
Village Green Owners Association

November 2007 Newsletter

Notes from Board Meeting on November 27, 2007

Assessment Fees to go up 20% on January 1, 2008

At the November 27th meeting, the Village Green Board of Directors voted to accept the 2008 operating budget that included a 20% increase in assessment fees to owners effective January 1, 2008. (Owners have received the 2008 budget via the recently mailed disclosure packet and notice of the increase, also recently mailed.) During the discussion at the monthly meeting, directors approved substantial increases in several categories of the 2008 budget to address the deferred/delayed maintenance repairs of the common areas, such as sidewalks and patios, urgent structural repairs to the Maintenance Yard, wood repairs due to delayed work orders, door replacements, repairs relating to projected building painting, small-scale sewer repairs, building and garage roof cleaning, and roof repairs to entire facility to eliminate pest entry. Administratively, increases were needed for insurance, worker wages and related taxes, utilities (the cost of natural gas has increased by 10%), and administration costs of the project management company. The discussion for the budget and the assessment increase included how items from the reserves, such as tree care, association insurance, and office equipment, was moved to the operating budget and that smaller repairs and work orders are not being addressed due to the lack of funding in previous operating budgets.

The board is very aware, especially as we are all owners, that an assessment increase is neither popular, nor without impact on families. However, by ignoring the many small repairs over a sustained period of time, we are now faced with more expensive repairs and replacements than just maintaining the common areas of the property. Our own maintenance staff, as directed by manager Robert Bonfiglio, will begin to address the smaller projects like concrete patio repairs, wood fence repairs, door replacement, small scale roofing repairs related to building painting, and postponed work order items using our operating budget funding.

The looming issue of our infrastructure replacement cannot be addressed in the operating budget for 2008. The Association has hired GAFCON, a professional project management company, to assess these reserve item needs and will provide feedback and a written report to the Board. Subsequently, owners' meetings and a vote will be necessary to move forward with the long term plan for dealing with these reserve items.

Other Action Items

Other items acted on at the November 27th board meeting include: Resolution 07-79, to direct Drew Furedi and Steven Keyton to interact with appropriate public officials on information so that VGOA can participate in the Mills Act. Board instructed Manager to obtain costs for updating our posted signs of private property to comply with civil code requirements for towing unauthorized vehicles. Board waived 18 parking violations and levied fines for 33 infractions. Board approved \$10,590 in garage roof repairs for EC, WC and court 11 (currently scheduled for painting.) Board discussion of unauthorized exterior modification of unit took place with postponement of action until December meeting. Board discussion of discrepancy between written contract with Platt Security and actual costs, ended with action for meeting with Platt to discuss 2008 extension of contract. Motion to hire a recording secretary was postponed to December meeting for manager to obtain projected costs. Board passed unanimously a motion to deny owners' request for reduction in total parking violations.

Manager's Report

Garage restoration and repairs should be completed by year end. Last residential building will be completed by year end. Garage inspections—fines have been assessed to owners and will continue until garage conditions are corrected. Arborist report suggests that 20 trees be trimmed and 18 trees removed; manager will obtain costs estimates for board approval. VGOA is currently using BCS Cleaning Service for clubhouse and laundry room cleanings on a bi-weekly basis. The striping of Rodeo Road is completed as are the asphalt repairs to the approved garages from the October meeting.

Committee Reports

Court Council (meets 1st Wednesdays, 7 p.m.)—During November the Court Council helped the Board and the Safety Committee plan Platt Security Company's Pancake Breakfast. Court Council representatives will deliver letters to all VG residents outlining the guidelines and policies required of all residents surrounding use of laundry, parking rules and regs, dog policy, trash removal, etc. Court 5 needs a Court Council representative; please contact Doug Ware at 323-296-2188 if you are interested.

Cultural Affairs Committee (meets 1st Wednesdays, 5:30 p.m.)— Annual Holiday Dance Party, Dec 8th from 7pm to 10pm with Motown music and more. Refreshments, door prizes and Holiday cheer provided. The Committee would like to thank all of our VG friends and neighbors who participated in our activities this year. To continue having the quality of events that we aim for, we need more active participants. Please consider contributing by either joining our committee, or by assisting with just one event by calling 323-293-4781.

Design Review Committee (meets 1st Mondays, 7:30 p.m.)—The Committee reminds owners that they are required to submit requests for unit renovations to DRC for review and approval before work begins.

Grant Committee—The Committee is not currently meeting, as there are no active projects.

Landscape Committee (meets 2nd Mondays, 7:30 p.m.)—In a effort to make sure that the Bougainvilleas in our community are taken care of properly, the Landscape Committee has establish a Bougainvillea Subcommittee to take a look at all Bougainvilleas in the Green. The committee will make suggestions/recommendations to the Landscape Committee to forward to the Board for action if needed. The subcommittee is now reviewing the pruning of Bougainvilleas.

Safety Committee (meets 2nd Wednesdays, 7:30 p.m.)—No meeting in December. Next meeting Wednesday, January 9th at 7:30pm.

Tree Committee (meets 3rd Mondays, 7:30 p.m.)—The Committee is inventorying trees that our Arborist has determined should be removed. Trees are photographed, their height and girth measured, and their location recorded.

Report from Platt Security

Incidents in the VG, October 15–November 14, 2007

October 16—Platt security informed a man driving golf balls on the main green that only putting is allowed, no driving. The man was not a resident of the Green and was asked to leave the property.

October 25—Resident in Court 1 reported an attempted burglary. Resident returned home to find bathroom window open, screen torn, and footprints on the wall of the unit.

October 28—Resident in Court 4 reported that a car was broken into and the radio stolen.

November 4—There was a minor car accident in the East Circle—one car backed into another.

November 12—A resident in Court 9 called the paramedics.

November 13—Resident in Court 4 called in a noise complaint. A visitor to a neighbor was banging on the door and yelling at 10:20 p.m., trying to get the attention of people in the unit.

Los Angeles Police Department Crime Stats

October 2007

Crimes that occurred in a one-mile
radius of Village Green

• Burglary	9
• Grand Theft Auto	16
• Theft from Vehicle	8
• Personal Theft	8
• Robbery	7
• Aggravated Assault	8
• Rape	0
• Homicide	0