter to be sent with the Cultural Landscape Report (CLR) to the Los Angeles Office of Historic Resources (OHR), which approves and monitors Mills Act contracts. The CLR had been completed in 2013 as required by the Mills Act contract.

Dawn-to-Dusk Light Bulbs... funded a safety committee pilot proposal to make 100 patio and porch light energy-saving, dawn-to-dusk light bulbs available to residents free of charge.

Annual Meeting Attendance... appointed three directors to propose a plan for improved owner attendance and engagement at next year's Annual Meeting. Up to \$800 was approved for attendance incentives.

Tree RFP... agreed to engage our arborist to develop a new tree trimming contract scope of work. □

VG and the Mills Act Contract: Taking the Bull by the Horns at Last

By Lucy Fried with appreciation to board president Jerri Allyn & secretary Claire Joyce

In 2010, Village Green qualified to receive tax benefits and signed a contract delineating our responsibilities to maintain, rehabilitate, and restore historic features of our property. Since then, confusion and disagreement have persisted about the relative importance of two historical periods and about implementation of two key Mills Act documents intended to guide the work: the CLR (Cultural Landscape Report) and HSR (Historic Structures Report). The board recently has taken several steps to move beyond this situation.

Among those steps are actions intended to strengthen the relationship between Village Green and Mr. Lambert Giessinger of the Office of Historic Resources, which enforces our Mills Act contract.

Directors were spurred to action by pleas from the design review committee for more consistent and helpful unit modification guidelines; owner distress about a group of trees approved for planting two years ago, and a recent critical letter from Mr. Giessinger. Some owners have expressed concern on the informal Facebook page about tax penalties should the VGOA not comply with the Mills Act contract.

With Just a Few Words...

With just a few words at the end of a short note, the board signaled a possible path toward consensus over the CLR and its implementation.

Accompanying an email copy of the CLR requested by Mr. Giessinger, the cover note concluded, "Please know that the Village Green board may propose some revisions and prepare an addendum to the CLR that we will...

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Party On, VG!

The Jeffery Suttles band brings picnickers to their feet at this year's Labor Day Jazz Concert on the Main Green. *Photo by Jeff Clark.*

Next up: VG's 75th Anniversary Holiday Bash!

Saturday, Dec. 17th, 7-11 p.m. in the Clubhouse. Featuring Grammy-award-winning arranger Bill Cunliffe and a 12-person, hand-picked ensemble from the CAL State Fullerton big band. **Mark your calendar now!**



INSIDE: *Update on Coliseum Traffic, Page 3*

Public Security Report

August 16 - September 20

Edited by Gabriela Worrel

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

- Aug 22 DAMAGE. Court 7, 8:30 a.m.** Resident's car damaged by faulty garage door spring.
- Aug 23 THEFT. Court 12, 8:05 a.m.** Resident reported bike stolen overnight from patio.
- Aug 27 ROBBERY. Near Clubhouse, 5:38 p.m.** Guest reported man stole cell phone from her back pocket as she was walking. LAPD called and took a report. Suspect described as male, black, wearing dark-colored jeans.
- Sep 01 SAFETY HAZARD. Court 15, 5:30 p.m.** Resident reported her child's foot got caught in storm drain cover. No injury; cone placed over cover.
- Sep 01 THEFT. Near Clubhouse, 9:00 p.m.** Resident reported purse stolen from unlocked car. LAPD was called and took a report.
- Sep 04 SUSPICIOUS ACTIVITY. Court 16, 12:00 p.m.** Security responded to resident reports of shirtless man, white, waving tree branch. Man later arrested for causing disturbance at KFC.
- Sep 05 BROKEN TREE BRANCH. East Circle, 1:15 p.m.** Officer observed broken tree branch blocking path.
- Sep 06 VANDALISM. Court 5, 8:04 p.m.** Resident reported suspicious appearance of oil on patio.
- Sep 07 FALLEN TREE. East Green, 11:50 a.m.** Maintenance employee reported up-rooted tree. No injuries or additional property damage; area coned.
- Sep 08 GAS SMELL. Court 10, 4:05 p.m.** Resident reported natural gas smell in unit. Gas company called.
- Sep 09 DAMAGED CAR. Court 1, 4:16 p.m.** Resident reported his car had been in accident on Coliseum St.
- Sep 10 NOISE COMPLAINT. Court 10, 11:06 p.m.** Resident turned down music after security responded to neighbor's noise complaint.
- Sep 12 BROKEN TREE BRANCH. Court 2, 4:05 p.m.** Security responded to management report of broken tree branch and alerted maintenance.
- Sep 12 SPEEDING CAR. Court 3, 6:40 p.m.** Security observed car speeding into Court 3.
- Sep 20 ATTEMPTED BURGLARY. Court 4, 2:20 p.m.** Resident reported waking to find bathroom window screen on counter and window ajar. □

Manager's Report

*By Sherri Giles,
Operations Manager*



Well Liner Installation:

The well rehabilitation project has commenced! The kick-off meeting was held Sept. 23 with all the parties, and the project timeline was set. Installation of the liner is scheduled for mid-October upon delivery of the liner. The landscape is expected to be dependent on city water for about three weeks.

Dead Trees Removal:

We are now completing the third round of dead tree removals recommended by our arborist and accepting bids for the next phase.

Garages:

Restoration of the garages in Courts 9, 10 and 11 will begin in late October and is to be completed before the end of the year. Work will include painting, carpentry, and fumigation.

Garage Inspections:

2016 garage inspections have been completed as scheduled. Of the 701 garages in the property, 88 were unable to be accessed. 94 had storage-related violations; 19 contained flammables; and 9 were cited for electrical violations. Notices with re-inspection dates have been sent out.

Washers/Dryers:

WASH installed new washers and dryers in all the courts as planned under the new lease. Court representatives have been very helpful in assisting residents with the new processes. □

October Foot Beats

Tuesday, 10/4, 7 p.m.: Meet at Clubhouse, walk central section of VG.

Thursday, 10/13, 9 a.m.: Meet at Clubhouse, walk east section of VG.

Wednesday, 10/19, 7 p.m.: Meet at Coliseum/Hauser, walk west section.

Saturday, 10/29, 4 p.m.: Meet at Clubhouse, walk central section of Village Green.

Thursday, 11/3, 10 a.m.: Meet at Clubhouse, walk east section of Village Green. □



POCKET PARK & COLISEUM TRAFFIC UPDATE

A Little Bit of Progress?

By Jeff Clark

Village Green's insistence that public officials take meaningful action to improve unsafe traffic conditions and congestion on Coliseum may be starting to bear fruit.



Photo by Joan Anglin.

Taken on 9/29/16 at 7:30 a.m.

"On September 10," said VG community affairs committee chair Cynthia Singleton, "City councilman Wesson's deputy, Kimani Black, informed me that the Department of Transportation will be putting a traffic monitoring box on Coliseum to measure the volume of traffic during school hours. They are

considering removing the middle left turn lane. He also stated he would arrange a meeting with the affected parties after the results are in."

Mr. Black confirmed to this reporter on September 16 that the city's current focus is on finding a solution to the illegal use of the left turn lane. *Until that occurs, he said, any plans for a pocket park at Coliseum and Hauser are on hold.*

Accident Sparked Action

SMASH! was the sound one morning last December when a westward bound driver using the left turn lane as his own

private Autobahn collided with a Village Green resident who had just made a left turn out of the driveway onto Coliseum.

This accident galvanized neighbors to speak up. They asked Mr. Wesson for solutions, but when Kimani Black spoke at an expanded VG safety committee meeting, his proposal for a pocket park at the corner of Coliseum and Hauser did not meet with VG approval.

The pocket park would force westbound Coliseum commuters to turn right onto Hauser and continue on to Rodeo. Coliseum residents fear this would create back-ups on Coliseum and make it more difficult to get out of VG driveways. And neighbors on all sides of the Green are concerned that the added congestion on Hauser would slow down access to Rodeo and then add more time to the stop-and-go slog to La Cienega. Many also note congestion would be added at Baldwin Hills Elementary as parents drop their kids off in the mornings. □

Don't Stop Now!

Neighbors are urged to keep writing and calling Mr. Wesson. Become part of the solution and get involved, said Singleton. She suggests attending a meeting of the Empowerment Congress West Area Neighborhood Development Council. Their purpose is to bring City Hall debates to a community level, encouraging discussions on public policy. You can visit their website at <http://www.ecwandc.org/>. □

A COMMUNITY WORKING TOGETHER

The Corner

Court Council's Tip of the Month

KEEP THE LIDS ON TRASH BINS

Our trash yards are kept clean mainly by keeping the trash bin lids covered at all times. This requires resident cooperation. Leaving bins open draws flies and rodents and releases bad odors. It is unfair to residents who live near the bins. Please remember to keep the lids down so that our trash areas remain clean.

Please properly sort trash and put garbage in the green or black bin and recyclables in the blue ones. Flatten boxes to allow room for neighbors' trash.

Remember to put the lids down, and if you can't reach a lid or bin, please ask a neighbor for help or call the office.

Trash should not be set on the ground. Please get a gate key from the office if you don't have one. If children or helpers empty trash, explain the rules to them.

(More information is on the big sign outside the gate.) □

Safety Committee Announcement

Light Up the Village Green

DAYLIGHT SAVINGS TIME ENDS NOVEMBER 6, 2016

It will soon get dark earlier at night.

Residential lighting is important for the welfare and safety of residents at night.

The Court Council and Safety Committee

ask each resident to

**TURN ON
front and back door
outside lights
EACH NIGHT**



Light sensors that automatically turn on and off can be used in existing outlets

Energy efficient bulbs, like the LED & CFL bulbs pictured above, cost a few pennies for nightly lighting.

Download more info: <http://tinyurl.com/vglightbulbs> □

Upcoming Events



Dads Game Night:

Sat., 10/8, 8:00 p.m., Clubhouse.

Co-Spons: Cultural Affairs Committee

Contact: vgfathers@googlegroups.com

Board of Directors Meeting:

Tuesday, 10/25, 7:00 p.m., Clubhouse. Homeowner

Comments period starts promptly at 7:00 p.m.

Kids Halloween Party:

Saturday, 10/29, 2-5 p.m. Spons: Cultural Affairs Committee

Trick-or-Treating on Halloween Night:

Monday, 10/31. Meet at the big coral tree on the Central Green at 6:15 p.m. for a Halloween Surprise before we all head out at dark. Spons: Cultural Affairs Committee

Mark Your Calendars for These Special Events!

Smart Gardening and Composting Workshop

Saturday, 11/5, 9:30 - 11:00 a.m., Clubhouse. Presentation from L.A.

Dept. of Public Works. Worm and compost bins available.

Sp: Landscape Committee.



Holiday Party and Village Green 75th Anniversary Celebration! Saturday, 12/17, 7:00-11:00 p.m., Clubhouse.

Featuring Grammy-award-winning arranger Bill Cunliffe and a 12-person, hand-picked ensemble from the CAL State Fullerton Big Band! Don't miss it! □



Mills Act (continued from page 1)

submit to your office before voting to approve it in its final form."

Dawn Redwood Trees

The planting of five Dawn Redwood Trees drew the ire of many owners and directors who believe it lacks reference to tree patterns in any previous historic design. Mr. Giessinger expressed concern also. The board agreed this issue needs prompt resolution and that all historic references should be looked at. It further resolved to seek our arborist's opinion on the horticultural aspects of the planting.

The CLR Treatment Guidelines suggest that plantings should "promote a healthy urban forest by retaining important mature trees and by respecting the original tree pattern." The Guidelines also, "recognize the importance of select later modifications along with changed demographics of The Village Green." And they "promote environmental sustainability with measures for water conservation,

Community Outreach Update

By Cynthia Singleton

Kaiser Permanente invites local artists to submit art work to sell or display on the walls of Kaiser facilities. Contact Public Affairs at Public-Affairs-WestLA@kp.org or 323-857-4496. Go to www.kp.org/baldwinhillscreshaw for information on a new medical office due to open in spring 2017.

Kaiser Permanente is looking for a local caterer or vendor for an outdoor café, 435sq ft. Contact 323-857-4496 or go to www.kp.org/baldwinhillscreshaw.

Mayor's Office is establishing a youth council to hear youth voices and vision. If interested, submit application at www.lamayor.org/MYC. □

Want To Save Water and Improve Your Patio? Use Mulch! By Jeff Clark

Mulch is partially decomposed plant matter (usually from trees) spread over the existing soil. It reduces the need for watering because it helps the soil retain moisture. As it continues to decompose, it adds organic matter to the soil. Mulch also deters weed germination and gives your patio a "finished" look. You can easily find it in garden stores.

To learn more about mulch and other smart gardening tools, attend the landscape committee's November 5 workshop on "Smart Gardening". (See Upcoming Events, this page.) You can also visit www.ladwp.cafriendlylandscaping.com for more landscaping and water saving tips! □



composting and recycling, use of native, hardy and drought tolerant plant species, and use of compatible alternative energy sources."

Unit Modifications

To clarify and improve consistency of approvals for unit modifications, the board in August voted unanimously that all board-approved DRC (design review committee) recommendations and proposals be submitted to Mr. Giessinger, and that DRC co-chair Susan DiGiulio be actively involved in communication with him and with homeowners as necessary. Board president and DRC board liaison Jerri Allyn and Susan DiGiulio have already met once with Mr. Geissinger. Together, they have agreed to identify problem areas in compliance and allow for the DRC and board to establish best guidelines for particular types of modifications. □

