

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

MONTHLY NEWSLETTER MARCH 2012

BOARD MEETING NOTES

March 27 Meeting

By Gabriela Worrell, *Board Secretary*

Approved Resolutions:

- Accept audit report and audited financial statement for year ended December 31, 2011
- Accept tax returns for 2011 tax year, authorize Officer to file the approved return, and authorize management to pay taxes as necessary throughout the year.
- Allow write-offs for bad debt resulting from foreclosure.
- Allow replacement of 19 recently removed trees on VG property (Tree Committee).
- Record one lien and allow commencement of post-judgement lien.

Soil Stabilization Project News:

- Structural engineer expected to inspect building subsidence site in April 2012

Full minutes of March 27, 2012 board meeting will be available in the management office and may be requested by residents during business hours.

MANAGER'S REPORT

By Peter Fay

INSURANCE REMINDER: It is a good idea for Owners to periodically check with their insurance providers regarding the insurance on their condominium unit. The insurance policies for the Association have been written to provide protection for the common areas of the VGOA. This Association's insurance does not provide coverage for you or the elements of another unit, such as a broken hot water heater causes damage to your unit or person. You are also responsible for damage if elements of your unit cause personal injury to others, or damage the Common Areas, or your neighbors unit. You should carry your own insurance that covers all such damages. Also, the Association does not carry earthquake insurance, so your personal property is not covered by the Associations insurance if damaged by an earthquake.

Large scale tree pruning is continuing at the Village Green. There was no significant tree damage during the recent inclement weather, possible evidence that our trimming maintenance program is working well. Also, as requested by several residents, TruGreen is producing notices to residents about tree work in their area. Notices will be delivered the Friday before work is scheduled to be done.

We are pleased to report that the office computer system has been hardwired and a new server will be installed. This installation will allow for shared files and regular backup of data.

Laundry room renovations are continuing. At this time, 14 rooms have been repaired and painted. Depending on the weather, all laundry rooms should be painted by April. After painting is complete, we will install new flooring.

The repair/replacement of sewer lines in Courts 11 & 12 is continuing on schedule.

The repair/replacement of the roofs requiring immediate repair, which are located in Courts 10, 11 and 12, plus two garages in Court 3, is scheduled for April.

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Exterior painting of residential buildings continues. Building 35 is in progress.

The repair/replacement of exterior water supply lines for Court 5, and 13 has been completed.

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PLATT SECURITY REPORT

February to March 2012

Feb 4 - Court 4, 1:50 p.m., Noise Complaint - Security Officer responded but did not hear any noise.

Feb 7 - Court 11, 2:25 p.m., Alarm Activation - Two security officers and Los Angeles Police conducted walk through of unit. All on scene concluded false alarm.

Feb 15 - Court 4, 2:45 a.m., Noise Complaint - Security officers heard noise coming from unit and advised resident, who complied.

Feb 18 - Court 7, 1:17 a.m., Domestic Dispute - L.A.P.D. called to scene by resident. Female was arrested by L.A.P.D.

Feb 18 - Court 4, 11:38 a.m., Noise Complaint - Security Officer advised resident of complaint, inspected unit.

Feb 19 - Court 14, 8:35 a.m., Noise Complaint - Resident yelling in front of unit and reported discontent with guest's car being towed while parked in red zone.

Feb 25 - Court 4, 3:47 p.m., Complaint - Officer heard loud talking from unit, and advised resident and guest to keep noise level down.

Feb 28 - East Circle, 3:50 p.m., L.A.F.D. On Site - L.A.F.D transported person to hospital who was found hanging from garage handle.

Mar 1 - Court 5, 10:45 p.m., Medical Emergency - L.A.F.D. Kicked in door to enter unit. Injured resident transported to hospital by L.A.F.D.

Mar 3 - Court 4, 2:00 p.m., Noise Complaint - Complaint of barking dog reported, but officer did not hear dog upon inspection.

Mar 8 - Court 11, 1:05 a.m., Medical Emergency - L.A.F.D. transported resident to hospital.

Mar 10 - Court 7, 1:35 p.m., Noise Complaint - Neighbor complaint of barking dog, but officer did not hear any barking upon inspection.

Mar 13 - Court 15/16, 4:45 p.m., Disturbance - Group of juveniles hanging out and walking in front of office area. Group left without incident.

Mar 15 - Court 4, 1:11 p.m., Complaint - Argument observed. Pit bull observed and person with dog stated dog will be picked up.

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ELECTION REPORT

The Spring 2012 issue of Highlights incorrectly lists the Court number of one of the board members. Correct information is below.

As part of the Annual Meeting, the following four directors were elected to a two-year term:

Joseph Khoury (Court 6)	269
Gabriela Worrel* (Court 13)	247
Reuben Ginsburg (Court 13)	237
Daniel Frank (Court 8)	233

*New director (non-incumbent)