

# VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

## Monthly Update

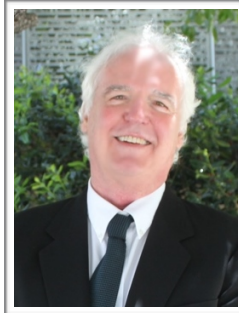
### Board Highlights

*by Board Secretary Lucy Fried*

At its meetings on July 15 and 22, the Board of Directors:

- ♦ Voted to complete the special assessment sewer line replacements project by the end of 2016. East and West Circles and Courts 1, 14, 15, and 17 will receive new sewers.
- ♦ Requested that residents set up chairs, etc. no earlier than the day of a jazz concert at 7:00 a.m. and the morning of a yard sale at 6:00 a.m.
- ♦ Agreed to invite our arborist, Dan Jensen, to discuss tree replacement issues and threats to our sycamores and other trees.
- ♦ Approved a Budget & Finance Committee resolution to move their meeting date to the third Thursday of each month.

*Read the complete minutes of Board meetings posted at the Clubhouse entrance.*



### Manager's Report

*July update from General Manager Peter Fay*

- ♦ **Building Stabilization:** The building stabilization and interior re-pipe for Buildings 8 & 14 and sewer line replacements in Courts 2 and 3 are winding down.

Residents in these units have endured a long process, and we would like to thank them for their cooperation. We also want to thank all the Boards of Directors who supported this project, the Building Stabilization Committee for all their work, and the office staff, whose organization of the work process has required significant time and effort.

- ♦ **Garage Inspections:** Staff will now turn to garage inspections, an annual operation item required to maintain the property. These inspections help preserve the integrity and safety of the garages. Inspections help keep flammables out and prevent fires; ensure electrical lights are up to code; allow us to check for tree roots damaging the floors and foundations; and examine interior walls and floors for evidence of damage. Inspections for Courts 10 through 17 are set for August 11-13. Notices will be sent to the remaining courts when a schedule has been determined.

- ♦ **Maintenance:** Painting of residential buildings 33 and 8 has begun. Building 14 and Court 13 garages will follow. Roof repairs are tentatively scheduled for late summer.

- ♦ **Landscape:** TruGreen has been instructed to raise the blades of their mowers and modify their mowing schedule during the summer to afford some protection to the grass' roots from summer's heat.

***Continued, page 2***



## Platt Security Report

*June 16 - July 14*

*Edited by Jeanne Gaignard*

- ♦ June 7 SMOKING COMPLAINT. Court 5, 5:35 p.m. A Platt officer investigated a complaint of a resident smoking in the laundry room.
- ♦ June 17 SUSPICIOUS BEHAVIOR/POSSIBLE INTENT TO BURGLARIZE. Court 5, 11:10 a.m. A resident reported two young males, described as casually dressed and in their mid teens, peering into the window and back patio of a neighbor's unit. When Platt officers questioned the pair, they provided an incorrect name for the unit's owner. Since no signs of forced entry were found, the two were escorted from the property.
- ♦ June 23 ACCIDENTAL FALL. Court 7, 3:30 p.m. Platt officers responded to a report of a resident who had slipped and fallen. Seeing that the resident was injured, they summoned paramedics, who provided first aid. The resident declined to be transported to a hospital.
- ♦ June 28 ATTEMPTED THEFT. Court 6, 3:50 p.m. A resident reported two males banging on her security door while asking if she was okay. When she went to investigate, she found indications that a forcible entry was in progress. After she secured her wooden door, two men pretended to be looking for a fictitious address. The security door was damaged. The resident filed a police report. A neighbor reported similar banging on her door.
- ♦ July 4 VANDALISM. Court 1, 12:32 a.m. A resident whose unit is located on Coliseum reported that someone had thrown an egg with considerable force into the unit through a window.
- ♦ July 4 THEFT. Area between Courts 15 and 16, 12:47 p.m. A Platt officer took measures to temporarily cover an open infrastructure hole in the sidewalk after observing the cover missing.
- ♦ July 4 MEDICAL EMERGENCY. Court 7, 4:30 p.m. A Platt officer observed LAFD paramedics in the process of transporting a resident to a local hospital.
- ♦ July 7 FALLEN TREE BRANCH. Court 14, 4:30 p.m. A Platt officer observed a fallen tree branch.

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### Manager's Report, *Continued from page 1*

- ♦ **Landscape, *continued*:** Increased watering is not an option due to the limitations of our irrigation system. Residents are asked to be mindful of the drought when using DWP water from the hose bibs to water patios.
- ♦ **Trash bins:** Trash and recycling bin refurbishment should be completed by the end of July.

**How to reach General Manager Peter Fay:** If you ever have any comments or questions for Peter, you can drop him a note at the office, e-mail him or the office staff at [villagegreen5300@sbcglobal.net](mailto:villagegreen5300@sbcglobal.net), or call 323-294-5211.

## Quarterly Financial Column



### *Village Green Budget Basics*

By Steve Haggerty,  
Board Treasurer

The Village Green  
Owners Association  
(VGOA) maintains  
three budgets:

operating; reserves; and  
special assessment. Like most budgets, these  
contain projected income and expenses.

California Civil Code §5300 requires that we  
prepare an annual budget report for the following  
year 90 days before the end of the current fiscal  
year (the calendar year for the VGOA). It is part  
of a larger annual disclosure mailed to all owners  
before the end of each year. The report must  
contain the next year's operating budget and a  
summary of the association's reserves (including  
the special assessment) and reserves spending  
plan.

### **Operating Budget**

The operating budget projects our estimated  
revenues and expenses on an accrual basis, i.e.,  
when amounts are due, not when the funds have  
been received or paid. Importantly, it also  
includes money to be transferred to our reserve  
bank accounts for repair and replacement of  
common property. We base the next year's budget  
on the current year's and factor in predicted  
changes in such things as contractor prices,  
delinquencies, and utility rates. The Board is  
responsible for approving the budget and usually  
does so in October.

### **Reserve Budget, Reserve Study**

The reserve budget cannot be finalized until the  
operating budget has been approved because the  
amount to be transferred to our reserve account is  
only set once the operating budget is approved.  
Reserve budget items include many items, such as  
replacing laundry room water heaters, painting  
buildings and garages, and repairing driveways.

To help prepare the reserve budget and spending  
plan, the Board commissions an annual reserves  
study. This provides us with a breakdown of  
anticipated repairs or replacements of common  
property components based on their condition  
and remaining useful life. It also projects costs of  
unknowns such as water intrusion damage.  
Together with anticipated reserve income, we are  
then able to develop our reserves budget plan for  
the next year.

### **Special Assessment Reserve Budget**

In 2010, the Board approved a 10-year special  
assessment for four specific reserve projects:  
building stabilization; sewer lines replacement;  
roofing replacement and internal water line  
replacement. A fifth special assessment project,  
internal waste lines replacement, was approved by  
the Board in 2013. Our special assessment reserves  
budget is similar to but separate from our regular  
reserves budget, and its income may only be used  
for the projects listed here in this paragraph.

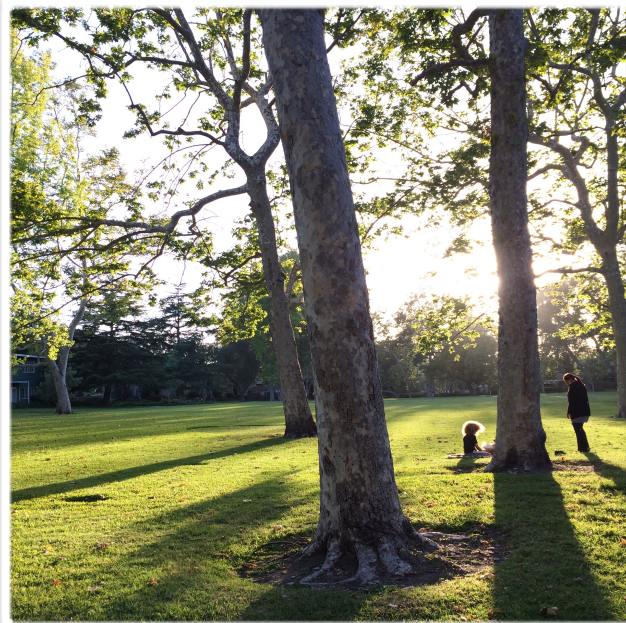
### **'Budget Season'**

Fall is budget season for the Association.  
Committees are asked to prepare their budget  
requests for 2015. The operating budget will soon  
be considered, and then the reserves budget.  
Special assessment work has already been  
prioritized.





The Early Summer Jazz Concert & Picnic featuring the Chuck Johnson Quintet on June 29 proved popular with residents and guests of all ages. Above, friends and family enjoy time together. Below, the beauty of an ordinary summer day at the Village Green. *Photos by Gregory Gilmer.*




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## Fun late summer events

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### ♦ **Movie on the Green**

Saturday, August 23, near the Central Green at dusk. Film and exact location to be announced.

### ♦ **Labor Day Jazz Concert**

Monday, Sept. 1, 3:00 p.m. - 6:00 p.m., the Central Green. Featuring Latin music legend Dr. Bobby Rodriguez.

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## *Board Meeting Info*

Interested in learning about Village Green's budget process and other matters? (See page 3 for some basic info for the upcoming 'budget season.') The Board of Directors meets the fourth Tuesday of each month at 7:00 p.m. at the Clubhouse. All residents and owners are welcome to attend.

## *Committee Meeting Info*

Would you like to contribute to our community and get to know your neighbors? Check out one of Village Green's many committees. Visit [villagegreenla.net](http://villagegreenla.net) for committee meeting times.

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## Legal brief

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A complaint filed in Los Angeles County's Small Claims Court against the Association and its election inspectors by a Village Green owner was settled and dismissed without trial on July 16 after the parties agreed to participate in mediation with a court-provided mediator. The settlement ensures that owners wishing to inspect election materials can inspect certain documents.