

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

MONTHLY UPDATE for January 2012

MANAGER'S REPORT

By Peter Fay

The replacement of all interior water and waste lines in Building 5 is underway. The work is on schedule and should be completed within two weeks.

We are diligently working on moving forward with reserve projects for 2013. We will have an overview for your review next month.

At this month's meeting the board approved:

- The transfer of \$150,000 in excess 2012 operating funds from the Association's Operating Account to the Reserve Account.
- A resolution to research whether we can obtain full FDIC coverage for all Association deposit accounts.
- Recording four liens for delinquent assessments.
- Changes to eight sections of the Handbook (All owners will be notified in writing of the precise language of the following rule changes.):
 - Section 2.11, definition of 'Guest' for parking permit purposes.
 - Section 6.4 on monthly garage rentals.
 - Section 8.3(b), added equisetum (commonly known as horsetail) to the list of prohibited patio trees and plants.
 - Section 9.4(b) on Requests for Design Modification.
 - Section 13.1(a) on recreational uses of common areas.
 - Article 18, the Schedule of Monetary Penalties.
 - Section 19.4 on the timing of appeals to the board.
 - A new rule prohibiting smoking on all areas of the property with the exception of the interior of the units. PLEASE NOTE: The Board is also considering whether to prohibit smoking by future residents inside the units, and is seeking input from the community.
- A Special Assessment Pre-Pay Policy to provide a 5% discount to any owner who would like to pay the balance of the Special Assessment associated with their unit.
- To interview Ruzika Company regarding lighting recommendations for the property.
- A proposal to remove and replace 19 Carob Trees next to Rodeo Road.

*Full minutes of all Board meetings are available for residents to view at the Office during office hours.
Residents may participate in the public comment period at the beginning of each Board Meeting.
Board Meetings occur the fourth Tuesday of each month at 7:00 p.m. in the Clubhouse.*

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PLATT SECURITY REPORT

December 7, 2012—January 10, 2013

- Dec. 7 Noise complaint, Court 4, 8:30 p.m.—Resident complained that her neighbors upstairs listen to her phone calls and their children tease her.
- Dec. 8 Noise Complaint, Court 4, 8 a.m.—Resident was screaming and banging on the wall. After she did not comply with a request to stop, LAPD was contacted and responded. Incident was repeated at 1 p.m. and LAPD again responded.
- Dec. 14 Lock-out, 9:40 p.m.—Officers helped resident who was locked out of her unit try to find an open window. Resident smashed a window in with a crowbar and was advised to file an incident report with the office.
- Dec. 14 Vandalism, Court 9, 1:30 p.m.—The back window of a resident's car was smashed and the car was ransacked. Nothing was reported missing. At 2:43 p.m. another resident reported her car was vandalized in the same manner and she filed a police report.
- Dec. 13 Altercation, 4:19 p.m.—Female in her 40s was knocking on doors. After she was escorted off the property, displayed erratic behavior, ran into traffic and returned, LAPD was dispatched and suspect was taken into custody.
- Dec. 20 Complaint, Court 4, 9:45 p.m.—Resident requested to file an incident report about her neighbor who calls constantly stating that her television, radio, and phone calls are too loud. She has lived there and complaints started in June 2012.
- Dec. 28 Injury, Rodeo near Hauser, 8:26 p.m.—Female subject transported to the hospital by LAFD after a slip and fall.
- Dec. 30 Burglary, Court 3, 6 p.m.—Unit was possibly burglarized, it was clean and organized, there was no sign of forced entry and nothing was reported missing.
- Jan. 1 Theft, Court 16, 1:1 p.m.—Resident reported that her underwear was missing from the clothes line and a vulgar note was left in its place.
- Jan. 7 LAPD on site, Court 14, 12 .m.—LAPD asked to find a unit where a resident was filing a restraining order on her boyfriend.