

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

MAY MONTHLY NEWSLETTER – Published by Communications Committee

Notes from the Board Meeting on May 18th – Special

Directors Keylon & Nicolais solicited RFPs from architectural firms specializing in historic preservation to develop specifications for the sewer replacement project in Courts 8 & 9. At the meeting, the Board discussed the two proposals received from Architectural Resources Group (ARG) & VCA Civil Engineers and Marmol Radziner/Paller-Roberts Engineering. Costs discussed were \$5,540 from ARG and \$11,640 from Radziner. The Board agreed to request that Marmol Radziner define some terms of their proposal regarding entire project not just Court 8 & 9 and to have ready for May 26 regular board meeting.

Board of Directors Report

Notes from the Board Meeting on May 26, 2009

Committees: The Board approved a resolution from the Tree Committee to implement the arborist's recommendation when replanting any of the Victorian Box trees. Tree Committee is researching affordable methods of watering VG trees during this third year of drought. Budget & Finance Committee was approved to meet quarterly instead of monthly. Meetings will now be the second Thursday in July, October, January and April.

Summer Concerts: Michael King & Friends will perform on June 28 from 3 p.m. to 6 p.m. and the Kamasi Washington Band will perform on September 7 from 3 p.m. to 6 p.m.

Working Groups

Outreach: Board approved a resident/committee member resolution to hold a "Movies on the Green" night with movies to be determined. Recognition was made of the very successful "Drinks on the Green" event of May 17. Board approved a resolution to open the Clubhouse to residents upon request to office on Fridays from 10 a.m. to 1 p.m.

Delinquency: Board approved resolutions to record liens on four units. VG office will set up a notebook to record actions on delinquent units. Group is presenting payment plans for delinquent owners for board approval and will develop on-going process.

Enforcement: Working on streamlining enforcement and perhaps redefining or changes some VG rules involving parking and pets. September is the target date to have defined plan.

R.A.M.P./GAFCON: 284 surveys were received from residents and given to GAFCON on May 22. GAFCON will schedule an on-site visit and then generate a report for the Board of Directors.

Old Business: Due to the fact that some reserve expenses were incorrectly charged and paid from the operating account in 2008, the Board approved Resolution 09-57, to acknowledge that an accounting correction was necessary to adjust both the VGOA operating and reserve account in the amount of \$70,990.59.

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Board approved resolution 09-58, adoption of the Revised and Restated By-laws. These will be posted on Village Green website and will be included handbooks given to new owners.

As a follow-up from the special board meeting on May 18, the Board reviewed the revised proposal from Marmol Radziner and passed a motion with vote of 5-3-0-1 to accept the proposal at a cost of \$8640 to be charged to line item 63055-Engineering Services for consulting on the sewer project for Courts 8 & 9.

May 2009 Manager Report

New Items

Workers compensation insurance is due to increase 8% to 12%. We will know the exact amount in June.

On-going Items

The Board approved the purchase of the balance of bathroom tile for the upcoming interior re-piping.

Sewer replacement for Courts 8 and 9 is on hold pending Civil Engineer approval and specs.

Exterior painting began April 21 on building 21 and should be completed in about 3 weeks. Building 54 will be painted next.

Risha Engineering has developed detailed plans for structural engineering. This will enable them to send the plans to several contractors to develop the scope of work and general pricing. The plans were sent to contractors the week of May 18.

The tree trimming of Courts 4, 5, 6, 14, WC & EC is about half complete. All exterior court trees will be trimmed by the end of May and TrueGreen will move to the interior beginning in early June.

Removed and replaced cement in Court 11. Patios will begin the week of May 25 and then we will decide on the balance of the common areas. Additional pricing will be developed for the balance of the common areas.

An architect needs to be hired to develop plans and determine pricing for the construction of ramp access for the office.

Waiting for the DRC to complete the drawings for new Garage court signs as well as the plate that will hold the signs to the post.

Residents interested in leasing an available garages should contact the Village Green office at (323) 294-5211.

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Completed Items

A handicap ramp is complete and in use at Court 16 at the maintenance yard - Missing fire extinguishers and alarms have been replaced. All cases have the warning label on them.

All Court poles have been straightened and painted. When the signs are ready, two courts (8 and 10) will receive new poles.

Work Calendar Maintenance

Inspection of Backflows on May 27. Repairs to follow if needed to follow.

Pole lighting and paint touchup is complete in Courts 17, 16 and 15. Work is moving in descending Court order (i.e. 16, 15, 14, etc.)

All overhangs were inspected except for Courts 16 and 17, which should be done by the end of May.

Work is being done for all punch list items. This first pass will take several months to complete.

All WYE strainers to be cleaned and flushed out during May.

All dryer vents and flues to be cleaned by WEB before the end of May.

Exterior and interior detail to be complete on maintenance truck by the end of May.

Platt Security Report

Incidents from April 19 to May 15, 2009

April 19 - 2:58 p.m., West Circle: complaint of rules violation. Kids playing on unit roof. Escorted home and parents informed.

April 23 - 7:35 a.m., Court 1, possible attempted break-in. Resident reported someone pounding on her security door and ringing doorbell. 9:30 p.m., Court 7: Possible trespasser. Officer noticed an unknown male smoking nearing garages. Subject identified unit and officer asked to return to unit.

April 24 - 10:55 p.m., Court 7: medical emergency. LAFD transported resident to hospital.

April 29 - 9:50 p.m., Court 7: barking dog complaint. Officer investigated complaint from resident of barking dog but could not locate barking dog.

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

May 2 - 10:45 p.m., Court 7: barking dog complaint. Officer investigated complaint from resident of barking dog but could not locate barking dog. 4:40 p.m., Court 16: property damage. Officer noticed damage to an electrical box on garage #656 but did not see or receive a report of which vehicle made the damage.

May 6 - 4:05 a.m., Court 11: traffic accident. Traffic accident between resident and Platt officer. LAFD responded and officer was taken to local hospital. 2 p.m., Court 3: gun shots heard. Resident reported gun shots and observed black Nissan Maxima. LAPD senior lead officer was notified of incident.

May 7 - 10:26 a.m., Court 1: resident complaint of suspicious vehicle. Platt received complaint of Black Nissan Maxima.

May 8 - 4:40 p.m., Court 3: complaint of suspicious vehicle. Platt received complaint of Black Nissan Maxima with people loitering inside vehicle. As resident was identified and asked not to hang out in garage area.

May 12 – 8:30 a.m., Court 3: complaint of suspicious persons. Platt investigated complaint of two black males walking and looking into vehicles. 10:10 p.m. Court 4, medical emergency. LAFD transported resident to local hospital.

May 13 – Court 14, LAPD follow-up to resident transported to hospital. 11:15pm, Court 2: Complaint of suspicious person. Resident complained that a black male knocked on her door and said FedEx or the Post Office left a package for him by mistake. Officers patrolled area and did not find any one.

May 15 - 8:45 p.m. Court 3: vandalism/graffiti. Platt noticed graffiti on garage #97 in Court 3. Informed VG maintenance.