

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Highlights

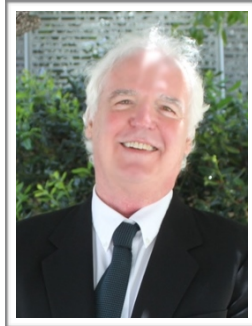
Board Highlights

by Board Secretary Lucy Fried

At its meeting on Oct. 28, the Board of Directors:

- ♦ Approved a Tree Committee proposal to allocate \$5,000 for tree planting this year.
- ♦ Set a December vote on revised Landscape Committee irrigation and landscaping proposals for Buildings 8 and 14. Copies and visual representations will be available in the office, and homeowner comments continue to be welcomed.
- ♦ Continued work on the 2015 operating budget for November vote.
- ♦ Appointed an ad hoc committee to conduct a broad examination of escort and patrol proposals and HOA actions to protect Village Green residents and property most effectively and economically.

Board meeting minutes are posted at the Clubhouse entrance.



Manager's Report

October update from General Manager Peter Fay

♦ **Maintenance: Sewer Replacements:**

Court 1 is finished and patio repair is in progress; Court 17 began Oct. 24 and is scheduled to run through December.

Residential Roof Repairs are scheduled for

Oct. 27 - Nov. 17. *Garage Roof Repairs* are scheduled Nov. 4 - 7, and *Garage Roof Replacements* Nov. 3 - 13. *Painting of residential buildings and garages* has been completed, except for Buildings 14 and 33, currently undergoing repairs.

♦ **Neighbor-to-Neighbor Interaction:** Issues between neighbors can sometimes occur even in Village Green's idyllic community. We encourage residents to work together to resolve these matters. Sometimes a neighbor is unaware there is a problem, and a polite conversation resolves it.

If you do need assistance, you have options. For any perceived threat or emergency, dial 911 before calling Platt Security. LAPD will respond and keep a record. They can also be helpful in resolving persistent non-emergency violations. Owners and renters may also contact Platt, which will also respond to all complaints and make a written report. For any service requests, or to file a report or complaint, the 24-hour telephone number for Platt Security is (800) 986-3868.

A written complaint against another owner/resident may also be sent to the VG office. If the complaint indicates a rule violation (see *Village Green Handbook*), the office will take appropriate action, including a possible notice of Enforcement Committee hearing.



Platt Security Report

Sept. 14 - Oct. 21

Edited by Jeanne Gaignard

- ♦ Sept. 14 THREAT. Court 3, 9:10 p.m. A Platt Security officer met LAPD at a unit after a complaint that one resident had threatened another.
- ♦ Sept. 17 TREE BRANCHES. 1.) West Green, 7:15 a.m. Tru-Green reported a branch hanging from a tree. 2.) Court 14, 1:15 p.m. The VGOA office notified Platt Security that a branch had fallen onto the roof of a unit.
- ♦ Sept. 20 COMPLAINT. Court 10, 4:25 p.m. A resident reported that another resident had followed him to his unit after challenging him to a fight. LAPD had previously advised him to obtain a restraining order.
- ♦ Sept 24 THEFT. Court 10, 2:43 p.m. A resident reported theft of a new bicycle from her patio. She filed a police report.
- ♦ Sept 25 COMPLAINT. Court 5, 6:20 p.m. A Platt officer responded to a dispute regarding a dog. LAPD was also called.
- ♦ Sept. 25 RULE VIOLATION. Court 10, 11:40 a.m. A Platt officer on patrol reported a satellite dish on the roof of a building; wires were running into a unit.
- ♦ Sept. 28 TRESPASSER. Court 4, 4:30 p.m. A Platt officer saw a male trespasser taking recyclables from a locked trash area and escorted him off the property.
- ♦ Oct. 4 POSSIBLE BREAK-IN. East Circle, 9:00 a.m. A resident came home to find a window screen on the floor under an open kitchen window. Nothing had been taken.
- ♦ Oct. 7 VANDALISM. Court 7, 7:30 a.m. A Platt officer observed a heavily vandalized vehicle and reported it to the owner, who believed she had been targeted. She filed a report with LAPD.
- ♦ Oct. 7 RULE VIOLATION. Court 7, 7:45 a.m. A resident reported an electric car being charged repeatedly over a two-week period using a garage outlet.
- ♦ Oct. 8 TRESPASSER. Court 14, 8:55 a.m. A Platt officer observed a male trespasser collecting recyclables in the trash area and escorted him off the property.
- ♦ Oct. 8 THREAT. Court 5, 6:30 p.m. A resident reported that two male residents regularly walk their dog without a leash and that one had threatened her with a golf club as she attempted to photograph them. The resident was told to contact LAPD.
- ♦ Oct. 9 FALLEN TREE BRANCH. Court 15, 7:55 a.m. Platt Security observed a fallen tree branch that had landed next to a unit.

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The Operating Budget



Q & A's with
Board Treasurer
Steve Haggerty

At its meetings on Oct. 14 and 28, the Board considered the Association's 2015 operating budget and will finalize it at its November meeting. What is this year's budget?

\$3,570,397 is the projected total income for 2014. Of that, \$617,413 is applied to regular reserves spending and \$581,010 to special assessment spending. The remainder, \$2,371,974, is for operating expenses – utilities, landscape care, escort and patrol, emergency repairs, staff salaries, and many more items.

How are we doing so far keeping to our budget for the year?

We're doing very well. As of the September statement, only 9 expense items out of 74 exceeded their annual budgets (by seven-tenths of one percent of the total expense budget), while many of the other 65 expense items are under-spent.

Based on the discussions so far, how is the 2015 budget likely to compare?

As of the Oct. 23 draft of the 2015 operating budget, total income was expected to increase slightly to \$3,582,631. Special assessments allocation for 2015 would remain unchanged at

\$581,010, while regular reserves would increase by \$3,182 to \$620,595, and operating expenses would increase by \$9,052 to \$2,381,026. No homeowner assessment increases were proposed.

What are some of the current budget issues facing the Board?

Costs are increasing, including insurance, legal fees, taxes, and perhaps escort and patrol service. There is insufficient money in reserves to complete needed projects sooner rather than later. Examples are interior water supply and drain lines, exterior water supply lines, irrigation replacement, well water tank replacement, and more.

Speaking of reserves, what projects are we anticipating next year for both special assessment reserves and regular reserves?

Earlier this year, the Board prioritized sewer replacements and related patio repairs for special assessment spending this year and next, with all sewer line replacements to be completed in 2015. Other reserves spending will address deferred and preventive maintenance, including major garage components repairs, water intrusion repairs, serpentine walls repairs, and more.

How can owners learn more about Village Green's finances and offer their input?

Read the annual disclosure statement sent to owners, attend Board meetings, join the Budget Committee and obtain copies from the office of the Balance Sheet, Income Statement, Variance Report, and monthly Treasurer's Report. Read the reports and ask questions at the Court Council, in letters to the Board, or at Board meetings.

Platt Security Report

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- ♦ Oct. 20 BURGLARY. Court 3, 9:04 p.m.
A Platt officer responded to a report of a burglary. The thief had entered the unit by breaking a kitchen window. The home was ransacked and several valuable items were taken. The resident contacted LAPD.
- ♦ Oct. 20 ATTEMPTED BREAK-IN. West Circle, 9:59 p.m. Two Platt officers responded to a report of an attempted break-in. They chased three suspects, tackling one of them, but all three ran off the property. The officers later observed broken glass from a window and an open door. A neighbor had reported seeing four suspicious males. LAPD was contacted.
- ♦ Oct. 21 POSSIBLE BREAK-IN ATTEMPT. Court 4, 12:05 p.m. Platt Security responded to a report that LAPD was on the property trying to locate a unit with a burglar alarm sounding. The unit appeared secure. A neighbor had heard the alarm sounding at 8:30 a.m.
- ♦ Oct. 21 BREAK-IN. Court 8, 11:28 a.m.
A Platt officer responded to a request made by the daughter of an owner to check his unit. The kitchen window had been pried open and the screen bent. Nothing appeared to have been taken.

LAPD Tips

Unlocked windows are the easiest way for criminals to enter a building or vehicle. Lock your windows and doors when you leave your unit or car. And, don't leave valuables visible in your car or patio.



At October's Disaster Preparedness Fair and Platt Pancake Breakfast, Village Green's fire extinguisher technician Tony Edwards explains the importance of having a fire extinguisher and getting it serviced annually. For the fourth year in a row, Tony participated in the safety event and filled residents' fire extinguishers free of charge. *Photo by Gabriela Worrel.*

Events Calendar

VG Dads' Game Night

Saturday, Nov. 15 at 8:00 p.m. in the Clubhouse
Village Green dads are invited to an evening of relaxation, hanging out, and games.

Board of Directors Meetings

Due to the holidays, the November and December Board meetings will be held Tuesday, Nov. 18 and Tuesday, Dec. 16.

Annual Family Cookie Decorating Party

Sunday, Dec. 14 at 3:00 p.m. in the Clubhouse

Annual Holiday Dance Party

Saturday, Dec. 6 at 7:00 p.m. in the Clubhouse
Open to residents of all ages.