

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Highlights

Board Highlights

Claire Joyce, Board Secretary.

At its meeting on June 23, the Board of Directors:

- Scheduled a special Executive Session meeting for Tuesday, June 30, 7:30 p.m. to discuss personnel matters.
- Approved members for court council, budget and finance, design review, landscape, and safety committees, under Bylaws Article 7, "Committees."
- Accepted for interview the two leading candidates put forward by the adhoc arborist group.
- Approved Clubhouse use for L.A. Federation of Senior Citizen Councils Board meetings and a teen/senior technology program to be developed by director Norma Miller.
- Directed that our attorney's opinion be sought regarding our CC&Rs and short term rentals such as Airbnb.
- Approved Board contact with DWP and city officials to encourage swift action regarding temporary high voltage wires crossing Court 11.

Complete minutes of Board meetings are posted at the Clubhouse entrance.

The Green Village Rises to Springtime Challenges

Jerri Allyn, Board President

This spring, the Village Green Owners Association faced a series of challenges that might have dismayed some other HOA. Instead, the Green Village has gone about problem solving:

Our escort and patrol company increasingly failed to meet our standards even as we experienced a spike in security incidents... so we hired a new escort and patrol company that started in May, while volunteers began rebuilding the safety committee and strengthening communication between the company, the LAPD, the board, and residents.

The well pump went down and stayed down for two months... so we carefully reduced our watering and used budgeted reserve dollars to buy and install a new pump.

Our arborist died within a month after he was diagnosed... so we set up a committee to locate and interview qualified arborists to recommend to the board.

Our manager resigned with 10 days notice... so we appointed our efficient, skilled assistant manager to interim manager and charted a path we think will lead to improvements in owner service and other management and board operations.

Meanwhile, residents contended with numerous disruptions. A laundry room caught fire. The DWP dug under garages and planters to install new city sewer pipes. A VG contractor dug into patios to replace the last few sewers covered by the special assessment. The city resurfaced Rodeo and closed the street, blocking two entrances to the Green. And in May and June, two DWP electrical vaults failed, in one case causing an explosion and fire.

The staff has redoubled their efforts to notify and assist residents during the disruptions – despite being short-handed. The Directors would like to thank those volunteers who are pitching in and ask patience of everyone during this "transition" time.

Manager's Report

Sherri Giles, Interim Manager

At its May meeting, the Board voted to modify the pest control policy by allowing residents to choose between low toxicity/organic and traditional pest control services when requesting treatment for their own unit. Low toxicity/organic remains the only treatment for common areas. The board asked management to implement a process to ensure residents are informed of the choice.

Upon receiving an inquiry for pest control service, we will explain the new option of traditional treatment and can provide material safety data sheets (MSDS) for both options. Upon receiving a work order, we will contact the resident, explain the new option, and note their treatment choice on the work order. Management will use the work order spreadsheet to track both types of requests.

Public Security Report

MAY 23 – JUNE 2

Edited by Jeanne Gagnard

- MAY 23 WATER LEAK. Ct. 2, 11:30 A.M.**
Maintenance response to water leak delayed briefly by confusion regarding staffer's phone number.
- MAY 23 PROPERTY DAMAGE. WEST GREEN, 5:00 P.M.**
Light pole crashed; probable cause was rust at base of pole.
- MAY 25 ARMED ROBBERY. Ct. 14, 9:55 A.M.**
Resident was approached from behind by a male with a simulated gun and forced to surrender his wallet. Robber then ran into adjacent neighborhood. LAPD was notified.
- MAY 26 WELFARE CHECK ON RESIDENT. Ct. 6, 10:26 P.M.**
LAFD summoned to gain entry into resident's unit when concerned relative was unable to contact her. Responders discovered resident had fallen and was injured. She was transported to a hospital.
- JUNE 2 MEDICAL EMERGENCY. Ct. 8, 7:10 P.M.**
Public Security officer called paramedics for resident complaining of respiratory distress. Resident evaluated but not hospitalized. Officer called the following day to check on resident's well being.

Neighbor-to-Neighbor Tip for the Month

by Jeanne Gagnard

Be sure to keep the lids on the trash bins closed, especially now during the summer as temperatures rise. Neighbors living near the trash areas need not endure foul odors, flies, and vermin.

Safety Committee Foot Beats Summer Schedule

with LAPD Senior Lead Officer Tynisha Harris
Please note new morning dates and evening times. Foot Beats leave from the Clubhouse. All are welcome!

DATES

July 7th
9:30-10:30 AM
July 21st
7:30 – 8:30 PM
Aug. 4th
7:30 – 8:30 PM
Aug. 18th
9:30 –10:30 AM

LOCATION

Walk the Coliseum side

Walk the Rodeo side

Coliseum (even # addresses)

Rodeo (odd # addresses)

If You See or Hear...

Something suspicious:

Call **213-703-0540** or **323-293-9884**

Crime in progress:

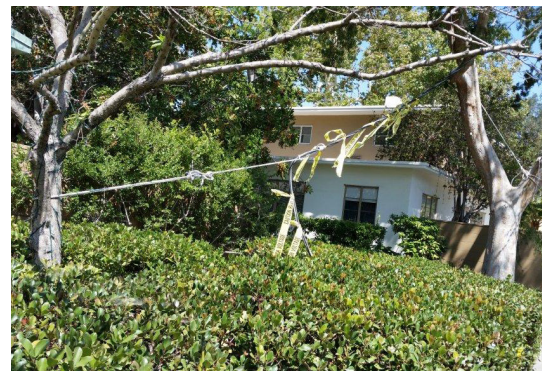
Call **911** first & then call the numbers above.



Kids are on the move at "Drinks on the Green" in June.
Photo by Mickey Fielding.



While several hundred Village Green residents were busily engaged in the annual VG yard sale June 20, DWP employees worked to restore temporary power to at least five courts after an explosion and fire in a DWP electrical vault in Court 11 the night before. A vault in Court 12 had failed in May and in Court 2 last year. Power lines strung in 11 and 12 were to remain until DWP installed a permanent solution. A DWP worker said that power overloads caused the failures.
Photos by Don Dongallo.



FIRST PERSON

Reserve Study

by Steve Haggerty,
Village Green Treasurer

The summer solstice has come and gone, and soon the annual fall/winter budget-planning season will be here. In addition to preparing a 2016 operating budget, a key Board responsibility will be to decide how much money to transfer each month for long-term repairs and replacements of major common area components. We have more than 80 reserve budget lines, including utility carts, water and waste pipes, sidewalks, garages, the office computer system, and the irrigation system.



What's a Reserve Study and Report?

How do we determine what to replace/repair? When should we do the replacement/repair? And what is the estimated cost? That's the purpose of a reserve study and report. This long-term planning tool provides the foundation for our reserve budgets for 30 years. The study's report includes information about each component: name, description, useful life, remaining useful life, and current and future replacement cost. Here is an example from our 2014 report:

#	Component	Quantity	Use ful Life	Rem. Usef ul Life	Best Cost	Current Worst Cost
Village Green Common Areas						
201	Asphalt - Reconstruction	Approx 69,600 GSF	1	0	\$9,000	\$11,000
202	Asphalt - Seal/Repair/Stripe	Approx 69,600 GSF	1	0	\$1,800	\$2,200
205	Concrete - Repair	Numerous GSF	1	0	\$9,000	\$11,000
205	Concrete - Suppl. Repair (I)	Numerous GSF	1	0	\$9,000	\$11,000
303	HVAC Unit - Replace (Office)	(1) Amana	15	8	\$4,500	\$6,000
303	HVAC Units - Replace (Clubhouse)	(2) American Standard	15	7	\$9,000	\$12,000
320	Pole Lights - Partial Replace	Numerous Pole Lights	1	0	\$1,800	\$2,200
910	Clubhouse - Refurbish	Clubhouse interiors	20	7	\$25,000	\$30,000
911	Office Fum/Equip - Replace	Numerous Pieces	10	4	\$1,000	\$1,200
912	Computer System - Replace	(1) System	6	5	\$7,500	\$8,500
913	Maintenance Tools - Replace	Numerous Tools	5	3	\$2,500	\$3,500
1801	Utility Carts - Replace	(5) Carts	10	4	\$45,000	\$55,000
1802	Utility Truck - Replace	(1) Mazda Truck	12	4	\$20,000	\$25,000

So, if we know we need to replace 1802 Utility Truck every 12 years and the future replacement cost is \$25,000, then we should fund our reserve account with \$2,110 each year to have \$25,324 in twelve years. The same is true for all components.

How Does the Reserve Study Work?

Our practice has been to have an "on-site" study done every third year and a "no-site-visit" update done on the other two years. Our recent reserve studies have been conducted by Association Reserves Inc., a company that specializes in reserve studies performed according to National Reserve Study Standards.

Reserves and reserve studies are required of all California associations and are also required for FHA backed mortgages. The reports are part of our annual disclosure package.

How Are We Doing?

The reserve studies provided by Association Reserves Inc. contain ball-park evaluations of our reserve size and strength. The 2014 report concluded that we were properly funding only 21% of the repairs and replacement the study said we should.

For example, we are not funding a new well, a new utility truck or utility carts, a new irrigation system, or brick wall replacements. We are not adequately funding interior drains, which

were not part of the original special assessment and can't be completed with the current funding before the end of the current special assessment. We are also not adequately funding landscape refurbishment or concrete repairs that don't pose a safety problem. And tree planting was only recently approved by the Board for a future reserves budget line item.

The report recommended we increase our reserve funding to the 80% level. This would be \$109,026/month plus our current special assessment funding of \$48,418, for a total of \$157,444/month - \$56,995 more than our current funding.

Conclusions

While a 21% level of "percent funded" is rated as "weak," we completely understand our position. Recent boards have agreed to only fund our reserve lines at the current level. Our reserve cash balance is enough to spend on each year's agreed-upon reserve lines, but not enough to grow year after year.

We have five years left on our 2010 special assessment, so the hope is that in 2020 when those projects are projected to complete, our reserves allocations can then be used to fund other deferred maintenance. However, I also believe that at some point we'll have to increase our assessments to keep pace with increasing costs, while funding reserves at the current level.

Budget and Finance Committee

by Cynthia Singleton, Committee Chair

We would like to invite all residents that have interest in Village Green finances to consider joining the committee. Meetings are on the 3rd Wednesday at 7:00 pm in the Clubhouse.

The function of the Budget & Finance Committee is to study all factors affecting Village Green costs and income, monitor current expenses, assist the Board of Directors and/or manager on any specific issues that may arise relating to financial matters, and make recommendations to the Board concerning efficient handling of these items. The committee also contributes to year-round planning.

We produce a monthly Variance Report that identifies accounts that are at variance with projected budget amounts and research the cause. We're also working on a re-formatted change order form, which is used to add additional cost to a contract after it's been implemented.



People watch "Pirates of the Caribbean" as the sky darkens above a canopy of trees on June 13th. Photo by John Florance

Congratulations!

Two Village Green activists were honored recently for their courageous work on behalf of two vulnerable populations. At a June 2nd City Hall ceremony kicking off LGBT Heritage Month, landscape committee chair Matt Redman was saluted by the mayor and City Council as a founder of AIDS Project Los Angeles, well-known for its pioneering work on behalf of AIDS victims.

In May, the Los Angeles County Board of Supervisors recognized Priscilla Browner for her "outstanding leadership" on behalf of the Los Angeles Federation of Senior Citizens in bringing socialization opportunities to seniors despite her own mobility challenge. She was well-known at the Green for the travel program she ran. Congratulations to you both!

Upcoming Events

DADS' GAME NIGHT

SATURDAY, JULY 11TH, 8 P.M., CLUBHOUSE: Village Green dads are invited to an evening of relaxation, hanging out and games. Co-sponsored by Cultural Affairs Committee

DWP TALK ON WATER CONSERVATION

SATURDAY, JULY 18, 10:00 – 12:00 NOON, CLUBHOUSE
Sponsored by the Court Council

CONTAINER GARDENING 101

SATURDAY, JULY 25, 10:00 A.M., CLUBHOUSE
Guest speaker will give tips on container gardening followed by tour of the Village Green Community Garden located in Court 1.
Sponsored by the Landscape Committee

MOVIE NIGHT

SATURDAY, AUGUST 1ST, 8 P.M., MAIN GREEN
"Enchanted"
Co-sponsored by the Cultural Affairs Committee

DRINKS ON THE GREEN

SATURDAY, AUGUST 9, 4:00 TO 7:00 P.M., LOCATION TBA
Bring alcoholic and non-alcoholic drinks, hors d'oeuvres, friends and kids.
Co-Sponsored by the Cultural Affairs Committee

LABOR DAY CONCERT

FEATURING THE SUSIE HANSEN LATIN BAND
MONDAY, SEPTEMBER 7TH, 4-7 P.M., CENTRAL GREEN
Sponsored by the Cultural Affairs Committee



Seller Kendis Wilborne (left) and buyer Judy Bain are all smiles at Village Green's 8th Annual Yard Sale June 20th. Leigh Gaston (not pictured) was one of many sellers who closed up tired but happy. "I sold about 80% of my stuff, and what little is left will go to Goodwill," she said. Photo by Lucy Fried.