

Monthly Newsletter – August 06  
Board of Directors - Manager - Committees  
Published by the Court Council Committee

Notes from the Board

***Approved Board Meeting Minutes are posted on the board by the Clubhouse door.  
Board Meetings are held the fourth Tuesday of every month at 7:00 PM in the Clubhouse.***

Homeowners will be receiving information from Ross Morgan in your September statement regarding a recent State Legislative adopted new “Election Procedure” law (SB-61) that became effective July 1, 2006. The purpose of these new law changes is to provide election procedures that will insure and protect the integrity of Association’s elections by adopting and implementing specific election process and procedures which will require elections, by mandate, be held by secret ballot. The Election process and procedures is applicable to the election of Directors, Voting Regarding Assessments, Governing Documents and the Granting of the Exclusive rights to Use Common Area. You are encouraged to review these process and procedures since this will impact our current voting process.

We will have five vacant Board of Director positions that must be filled in 2007. Now is the time to give serious consideration to the type of leadership you want to have in the next year. The Board of Directors serves as the voice of your community. If you want to influence change, consider getting involved.

Notes from the Manager

As reported by Robert Bonfiglio, Property Manager – Status of current projects: Tree pruning and removal began the week of Aug. 21. Agoura Tree Service began the removal of 38 dead and/or dying trees which was previously approved by the Board in July. Tru-Green began the pruning of approximately 57 trees which were previously approved by the Board in July. Garage Ct. renovation in Cts 2, 3,15 will begin the week of Sept 5<sup>th</sup>. The re-pipe project for Cts. 11 and 13 will begin the week of Oct. 2<sup>nd</sup>. The Aug. 28<sup>th</sup> start date was changed due to concerns with the current strike by City employees, which would have a significant impact on obtaining the City inspector’s approval of the work completed by CalCoast. The Board has approved replacement of the supply water main line in Ct. 5. Replacement of the well pump was approved by the Board. Replacement of the failed office HVAC system has been approved by the Board. The painting project is continuing on Bldg 28 and Bldg 30. Bldgs 22, 20 and 16 are scheduled to be painted next. Landscaping/Irrigation: Tru-Green will reduce the mowing of lawns to a bi-weekly basis to allow for new growth. The Board approved the proposed (front-Rodeo) clubhouse plant replacement project. Tru-Green began replacement of 30 new hose bibs the week of Aug. 14<sup>th</sup>.

Allied-Barton Security Services Incident Reports

Reports included: On July 26<sup>th</sup> a resident in Ct 4 reported their car had been keyed on the left side and Security indicated that this was the third such incident in the Ct.4. All Security staff were told to be on alert. On July 27<sup>th</sup> a resident in Ct. 4 reported hearing loud noises which turned out to be a TV and the occupant was asked to turn it down. On July 29<sup>th</sup> Security observed paramedic personnel assisting a resident in Ct. 8 and the resident was taken to the hospital. On Aug. 2<sup>nd</sup> Security reported approx. 10 teenage boys tried to take the Security cart. They were escorted off the property. On Aug. 6<sup>th</sup> Security saw a fire truck on Ct. 15 perimeter responding to a resident’s call about a minor electrical fire which burned out a lamp. On Aug. 9<sup>th</sup> Security received an unlawful entry report and the owner requested LAPD to escort the person off the premises and lock up the unit. On Aug. 14<sup>th</sup> Security reported several incidents of auto vandalism occurring in Cts. 1-10. Security staff is on alert and LAPD has been notified. On Aug. 15<sup>th</sup> a resident informed Security of a dog in one of the units.

### Committee News and Reports

**Budget and Finance Committee** (Chair: Alice Haggerty, 1<sup>st</sup> Thursday 6:30 p.m.) – Committee heard the concerns of homeowner Robert Nicolais about VG level of assessments not keeping up with the cost to address deferred maintenance. The setting of assessments is the responsibility of the Board, not this Committee. The cumulative General Ledger was reviewed by Marie Fouche and the Income/Expense tracking through July was reviewed.

**Landscape Committee** (Chair: Lorraine Secor, 2nd Monday 7:30 p.m.) – Committee is searching for planters which will compliment those in the Clubhouse patio in order to complete the renovation. A resolution for a proposed Procedure *for Removal and/or Replacement of Plants* will be forwarded to the BOD for approval. Watering in the common area beds by TruGreen has improved, but there is still concern that the duration of application is too short. The central rose garden is in very poor condition and a request will be forwarded to correct this condition. Committee heard updated information from Audubon member Richard Barth, who has compiled an extensive list of birds seen in VG. He stated that residents do not need to spread seed for VG birds because there is enough sustainable food in our landscape. Free mulch is available to residents for their patio plants, also, free garden classes and events sponsored by Armstrong Garden Centers. The Committee is going to try to inform residents of these types of events through laundry room flyers.

**National Historic Landmark** (Chair: Robert Nicolais, 2nd Tuesday 7:30 p.m.) – Robert Nicolais reported that the Clubhouse landscaping project with recommendation of the CLR and Tree Committees was tabled by the BOD. The BOD approved a new revised separate Landscape Committee proposal. Unfinished Business: Mills Act – waiting to talk with the po bono lawyer; Mural Room Project – Committee will work on the survey draft; CEQA and Carob Trees – Ken Bernstein suggested Committee try again to speak with VG City Councilman’s Office and with Valarie Shaw of the Board Of Public Works regarding keeping the Carob Trees. The problem is that none of the options on the City’s approved tree list match the Carob Tree for shape, color or scale.