

# Village Green Owners Association

## February 2008 Newsletter

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### Notes from Board Meeting on February 26, 2008

The final meeting of the 07-08 Board of Directors was held on Tuesday, February 26th with approximately 6 audience members and 7 directors present. The Board adopted the updated reserve study performed by Association Reserves, Inc. and will distribute to owners. The Safety Committee submitted several issues for consideration, such as posting the Neighborhood Watch information on the website. The Safety Committee wants to address the recent rash of incidents in Courts 1–4 through a series of short-term and long-term goals, which include: adding more Platt patrols, adding more lighting, and reviewing the landscape for removal or pruning in these areas. The Board supports these goals in principal and will work with Safety and Landscape to address concerns. The RAMP Committee notified the Board that they have set regular monthly meetings on second Thursdays of the month at 7:00 p.m. in the Clubhouse. The Board waived parking fines for 19 residents due to circumstances, and levied fines for 43 residents. The next Parking Enforcement meeting is March 15, 2008. The Manager Initiaed Resolution to use Underwood Construction for the 2008 garage repairs was tabled to March board meeting. In discussion of the arborist report, there was concern for the victorian box trees. The Board voted unanimously to have the arborist send sections of the dying trees to a laboratory to determine cause so that action can be taken to save these trees. A motion to have manager obtain costs of quality locks for laundry room doors failed. A motion from Landscape liaison was introduced to remove overgrown juniper plants in 3 sections of the property and in one location replace with cotton easters for an amount not to exceed \$6,500. The motion passed by a majority of directors. The Board instructed manager and president to respond to 2 owners' inquiries. In discussion of the GAFCON proposal that was received on Tuesday and distributed at the board meeting, the current Board decided to defer until after March 8th elections and allow the incoming Board to review and act on the GAFCON proposal for property assessment. In discussions regarding the annual meeting on Saturday, March 8th, Board agreed GAFCON would provide a general description of the process to owners.

### **Please Vote! The Annual Meeting is Saturday March 8, 2008, 10 a.m.**

The Board would like to remind all owners that is extremely important for VGOA to establish a quorum so that the annual meeting can be held. Please vote, using your secret ballot and carefully follow the instructions—place the secret ballot into the white envelope and then place that envelope into the yellow outer envelope. Don't forget to print your name and unit number on the yellow outer envelope and sign it.

The business portion of the annual meeting can begin promptly at 10 a.m. if we have established a quorum. Otherwise, we will have to wait for a quorum to be established.

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## Manager's Report

**Exterior Painting**—Buildings 1 and 2 are complete. Building 4 is being painted and Building 6 is being prepped. Building 13 is next. Most pre-paint work (patio foundation/fence repair and tree removals) has been completed for the entire 2008 paint program.

**Engineering Services**—Report from civil and structural engineer is forthcoming. His findings will include a look at Building 14 and some ancillary areas.

**Tree Pruning**—The property is ready to be put on a 3-year cycle for pruning. In the first year, all trees in Courts 7 through 13 will be pruned (except for the ones recently pruned). Ancillary trees in other courts will be trimmed only as needed for this year. Next year, trees in Courts 4,5,6,14, EC, and WC, and in all of Rodeo Place will be pruned. The following year, all trees in Courts 1,2,3, 15, 16, and 17 will be pruned.

## Committee Reports

**Cultural Affairs Committee** (meets 1st Wednesdays, 5 p.m.)—The VG Black History Month Program celebrating the lives of the Nicholas Brothers was a standing room only event. The Jeffery Barnes Choir was outstanding, Tony Nicholas was a very engaging speaker and the soul food refreshments were enjoyed by many. The CAC looks forward to “The Village Green Companion” on Sunday, March 9th, at 3:00 pm in the clubhouse. Hope y’all come out!

**Landscape Committee** (meets 2nd Mondays, 7:30 p.m.)—Bougainvillea sub-committee continues to monitor pruning and growth of bougainvilleas in the garage courts. There will be a patio peek tour sponsored by the Landscape Committee on May 31st starting at 10:00 a.m. If you or your neighbors would like your patio to be considered for this patio peek, please call Lorraine Secor at 293-6657 or Jeffrey Mintz at 291-5333.

**Safety Committee** (meets 2nd Wednesdays, 7:30 p.m.)—In February, the Safety Committee’s Neighborhood Watch Program hosted a “Captain Coffee Klatch.” This event brought together all the Court Captains from around the Green. They had a chance to get caught up and say “hello” to one another. They also received and reviewed the next Neighborhood Watch packet—“How to help secure your home.” This packet is filled with useful tips and information on how to improve your home and auto safety. Captains will be distributing these at their next potlucks. (Or request a copy from your Captain or the Village Green Office). Village Green currently has Court Captains in approximately 2/3 of the Green, but we are looking for more! If you would like to represent your Court, or if you would like to participate in the program but don’t know who your Captain is, contact either the Safety Committee, or the Office, and they will help you out.

## Report from Platt Security

### Incidents in the VG, January 15–February 14, 2008

**January 20**—Early in the morning, an officer saw a minor driving a car in Court 15. Officer stopped the car; the adult in the car took over the driving.

**January 23**—A laundry room was vandalized in Court 4—a window was broken and someone attempted to break into or vandalize a washer unit.

**January 26**—A resident in Court 15 called the paramedics in the evening.

**January 27**—Officer saw a pick-up truck speeding in Court 15 and with a minor in the back bed. Officer asked driver to slow down and notified the driver that it’s illegal for minors to ride in the back of the truck.

**January 28**—Owner reported a dispute in Court 12 laundry room between herself and a man using the laundry room. The owner reported that she had removed clothes from the washer after the cycle was over; when the man who owned the clothes arrived, he aggressively began to yell at her about removing his clothes.

**January 30**—Officer responded in the evening to an attempted auto burglary in Court 3.

**February 5**—An officer saw two males hopping a patio fence in Court 3 around 11 p.m. The men ran away towards Coliseum when they noticed the officer. The resident of the unit reported that her home alarm scared the subjects away.

**February 6**—Officer responding to a noise complaint in the evening in Court 7 found a group of teenagers talking. Officer reported smelling marijuana as he approached. One of the teenagers said he lived in the VG—they would not leave, but said they’d keep noise down. They were advised that LAPD would be called if there was another complaint.

**February 7**—A resident in Court 3 reported possible attempted break in at about 9 p.m. two evenings previously.

**February 8**—Officer reported cracked window and bent lock on Court 1 laundry room. In Court 7, an officer found residents washing a vehicle in the early evening and informed them that washing vehicles on the property was not permitted.

**February 9**—A resident was assaulted by trash area in Court 1 by two black males late at night. One male sprayed the resident with a fire extinguisher; they both ran towards Coliseum. In Court 11, a resident reported a stolen hood ornament.

**February 12**—A resident’s car was broken into in court 1. LAPD was called.