

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Newsletter—August 2009

Notes from the Board meeting on August 25, 2009

Robert Nicolais, Board Secretary

Delinquencies

The Board approved one Lien Resolution for a current delinquency of approximately \$4950.

Enforcement

The Board discussed enforcement processes within the VG office, complaint forms, and pet registration issues. The Board approved a Pet Policy Reminder letter. The Board discussed parking enforcement trends and noted a reduction in the number of tickets being written.

Approved Expenditures

1. The Board authorized an additional expenditure of \$2,933 for adding two-handed or three-handed bathroom fixtures to the re-piping plan for the next three buildings.
2. The Board approved an expenditure of \$33,415 for concrete walkway repairs. This is \$15,415 over the current 2009 budget.
3. The Board approved reducing the monthly garage rental fee from \$75 to \$55.

Actions with no fiscal impact

1. The Board is trying to schedule the next meetings with Gafcon for September.
2. The Board discussed issues around installation of unapproved lighting and approved a letter to be sent to owners as appropriate.
3. The Board asked the manager and one director to develop a resolution on additional lighting for next month's meeting.
4. The Board discussed some possibilities for grant-seeking for the Cultural Landscape Report.
5. The Board discussed having Village Green included in a draft/example of an Historic American Landscape Survey nomination and approved the idea.
6. The Board authorized another tour on October 18 for the UCLA Extension class in Landscape Architecture.
6. The Board discussed a Special Addition to the Regular Session. The Board discussed actions taken by the president. The Board discussed authorization, situations of liability, director access to owner information, and software and computer issues. There was a motion to have the president temporarily turn the presidency over to the vice president until the vice president conducts fact-finding. The motion failed to pass. Director Reba Glover resigned from the Board of Directors.
7. The Board discussed three correspondence issues.

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Manager's Report

Robert Bonfiglio

New Items

No new items this month.

Ongoing Items

- 2010 Budget—The Board of Directors and the manager met to discuss the operational portion of the budget--line items have been discussed and amounts set for 2010. The next meeting is on Wednesday, September 16th at 6:30 to discuss the reserve portion of the 2010 budget.
- Lighting Enhancement Survey— the proposal for certain areas is complete and the manager will submit a Resolution at the September Board meeting.
- Gafcon—A special meeting needs to be set up with the entire Board to meet with Gafcon and have them present their findings.
- Chimney Caps / Spark Arrestors—chimney caps for all of the 1-story bungalow-type buildings should be complete by the first week of September. This should stop the raccoons from entering the attics of these buildings.
- Bathroom Tiles—the green tiles are just about complete. Samples of white and cream tiles should be complete by the first week of September and then production can start on these colors. We should have enough tiles to begin our re-piping program by the end of September.
- Sewer Replacement (Courts 8 and 9)—waiting for the engineering specs and the Board to approve them.
- Architectural Resource Group, Inc. (ARG)—received the proposals for the serpentine walls and the handicap ramp. The Board will consider these for the 2010 year.
- 2009 Exterior Paint—Building 62 is complete, Bldg 81 is being prepped, Building 85 is next.
- Structural Engineering Services—The dates for the Board members were not acceptable and Risha can meet in September. Need to compile three dates when the Board can meet.
- Concrete Repair—The Board approved the additional funds for the common area walkways repairs. This repair work should cover better than 90% of the property. The work should begin by mid September and last about 5 weeks.
- Garage Court Signage—Signage is on order. We have already prepared the existing poles (straighten and paint). Three court poles need to be replaced at the time of installation (Courts 1, 8, 10).

Completed Items

- Tree Trimming, Phase II (Courts 4, 5, 6, 14, WC, EC)—The work is complete.

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Assistant Manager's Report

Sherri Giles

Re-Piping Project

On August 4, 2009 Sherri Giles, Harold Graves and Robert Nicolais met with Cal-coast representative, Ed Michaud. The group discussed options for the single-handled valves that have been used in re-piping, the possibility of using a two-handled valve similar to the original ones, and ways to minimize tile damage in tubs and showers, and in re-piping sinks and toilets.

The group agreed that the next step in this process is for the Board of Directors to make the decision on the quality of fixtures to be used in future re-piping and whether to install the two-handled fixtures at an increased cost.

In addition to the fixture/valve discussion, the group discussed developing a 'master plan' during this current phase of re-piping that will establish a standardized approach to the work depending on the building type.

Garage Inspections

Owners/residents who failed to provide access for inspection, or fail to cure the "stored flammables" or "storage" violation(s) will be notified of the September 12th Enforcement Hearing.

Rental Garage Availability by Court

The Association has a number of rental garages available in the following locations. Rental garages are \$75.00 per month. Please contact the management office for more information if you are interested.

Court 3	3 garages available
Court 6	1 garage available
Court 8	2 garages available
Court 14	10 garages available
West Circle	1 garage available
Court 15	9 garages available

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Maintenance Work Calendar for August

Harold Graves

- Punch List Inspections—First go around in progress (end of September).
- Storm Drain Clean Out—scheduled for September. Purchase of hoist for this job will be in August.
- Pole Lighting Paint Touchup –Work is complete on Courts 17–7. Next are Courts are 6, 5, 4, etc..

Committee Reports

Cultural Affairs Committee—Kids! Enter a Halloween drawing contest. Your drawing could win a prize & be on the Halloween party flier. Black & white drawings are best. Write your name, age & address on the back and take your drawing to the office. All entries will be displayed in the clubhouse window in October. Hurry! Contest ends Monday, September 14.

The Labor Day Concert with The Kamasi Washington Band will be held on the Main Green Monday, Sept. 7th, from 3:00–6:00 p.m. Please remind any guests to park on Colliseum, Hauser or Sycamore.

Safety Committee—Lighting Enhancement: The Safety Committee and Platt Security have identified areas requiring lighting enhancement and are working to update, repair or add additional lighting. Though an ongoing effort the Safety Committee is currently focusing on Courts 1,2,3,4,15,16 and 17. **Emergency Preparedness Packets:** The Safety Committee along with The City of Los Angeles has developed an emergency preparedness packet found at the Safety committee Website as well it is available in print.

The Annual Village Green Town Hall Meeting will be held on September 19 at 10:00 a.m.

This is your opportunity to speak directly to the Board of Directors and learn about issues of interest to all homeowners. If you would like to submit a question for the Board to consider ahead of time, please talk to your Court Council representative. We'll see you at the Clubhouse!

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Platt Security Report July 16–August 15, 2009

- July 20—Court 10, 6:15 a.m., medical emergency: LAFD transported resident to hospital.
Court 17, 10:10 a.m., animal attack: three dogs were observed in the court, one bit a resident. Security officer ran the dogs off the property. One dog had a tag with an owner's phone number and the VG manager called the owner, asking for vaccination records.
- August 1—Court 2, 4:15 p.m., complaint, loud music: Officer responded to complaints about loud music from a wedding reception.
- August 4—Court 10, 6:50 a.m., indecent exposure: resident reported that a man came into her patio and exposed himself. Suspect described as 5' 8" black male in mid-20s.
Court 10, 3:15 a.m., possible trespasser: resident went to his car, leaving the patio door open and when he returned a black male 5'10" 165 lbs was in his patio with a cup in his hand. The man said he was a member of neighborhood watch. Resident asked the man to leave and he complied.
- August 6—Various Courts, 5:15 a.m., harassment: Officer took report from the LA Times delivery woman, who reported that on August 4, a black male 5' 10" 165 lbs was following her on her deliveries. After meeting her in Court 8 he asked her if she was afraid of him. She ignored him, and he kept following her from Courts 7 through 1.
- August 12—Court 6, 2:58 p.m., assault: officers responded to a report of a resident being held hostage in Court 6. LAPD had already responded by the time Platt arrived. Residents told officers that they had seen a man running down Coliseum towards LaBrea. The victim told officers that she had been lying on her sofa watching TV, half dressed, and half asleep when a black male came into her unit and jumped on top of her, putting his hand over her mouth and began to talk to her for half an hour. When he tried to move her to the bathroom she fought back, scratched him and managed to get free. She ran onto the Green screaming and a neighbor took her into her unit and called 911. LAPD and LAFD responded. The suspect is described as a six-foot tall black man.
- August 13—Court 16, 6:35 p.m., information: Resident stopped an officer to report a suspicious person she had seen on August 8 at 7 a.m. It was a black male, light complexion, curly hair, 5' 9" wearing a plaid shirt and beige pants in his late 20s to early 30s. He was hiding between garages peeking at her.
- August 14—Court 7, 10:55 a.m., noise complaint: officer responded to barking dog complaint.

LAFD Crime Stats

July 2009

One mile radius of VG

Burglary	5
Grand Theft Auto	11
Theft from Vehicle	14
Personal Theft	8
Robbery	17
Aggravated Assault	17
Rape	0
Homicide	0