

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Newsletter—July 2009

Notes from the Board meeting on July 28, 2009

Steve Haggerty, Board President

Delinquencies

Board approved one lien resolution for an owner who is delinquent, owing approximately \$14,694.11.

Enforcement

Board approved Resolution from Court Council to inform Platt officers when outside events are to be held on Green so officers can patrol and insure compliance with pet policy and skateboard prohibition and that all flyers notifying residents of outdoor events will contain a statement that pets are prohibited at the event.

For the period May 30–June 23, the Board approved 15 citations for parking in the amount of \$325 to be waived due to circumstances, and levied fines for 12 parking citations in the amount of \$375. Year to date, VGOA has towed 3 unauthorized vehicles from the property.

Approved expenditures

- Board authorized increase in bond limit to \$1 million in insurance coverage per recommendation from our insurance agent as now required by many mortgage lenders at a cost increase of \$190 per year.
- Board authorized contract renewal with our accountant Mark Poindexter for \$6,300 for 2010 audit.
- Board authorized purchase of chimney caps at a cost of \$9,300 due to infiltration of some units by raccoons.
- Board voted to authorize VG President to sign contract with Architectural Resources Group (ARG) to develop replacement designs and provide coordination for Court 8 and 9 sewer project.
- Board authorized the 2009 painting project with R. W. Stein for buildings 81 and 85 at a cost of \$42,390.
- Board voted to meet with Risha Engineering firm to discuss recommendation and future action for comparative costs for underpinning buildings 8 and 14.
- Board voted to authorize property manager to begin repairs to level raised portion of sidewalks. Manager will return to board with bids on concrete replacement. Estimated repairs and replacement total \$54,149.

Actions with no fiscal impact

- Board instructed manager to notify owner to remove exterior lights that were illegally installed.
- Board rejected a director-initiated resolution to use two alternate collection companies.
- Board approved director-initiated resolution to organize a tour of VG by the LA Audubon Society.
- Board rejected a proposal from an owner's relative to hold classes for a fee on the main green.

SPECIAL NOTICES

The Court Council will hold the Annual Town Hall Meeting on Saturday, September 19, 2009 in the Clubhouse. Please get your questions to your Court Council Representative by August 20th.

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The Labor Day Concert is on September 7th with the Kamasi Washington Band from 3 to 6pm.

Manager's Report

Robert Bonfiglio

New Items

- Gafcon—held our PCA on July 22nd. Evaluations and recommendations will be forthcoming (by end of August).
- Liability Limits—the Board reviewed the liability limits and agreed to raise the Fidelity bond to \$1 million. descriptions and recommendations from Farmers Insurance.
- 2010 Preliminary Budgets—the first meeting to discuss the 2010 budgets will be on Wednesday, August 26th, from 6:00–8:00 p.m.
- Chimney Caps / Spark Arrestors—the Board agreed to install 31 spark arrestors on the balance of the bungalow units (1 story units). This will prevent raccoons from entering the attics of these units as well as stopping sparks from leaving the chimneys.
- Parking Procedures—Sherri and Robert are working on seeking alternatives to the current parking procedures.
- Small Claims Court—VG won a \$2,400 judgment against a homeowner for parking fines.
- Reserve Study Update—We received the 2010 Reserve Study from Association Reserves. This included a site visit.

Ongoing Items

- Bathroom Tiles—Waiting for Dan Malloy to have some samples to me in the next 2 weeks. Malloy has promised enough tiles in August so the re-piping can begin in September.
- Sewer Replacement (Courts 8 and 9)—tabled until we have a meeting with ARG.
- 2009 Exterior Paint—Building 51 is complete and Bldg 62 is in process of being prepped. Building 81 is next.
- Concrete Repair—The scheduled work is complete. I have surveyed the site with the contractor and we have identified many (estimated at over 90% of locations that need repairs. The balance of the money in the line item will be spent to "ramp" up the areas that do not require removal. We will go out for additional bids on the removal work.
- Garage Court Signage—we're waiting for the DRC to complete the drawings for the signs, as well as the plate that will hold the signs to the post. This is almost complete and needs a little more work.
- Architectural Resource Group, Inc. (ARG)—the board will consider the cost for ARG to develop the handicap ramp and the repairs to the serpentine walls

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

- Garage Inspections—701 garages within the Village Green were inspected on two separate rounds of 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.
- Garage Rentals—There are currently garages available for rent. The rental fee is \$75.00 per month. Please contact the management office at (323) 294-5211 for more information if you are interested.
- Re-Piping Project—VG management is currently in the preliminary planning stages of the project. The start date for the project has not been determined as it is contingent on production of the tile needed for repair work.

Maintenance Work Calendar for July

Harold Graves

- Backflows—Repaired 10 with rubber kits. Two new backflow devices to be installed on July 28 in Courts 3 and 9.
- Pole Lighting Paint Touchup—Work is complete from Courts 17 through Court 11. Next Courts are 10, 9, 8, etc.
- Punch List Inspections—Work is being done for all punch list items. This first go around is going to take several months to complete (end of September).
- Maintenance Truck—Exterior and Interior detail plus oil change to be complete by the end of July
- Irrigation Well and Pump—Need a new pressure gauge and ball valve installed in July.
- Exterior Painting Warranty Work—this will be complete by August.
- Exterior Painting Extra work (Stein)—Paint work (work orders) complete in July.
- Storm Drain Clean Out—Scheduled for July. Purchase of hoist for this job will be in July.

For the Month of July

- Furnace Filters—Clubhouse; to be changed in July
- Golf Cart Service—to be serviced on Friday, July 24th.

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Platt Security Report June 16–July 15, 2009

- June 17—Court 13, 10:00 p.m., fender bender in parking area
- June 18—Court 8, 7:50 a.m., theft from motor vehicle: Resident's car was broken into.
- June 21—Court 10, 2:39 p.m., possible stolen vehicle: resident reported vehicle missing after returning from vacation. Officers advised resident to call LAPD. On June 24 the resident informed security that the vehicle had not been stolen, but was repossessed.
- June 23—Court 5, 10:22 p.m., complaint, prank phone call: resident reported receiving a prank phone call from three males saying they were property management and saying the resident's lawn needed to be mowed.
- June 24—Court 8, 6:53 a.m., stolen vehicle: resident reported vehicle that was parked outside unit was missing. Security advised owner to call LAPD.
- June 30—Court 11, 11:30 a.m., medical emergency: LAFD transported resident to hospital.
- July 2—East Circle, 10:00 p.m., noise complaint: officer responded to barking dog complaint.
- July 4—East Circle, 8:31 a.m., noise complaint, barking dog: officer responded to complaint of a barking dog and spoke to dog's owner who said it wouldn't be a problem any more.
Court 8, 9:45 p.m., illegal fireworks: officer responded to call about illegal fireworks and informed residents using them that they were not permitted on Village Green property.
- July 5—Court 4, 3:50 a.m., vandalism and theft: officers responded to report about kids throwing rocks and breaking windows. As officers arrived, another call about kids throwing rocks came in from Court 3. In Court 3 officers found fire extinguishers were removed from the sides of two garages. Another resident says she heard kids outside, and then a rock was thrown through her window.
- July 7—West Circle, 8:34 a.m., possible trespasser: officer observed that a fire extinguisher was missing on side of garage. Someone had bent the plate that holds the glass in the box, removed the extinguisher, and then replaced the glass.
West Green, 12:00 p.m., Vandalism, graffiti: Officer responded to a report about graffiti. A bench was sprayed with red ink saying 5HPS5RXXX DANNYXXX510 ADAMS
- July 9—East Circle, 3:13 p.m., deceased resident: Officer responded to call from a resident's concerned friend asking that someone check in. Resident was found deceased. LAFD called.
- July 11—Court 14, 10:34 p.m., medical emergency: LAFD responded. Resident was not ok, not transported.
- July 12—Court 6, 2:30 a.m., indecent exposure: resident reported that a male in the court garage area had approached, pulled his pants down and exposed himself. LAPD was called.
Court 8, 2:35 p.m., medical emergency: LAFD transported resident to hospital after she hit her head on an open window.

LAFD Crime Stats

June 2009

One mile radius of VG

Burglary	11
Grand Theft Auto	12
Theft from Vehicle	18
Personal Theft	9
Robbery	7
Aggravated Assault	16
Rape	2
Homicide	0

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- July 14—Court 14, 10:15 p.m., grand theft auto: resident reported car stolen. LAPD was called.