

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

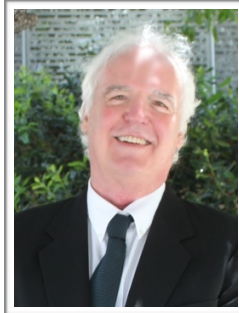
Monthly Update

Board Highlights

by Board Secretary Lucy Fried

At its meeting on May 27, the Board of Directors:

- ♦ Acknowledged the drought and resolved to investigate water-wise measures.
- ♦ Approved contracts for Buildings 8 and 14 interior repairs and patch and painting.
- ♦ Approved a proposal from Design Review Committee to add two light colors, slightly darken two others to reduce fading, and slightly modify the current white.
- ♦ Approved a pilot process for landscaping Buildings 8 and 14 that may work harmoniously with the Cultural Landscape Report. Landscape Committee will present a proposal with input from buildings owners. An invitation is also extended to any group of three or more owners wishing to submit other proposals. June's Board meeting is the deadline.



Manager's Report

May update from General Manager Peter Fay

- ♦ **Maintenance:** Roof cleaning was completed on May 23. Roof repairs will now be scheduled for June, and residents affected will receive notices. Painting of buildings 33, 8 and 14 and Court 13 garages is pending scheduling and approval of paint colors.
- ♦ **Trash bins refurbishment** begins June 1. There is no completion date/timeline at this time.
- ♦ **Laundry room washers and dryers** are the property of Wash Multifamily Services (formally WEB). If you discover a problem, please report it as soon as possible by calling 800-342-5932. If you have lost money in a machine, they will replace it.
- ♦ **Time Warner** last quarter income was \$9,794.90, less 25% commission to Communications Consulting Group and taxes.
- ♦ **The official Village Green vehicle speed limit is 15 mph.** Our driveways and periphery road are busy places. Children are playing, pets and owners walking and jogging, and cars entering and exiting anytime day and night. Be a good neighbor. Stay alert. Drive slowly in the Green.

Board Request Regarding Old Oak Tree

The Court Council and Board ask help from all Village Green's parents and childcare providers in keeping children from climbing and swinging on the branches of the big old oak tree in the Main Green. Let's keep both kids and tree safe from harm!



Platt Security Report

April 14 - May 19

Edited by Jeanne Gagnard

- ♦ April 17 and 22 COMPLAINT. Court 10. 1:25 p.m. Resident complained of noise from a neighbor's unit and threatening gestures from the neighbor.
- ♦ April 17 BURGLARY. Court 17. Between 1:00 and 5:00 p.m. Resident reported his unit was broken into through the kitchen window. Several valuable items were stolen.
- ♦ April 22 RESIDENT FOUND DEAD. Court 10. 10:00 a.m. Platt officer found a resident dead in his unit after noting he had not been seen for several days and mail had piled up.
- ♦ April 28 SUSPICIOUS BEHAVIOR. Court 9. 1:30 a.m. Resident reported a suspicious male who rang her doorbell. He was described as about 6 feet tall, wearing a blue sweater, blue sweat pants, a ski mask and glasses. She stated someone had been ringing the bell between 4:00 a.m. and 5:30 a.m. for the past four to five months.
- ♦ May 3 VEHICLE VANDALISM. Court 10. Between 4 a.m. and 1:00 p.m. Two residents reported observing three individuals breaking the windows of a car with a sledgehammer.
- ♦ May 6 PUBLIC DEFECATION. Court 13. 3:11 p.m. Resident reported a male in his thirties in a tan t-shirt, black shorts and white sneakers defecating in a common area.
- ♦ May 8 SMOKING. Court 5. 7:40 a.m. Resident complained of smoking on the property, and requested photos of cigarette butts in the trash area.
- ♦ May 9 ACCIDENTAL FALL. Security Office. 1:15 p.m. Resident fell while leaving the security office. She attributed the fall to a bad knee and walked out of the office.
- ♦ May 9 COMPLAINT. Court 5. 11:00 a.m. Resident complained about debris thought to pose a fire hazard on a neighbor's patio.
- ♦ May 11 BICYCLE THEFT. Court 4. 5:51 p.m. Resident reported a bicycle missing from her garage. No evidence of forced entry was found.
- ♦ May 12 EQUIPMENT THEFTS. Landscape Office. 10:00 a.m. Ten pieces of landscape equipment were stolen by someone using bolt cutters.
- ♦ May 13 LAPD ON THE PROPERTY. Ct. 14. 2:40 p.m. Platt officer encountered six LAPD officers at a resident's door and was questioned regarding the occupant.
- ♦ May 3, 13, 15 FALLEN TREE BRANCHES. 5/3, Between Courts 1 and 2; 5/13, Court 4; 5/15, Court 5.

The Mills Act

An Overview as Village Green Enters the Fourth Year of its Contract



*by Steven Keylon
Board Director, 2006-2012*

In 2010, the Board of Directors passed a ten-year special assessment to replace our failing infrastructure and reverse decades of deferred maintenance, ensuring that

the Village Green remain a viable and livable community. That same year, the Board also entered into a Mills Act contract with the City of Los Angeles. It was hoped that the Mills Act would offer a majority of owners a property tax break, offsetting some - or all - of that special assessment. As we enter the fourth year of our Mills Act contract, it is a good idea to remind ourselves exactly what the contract's benefits and responsibilities are.

The Mills Act is a state law intended to support preservation of historic properties. Its Historical Property Contract Program allows qualified owners of historic properties a property tax reduction, with the expectation that those tax savings be used to rehabilitate, restore and maintain the property. At the time of our application, it was determined that roughly 75% of homeowners would see some tax benefit, and that the collective tax savings would exceed \$600,000 annually.

That benefit is greatest for owners who bought their units in the last fifteen years or so. Owners who bought before then already pay less property tax and may see little or no reduction. However,

in a sense, the Mills Act contract equalizes property taxes. The low assessments of decades past have led to the crisis in deferred maintenance all owners must now address through the special assessment.

The most important responsibility under the Mills Act is that we honor and fulfill the terms of the contract, i.e. properly maintain the property and perform the projects we agreed to. Should we not, the City has the power to cancel it, which would trigger a cancellation fee of 12 ½% of the current fair market value of the property, as determined by the County Assessor.

Recently, Lambert Giessinger, Historic Preservation Architect with the City of Los Angeles' Office of Historic Resources, spoke to owners about the Mills Act. (See page 4.) He believes that our Historic Structures Report (HSR) and the recently completed Cultural Landscape Report (CLR) should be used as the foundation for discussion of changes to the property because they provide guidance and context. The preparation of an HSR and CLR were conditions of the contract.

Because rehabilitation is the main treatment plan for Mills Act properties, these documents allow us to respect and honor our history and character defining features, while still allowing flexibility to improve quality of life and provide for new technologies. Giessinger reminded us that because the City will only inspect the property every five years, and only projects requiring a permit come to his office for review and approval, the community must self-police.

The Village Green Mills Act contract and related info can be found on the "Important Documents" page of the Village Green website, villagegreenla.net.



It was standing room only in the Village Green Clubhouse on May 20 when Lambert Giessinger, Historic Preservation Architect with the City of Los Angeles, spoke to owners about the Mills Act. (See Steven Keyton's Mills Act column on page 3 and visit the Village Green website, villagegreenla.net, for Giessinger's power point presentation.) *Photo by Gregory Gilmer.*

Safety Committee Looking for New Members

The Safety Committee, which helps to keep the Village Green safe and secure and prepared for emergencies, is actively looking for new members. Penny Bannerman is acting chair and former chair Ethan Markowitz is Board liaison. They meet at the Clubhouse the fourth Wednesday of the month at 7:00 p.m.

May's Spectacular Tree Tour

May's "Spectacular Tree Tour" was a spectacular success, with more than 30 people joining Tree Committee Chair Jeffrey Mintz in a guided tour of trees around the Green. Pictured right are two cinnamomum camphor (common name camphor) trees. These were probably planted in the early 1940s and are the largest camphor trees at the VG. They are well over 50 feet tall, with a strong structure, large limbs, and attractive, multicolored foliage all year long. The Tree Committee meets the third Monday of each month at 7:30 p.m. at the Clubhouse. Feel free to join!

Summer is almost here. Mark your calendars!

♦ **7th Annual Village Green Yard Sale**

Saturday, June 21, 8:00 a.m. - 3:00 p.m.

At Coliseum and Hauser only.

Sellers, register now at
villagegreenyardsale@gmail.com.

♦ **Independence Jazz Concert with the Chuck Johnson Quintet**

Sunday, June 29, 3:00 p.m. - 6:00 p.m.

Bring your picnic basket and friends and family to the Main Green, and enjoy!

♦ **Drinks on the Green**

Sunday, July 6, 4:00 p.m. - 6:00 p.m.

Featuring both non-alcoholic and alcoholic beverages. Bring drinks, snacks, friends and kids.

Go to villagegreenla.net for information on **movie nights** in July and August and other upcoming events.



Photo by Tamorah Thomas, Tree Committee Co-chair.