

# VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Newsletter—June 2009

## Notes from the Board meeting on June 23, 2009

Steve Haggerty, Board President

### Delinquencies

Board approved one lien resolution for an owner who is delinquent, owing \$1,917.20.

### Enforcement

For the period May 1st through May 27th, the Board approved 17 citations for parking to be waived due to circumstances, and levied fines for 31 parking citations.

Per the enforcement committee's recommendation, the Board voted unanimously that a unit owner/tenant dog owner was not violating the nuisance barking section of the Village Green Handbook. The Board will create a notification reminder to all owners/tenants that everyone must abide by the Pet Policy located in the VG Handbook.

### Approved expenditures

Board authorized contract with forensic accountant Mark Poindexter for \$6,300 for the 2010 audit. Board authorized worker compensation insurance renewal for 2009–2010 for \$19,794. Board authorized two buildings to be added to the 2009 painting project at a cost of \$42,390. Board voted to spend \$5,540 to hire Architectural Resources Group and VCA Engineering to develop replacement designs and provide coordination for the Courts 8 and 9 sewer project.

### Actions with no fiscal impact

Board approved the recommendation of the Design Review Committee to authorize removal of two exterior signs located outside the fence line along Sycamore Avenue due to their deterioration and non-essential status. Board rejected a director-initiated resolution to use two alternate collection companies. Board approved the removal of the address sign at the Maintenance Yard with the understanding that the address will be painted on the gate. Board authorized distribution of information on water heaters to residents per the DRC recommendation. Board approved resolution to remove overgrown shrubs in Courts 1, 3, 4, 5, and 17.

### SPECIAL NOTICES

- The Village Green office will be closed on Monday, July 6, 2009.
- VGOA has garages for lease at \$75 per month. If you are interested please contact the Village Green office at (323) 294-5211.
- The Court Council will hold the Annual Town Hall Meeting on Saturday, September 19, 2009.

### LADWP WATER CONSERVATION ORDINANCE

This is a notice to all homeowners that **mandatory** city-wide water conservation is in force. All water users are required to cut their usage by 15%, or our water rates will increase. Fortunately, our irrigation for the lawns is supplied by well water and is not included in the conservation effort.

Residents should NOT water patios, walkways, flowerbeds, etc., as that water is the City water and part of the conservation effort. **Residents found watering gardens and patios will be sent a warning letter from the City and/or VGOA, with fines from \$100-300 should they continue.** More information at [ladwp.com](http://ladwp.com) and [bewaterwise.com](http://bewaterwise.com)

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## Manager's Report

Robert Bonfiglio

### New Items

- Association Reserves, Inc.—met for our annual update, which included a site visit.
- 2009 Audit Contract—the Board approved the 2009 audit contract for Mark Poindexter.

### Ongoing Items

- Rodeo Place—it has been determined to be the property of Village Green.
- Workers Compensation Insurance—new insurance renewal approved by the Board.
- Bathroom Tiles—a 50% deposit was made in June. Dan Malloy is purchasing the tiles and is developing the colors. Color testing will be taking place in July.
- Sewer Replacement (Courts 8 and 9)—on hold pending Civil Engineer approval/specs.
- 2009 Exterior Paint—Building 51 begins on 6/23. Building 62 is next. Two additional buildings were added and approved by the board: buildings 81 and 85. Those homeowners will be receiving information shortly.
- Structural Engineering Services—waiting to hear back from the contractors that have the plans for Buildings 8 and 14.
- Tree Trimming, Phase II (Courts 4, 5, 6, 14, WC, EC)—the work is about 2/3 complete. TruGreen is about to move into the interior portion of the property. Work should be complete by mid-July.
- Concrete Repair—patio work has begun in Court 1 and along the walkway by the old oak tree. Work will continue in court order. Additional pricing will be developed for the balance of the common areas.
- 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.

### Completed Items

- Exterior Paint—Buildings 21, 54, 54A and 58 are complete.

## Assistant Manager's Report

Sherri Giles

- Garage Inspections—to take place over a two week period (June 23<sup>rd</sup> – 25<sup>th</sup>, and June 30<sup>th</sup> – July 3<sup>rd</sup>). All homeowners who have not passed the inspection will have the opportunity to have their garages re-inspected. Should those fail, they will be invited to the Enforcement Hearing in August. The Board of Directors will vote on the garage fines in the August Board meeting.
- Garage Rentals—there are 72 rentable garages, and 42 are currently rented. The rental fee is \$75 per month. If you would like to rent a garage, please contact Sherri in the office.

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## Maintenance Work Calendar for June

Harold Graves

- Backflows—Inspections complete. Repairs to 13 backflows (rubber gaskets) set for Monday, July 6th.
- Pole Lighting Paint Touchup—work is complete from Courts 17 through West Circle. Next Courts are 14, 13, 12, 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).
- WYE Strainer Cleaning—Courts 6, 8, 9, 10 scheduled for June 18th. Balance of Courts to be completed by end of July.
- WEB Dryer Cleanout—all dryer vents and flues were cleaned by WEB (end of May).
- Maintenance Truck—Exterior and Interior detail to be complete by the end of June.
- Irrigation Well and Pump—inspected by General Pump (end of May). All checked out ok. Need a new pressure gauge (expected by July)
- Exterior Painting Warranty Work—this will be complete by July.
- Exterior Painting Extra work (Stein)—work orders should be complete by end of June.
- Maintenance Truck—oil change is scheduled for June.
- Storm Drain Clean Out—scheduled for June. Purchase hoist for this job in June.

## Platt Security Report

May 16—June 15, 2009

- May 16—Court 3, 6:36 p.m., complaint/loitering: complaint of people hanging around in the garage area. Officer explained to people that listening to music there and blocking the garages is not permitted. They left the area. Ten minutes later there was another complaint of people loitering in a car by the garages. Officer spoke to the men again and asked them not to hang out in the garage area. Court 3, 6:50 p.m. complaint/loitering: Complaint of loud music coming from a car. Owner of the car is a resident; officer and asked them to move to Coliseum.
- May 17—Court 4, 1:00 a.m., noise complaint: Officer responded to noise complaint and found a couple screaming at each other and asked them to keep it down.
- May 18—Court 7, 6:35 a.m., noise complaint: officers responded to a complaint about loud TV.
- May 20—Court 3, 9:00 p.m., complaint/loitering: officer responded to complaint about people hanging around in a car in the garages making noise, and leaving trash. Court 9, 11:33 p.m., possible gunshots: Officers responded to reports of possible gunshots; patrolled and saw or heard no signs of gunshots.
- May 22—Court 7, 6:30 p.m., barking dog complaint: resident complained about neighbor's barking dog. Officer could not hear the dog barking. Court 16, 11:58 p.m., alarm call: Officer responded to alarm activation but found no sign of forced entry. No one was home.

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## Platt Security Report, continued—May 16–June 15, 2009

- May 23—Court 10, 8:29 p.m., noise complaint: officer responded to complaint of loud TV, contacted resident and asked to turn TV down. Resident complied.
- May 24—Court 4, 9:42 p.m., noise complaint: officer responded to complaint about group of people making noise, approached group and asked them to keep noise down. They agreed.
- May 25—Court 4, 4:27 a.m., noise complaint: officer responded to complaint of a person screaming but could hear no screaming.
- May 26—Court 1, 10:54 a.m., possible trespasser: while on patrol, officer approached by a resident about a possible trespasser she had seen. Officers patrolled the area but saw no one.
- May 27—Court 6, 7:20 a.m., grass fire: LAFD responded to resident's call to 911 about a fire in the grass outside back door. LAFD put out the fire.
- May 28—Court 13/11, 2:12 p.m., slip and fall: officer responded to resident falling into a hole when a metal LADWP water meter plate on the ground she stepped on gave way. Officer asked if resident needed medical attention and reported the faulty plate to maintenance supervisor. Court 4, 6:40 p.m., noise complaint: Officer responded to complaint of yelling and intervened in a fight between a resident and guest. Officer asked guest to leave the property and asked resident to report the incident to LAPD.
- May 30—East Circle, 7:50 a.m., barking dog complaint: officer responded to complaint about barking dog and spoke to dog's owner who said she would try to keep the dog quiet.
- May 31—East Circle, 5:00 p.m., barking dog complaint: officer responded to complaint about barking dog and spoke to dog's owner to inform her about the complaint. Court 10, 10:30 p.m., noise complaint: officer responded to complaint about resident's loud TV.
- June 3—Court 8, 8:40 a.m., medical emergency: LAFD transported resident to hospital.
- June 4—VG Management Office, 5:00 p.m., misconduct, resident: A resident was aggressive towards assistant manager as she was leaving to go home in presence of Platt officers. LAPD was called. The next day, the office staff explained that the resident was angry about the parking policy.
- June 5—Court 16, 4:16 p.m., complaint: resident complained that neighbor had something in the window that was causing her window and bed to shake. Officer spoke to the neighbor but couldn't find evidence of anything that would cause the shaking.
- June 6—Rodeo Perimeter, 6:30 a.m., dog barking complaint: officer responded to complaint of barking dog. He spoke to the dog's owner and informed her of the complaint.
- June 12—Court 10, 8:29 p.m., noise complaint: Officer responded to complaint about a loud TV. Officer heard the TV and informed the resident that her TV was very loud. The resident said she is hard of hearing and was concerned. Court 5, 8:35 a.m., property damage: resident reported that someone backed into her garage, which resulted in some damage.
- June 14—Courts 2, 10, 14, and 15; 3:12 a.m., theft from motor vehicles: While on patrol, officers noticed two suspicious men in court 1 and 2. Officers proceeded to sweep the Green and found cars in Courts 10, 14, and 15 with the doors open and which had been ransacked. Officers contacted the owners, who all said they had left their cars unlocked.