

# VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Newsletter November 2011

## Notes from Meetings of the Board November 15, 2011

By John Keho, Board Secretary

- Discussed a new law that may change how the Board makes decisions using electronic transmissions such as e-mail. This item will be on the January Board agenda.
- Authorized the distribution of a survey to residents in Courts 6 and 7 regarding their experience with the sewer re-piping project that was recently completed in those courts.
- Discussed appointments of the Inspectors of Election. Will be undertaken at December meeting.
- Reminder that the December Board meeting will be held on December 20.

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### Manager's Report, by Peter Fay

We have received messages from owners who have not received their Mills Act adjusted property tax statement. We suggest the following:

- Owners may find property parcel numbers online at:  
<http://maps.assessor.lacounty.gov/mapping/viewer.asp>
- After writing down the parcel number, go to Tax Assessor website online at:  
<http://lacountypropertytax.com/portal/contactus/paymentinfo.aspx> and click on "How much are my property taxes?"
- Input the parcel number in the boxes, and click "Inquiry Only." This should get the current Property Tax statement, with the Mills Act adjusted tax rate.
- If the amount shown does not seem accurate, call the West District Office in Culver City at (310) 665-5300; M-F, 7:30 a.m.–5:00 p.m.

The Village Green office does not have property tax information.

Exterior painting of buildings 25 and 26 are completed, and building 40 and 49 are in progress. Work will go into 2012. Dunn Edwards inspected the work and provided photo-documentation to ensure all the proper surface preparations are taking place. DE reports that the painting contractor is following specification and using the recommended materials and correct method of applications.

The Scope Of Work was prepared by National Roofing Consultants for repairs to roofs in Court 10 Building 52, Court 11 Building 55, and Court 12 Building 61, and two garages 4 and 5 in Court 3. An RFP was sent to well-qualified companies. As of this date, we have received only one comprehensive proposal. We have extended the bid process to produce like-for-like proposals, which can be properly evaluated. Management expects to make contract recommendations to the Board at the next meeting.

A contract has been executed for replacement of interior domestic water lines to Court 8, buildings 40, 41, and 42, and is in progress and scheduled for completion the week of November 14, before Thanksgiving.

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A contract has been executed for replacement of exterior water supply lines in Court 5, buildings 22, 23, 25, 26 & 27 (total of 34 units). A Notice to proceed has been sent to the contractor, which requires work to commence to commence in January 2012. Cost will be booked for this year. Optimum timeframe for completion of this work is two weeks.

A contract for Hydro-Jetting of all 8-inch sewer lines has been executed. We are scheduling the work for this month. This work will not affect owners' quiet enjoyment of the property.

Time Warner has submitted a proposal to hard-wire the office. We have approved the proposal and are waiting for scheduling of work.

Communications Consulting Group—Time Warner revenue investigation, contract executed.

For clarification, the procedure for the laundry room maintenance will be to do minor repairs with in-house staff. Paint the interior of the laundry rooms, then install new flooring tile.

From all the VGOA staff, we wish you happy holidays!

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### Platt Security Report—October 13 to November 04, 2011

- **October 17**—Court 3, 5:21 p.m., complaint—officer responded to complaint of a dog in front of a unit. Resident was asked to take the dog inside and complied.
- **October 21**—Court 4, 9:50 p.m., noise complaint—officer responded to complaint about loud music. Resident was asked to turn the music down and complied.
- **October 22**—Court 7, 8:50 a.m., complaint—officer responded to complaint about a barking dog.
- **October 22**—Court 7, 4:10 p.m., fallen tree branch—officer responded to report of a fallen tree branch. Although branch was blocking the sidewalk, no property damage was observed. Officers moved the branch and documented.
- **October 25**—Court 13, 8:50 a.m., emergency—LAFD paramedics responded to a resident's call.
- **October 25**—Court 2, 9:25 a.m., supplement report—resident came to the office to amend the incident report from 8/17/2011. She stated that the black male subject was not in her patio, but in her kitchen.
- **October 28**—Court 4, 3:00 a.m., medical—Officers called LAPD in response to a resident who was expressing suicidal thoughts.
- **October 29**—Court 7, 8:30 a.m., noise complaint—officer responded to report of a barking dog and found the dog alone on the patio.
- **October 30**—Garage 6, 1:00 p.m., graffiti—Officer noticed graffiti on the side of Garage 6 and took a report..
- **October 31**—Courts 4, 10:05 a.m., missing person—officer took report from resident who reporting a missing person. LAPD was called.
- **November 2**—Court 5, 9:30 a.m., complaint—officer responded to report from a resident about leaves leading from the dumpster to units.
- **November 2**—Court 1, 9:40 a.m., peeping tom—resident reported a black male on a bicycle looking into his unit and talking on the phone.
- **November 3**—Court not specified, 1:25 p.m., complaint—resident reported that someone was turning the water valve on and off and breaking pots and branches of plants in her unit. Report was taken.
- **November 4**—Court 7, 9:14 a.m., welfare check—officer was asked to check on the welfare of a resident. Resident was found in good health.