

Village Green Owners Association

March & April 2009 Newsletter

Notes from the Board Meeting on March 24, 2009

Treasurer's Report

After many years of good service, Reba Glover has resigned her 2009 position as Board Treasurer effective March 19th, so there was no March treasurer's report. She remains a Board director and liaison to the Communications Committee. Nominations for a new treasurer were declined by other directors. We will try to elect a new treasurer at our April Board meeting.

Delinquencies

The Board's Delinquency Working Group (DWG) (Nat Hutton, Ben Ginsburg) has taken an aggressive stance on taking action on delinquencies. They presented eight lien resolutions for Board approval. All were approved. The DWG is continuing to gather information on our current delinquency process and make suggestions for improvements.

Gafcon Survey

Over 220 completed surveys have been returned to the Village Green office as of March 24th. We still expect more surveys from offsite owners in the next week.

Exterior Painting/ Building

Resolution 09-24 was approved awarding a painting contract to R.W Stein to paint seven buildings for \$89,490.

Building Settling Problems

Resolution 09-25 was approved awarding an engineering services contract to Risha Engineering Group, Inc. for \$4,200 to develop initial plans for stabilizing buildings 8 and 14.

Handicap Ramp Proposals

A tenant has asked for a handicap ramp on Rodeo Pl. near court 16. The Board approved the Manager's recommendation to accept the R. W. Stein proposal to install the ramp for \$3,550.

Notes from the Board Meeting on April 28, 2009

Comment Period

Our lien and collection policy was explained.

Our manager stated that buildings 25, 26, and 27 are targeted to be re-piped in the fall.

Management Report

Manager's request to purchase a large quantity of bathroom tile for future re-piping was approved.

The Board did not approve the Manager's request to approve a sewer replacement project for courts 8 & 9. The Board will consider a proposal to hire an architect/engineer to provide design review services in connection with the proposed project at the Board meeting on May 26.

The Board approved the Manager's proposal to move forward with concrete and patio repairs.

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Notes from April 28 Board meeting, continued

Delinquency Working Group

The Board approved a resolution from the Delinquency Working Group to send a letter to owners who are delinquent on assessments and who have not yet been sent a pre-lien notice. The idea is to encourage owners to pay outstanding balances and remove the delinquency.

Mills Act Working Group

The members of the Mills Act Working Group agreed to work with the Manager to select a architect/engineer to review proposed sewer work and to obtain the Historic Structures Reports required for a Mills Act approval.

Old Business

The Board elected Diann Dumas as the new VGOA Treasurer.

The Board approved the purchase and installation of 19 new court identification signs.

New Business

The Board approved the 2008 Audit, Tax Returns, a resolution to hold a community yard sale, and a resolution to notify the owners of a proposed revised/restated set of bylaws to be considered by the Board on May 26, 2009.

Manager's Report, March 2009

New Items

- Bathroom Tiles—A tile count is needed to determine the amount we need to order for 2009 and beyond for the re-piping program. Homeowners that have NOT had their pipes replaced will be sent a survey asking for the color(s) of their bathroom tile. When they receive the survey, they need to fill it out and send back to the office by April 8th.
- Punch Lists—a punch list has been created for The Green in which Harold will inspect each Court 4 times per year. This will allow the maintenance crew to become proactive in attacking work that needs to be attended to.
- Administrative Calendar—this calendar will help the office and Board become informed of upcoming work.

Ongoing Items

- Small Claims Court—VG won a judgement in excess of \$2,000 for parking fines from a homeowner.
- Fire Extinguishers—We are experiencing many extinguishers being stolen daily. The cost to replace them is more than \$75 each. Because of this I am considering alarming them at a cost of \$35 each. Homeowners will be informed when this happens.
- 2009 Exterior Paint—repairs to the 2009 buildings (prep work and maintenance crew work) will begin the week of March 16th. Paint is expected to begin in late April or early May (Bldg 17 and Bldg 21).
- Structural Engineering Services—Risha Engineering was selected to begin surveying and developing corrective plans for Buildings 8 and 14.
- New Office Hours—working with Board member to create resolution/justification. This should be in place by the next Board meeting.
- Tree Trimming, Phase II (COURTS 4, 5, 6, 14, WC,EC)—work should begin in April and last throughout June.
- Handicap Ramp—Board approved a handicap ramp to be installed at the east end of Rodeo Place by the maintenance yard. This will allow residents to exit Village Green onto the sidewalk on

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Notes from March Manager's Report, continued

Rodeo Rodeo (south side) by Court 16 driveway. This should be complete by early May.

- Concrete Repair—the common area locations that need to be repaired will be done in phases. First phase should begin in May.

Completed Items

- Roof Cleaning—all roofs were complete on Friday, March 13.
 - Rodeo Road Tree Trimming—all trees were complete on March 11th.
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Manager's Report, April 2009

- Bathroom tiles—The Board approved purchasing of the tile to store for future use during the re-piping process. This tile will take several months to manufacture. In addition, the quantity reported to the Board in April is not the full quantity, as all homeowners that were sent a tile request did not return their survey and the office needs to call each homeowner for the balance. This final quantity will be given to the Board in May.
- Sewer Replacement (Courts 8 and 9)—this has been delayed due to the Board wanting to hire a civil engineer to evaluate the work.
- Fire Extinguishers—the extinguishers that have been stolen will be replaced along with new glass, warning labels, and alarms for 10 of them. This should be done by the 1st week of May.
- 2009 Exterior Paint—building 17 will begin on April 20th. Work should take about 3 weeks. Bldg 21 is next.
- Structural Engineering Services—Risha Engineering has begun reviewing the plans and started developing the ideas for the repairs. These plans will go to several contractors to develop pricing. Risha should have the information by the May Board meeting.
- Tree Trimming, Phase II (COURTS 4, 5, 6, 14, WC, EC)—This work should begin in May and last throughout June. We will start in Courts 4, 5, and 6 and then work our way down to EC, Court 14, and WC.
- Handicap Ramp, Rodeo Place (Ct 16) at the Maintenance Yard—this was delayed due to the City and the permitting process. The new start date will be the week of May 11th.
- Concrete Repair, Common Areas—work will begin week of May 4th. In addition, patio repairs which were not budgeted were approved by the Board and that work will begin sometime in May. All affected homeowners will be notified well in advance.
- Tree Pruning Strategy—the strategy the Village Green uses to trim/prune the trees will appear in the next issue of *Highlights*.
- Office Stationery—the new stationery has arrived and will be used once we finish the old stationery. This change in the look of the stationery follows the design of new signage that appears on the garages and the new court signs that were approved in the April Board meeting. New signs should be installed by the Summer.

Report from Platt Security

Incidents in the VG, February 16–April 15, 2009

February 18—Court 14, vehicle burglary, 1:59 a.m.: LAPD was called, property was returned
 Court 17, theft from vehicle, 9:35 a.m.: resident came to the office to report items stolen from car. No sign of forced entry, car may have been unlocked.
 Court 15, theft from vehicle, 9:50 a.m.: resident's car opened and ransacked, a pair of sunglasses were taken. The car may have been left unlocked.
 Court 16, theft from vehicle, 10:35 a.m.: resident reported his car was ransacked and bag of CDs taken. No sign of forced entry, car may have been left unlocked.
 Court 8, theft from vehicle, 2:40 p.m.: resident reported car broken into; cell phone and CDs stolen. Resident stated that car was left unlocked.
 Court 7, disturbance, 7:00 p.m.: officers responded to a complaint about a barking dog.

February 20—Court 7, theft from vehicle, 8:00 a.m.: resident reported side view mirrors stolen from car.

February 24—Court 14, complaint, 5:15 p.m.: resident reported that people were smoking marijuana on the main Green. Officers spoke to the men, who stated they had cannabis card. Officers informed the men that it is against the law to use drugs in public.

February 25—Court 8, medical emergency, 11:45 a.m.: LAFD took resident to the hospital.

February 28—Court 9, theft from vehicle, 2:09 p.m.: resident reported vehicle broken into and ransacked. Paperwork stolen. The car may not have been locked.

March 3—Court 7, injury, 11:31 a.m.: LAFD took resident to hospital after an accident.

March 11—Court 7, attempted break-in, 2:00 p.m.: resident reported that someone tried to pry open a kitchen window.
 Court 1, burglary, 12:42 a.m.: resident reported break in and burglary. Cash and electronics taken.

March 17—Court 2, medical emergency, 1:15 p.m.: LAFD transported resident to hospital.

March 27—Court 7, barking dog complaint, 11:30 a.m.: officer responded to resident's complaint about a barking dog.

March 31—Court 1, vandalism/theft, 11:45 a.m.: officer noticed fire extinguisher stolen from the box behind garage #21

April 3—Court 3, theft, 4:10 p.m.: resident reported car broken into and CDs taken. Car may have been left unlocked, no sign of forced entry.

April 4—Court 13, medical emergency, 4:25 p.m.: resident transported to hospital by paramedics.

April 5—Court 8, barking dog complaint, 12:50 p.m.: officer responded to complaint about barking dog.

April 7—Court 6, slip and fall, 4:00 p.m.: officer responded to report that a resident fell on an uneven sidewalk near the office.

April 14—East Circle, medical emergency, 1:10 p.m.: LAFD responded to call from a resident caregiver and transported a resident to hospital

Court 2, possible stalker, 7:35 a.m.: resident reported a bag of DVDs left on her porch with a note for the second time. May be a case of wrong address.

April 15—Court 7, slip and fall, 7:45 p.m.: LAFD took resident to hospital after falling in her unit.

LAPD Crime Stats

Incidents within a one-mile radius of Village Green.

	February 2009	March 2009
Burglary	9	8
Grand Theft Auto	11	12
Theft from Vehicle	2	8
Personal Theft	7	2
Robbery	7	7
Aggravated Assault	7	10
Rape	0	0
Homicide	0	1