
Village Green Owners Association

November/December 2008 Newsletter

Notes from the Board Meeting on December 9, 2008

Budget and Financial Matters

The Board approved 16 resolutions to record a lien on property for delinquent assessments, and approved a payment plan for one delinquent owner. Asphalt repairs for 11 garage floors were approved for \$8,225, from Reserve line 32050-Driveway. Property Manager will get clarification from engineering firms on remediation of structural issue for two buildings. Directors reviewed information on earthquake coverage and will use the annual election to obtain owners' views on this issue.

Enforcement matters

The Board approved Parking Enforcement Committee (PEC) Resolution 08-100 to waive parking citations for 4 owners (8-0-0-1), and approved Resolution 08-101 to levy parking fines for 38 owners (7-1-0-1). Board discussed integrating all enforcement issues into the present Parking Enforcement Committee, which is comprised of directors. Hearings are scheduled for January 10th, for owners who were found in violation of association rules by using garages for storage, storing flammables in garages, or who did not comply with inspections. The Board is sending a letter to alert owners that towing of unauthorized vehicles will commence in February 2009. Board approved taking two test cases to small claims court to collect delinquencies. Board created a sub-committee of Directors Dumas, Haggerty and Hutton to examine parking rules and processes, and to recommend improvements.

RAMP (Rehabilitation and Master Plan)

GAFCON will be performing Phase Two—Property Condition Assessment (PCA). The first step is to process an owner survey of units. The RAMP committee is being asked by the Board of Directors to spearhead the survey, and gather responses to help guide the PCA. In addition the board will request clarification from GAFCON on its Phase Three proposal.

Elections

There will be 5 vacancies to fill for the 2009 VGOA Board of Directors. The deadline to submit nominations is December 24th. Directors Ginsburg and Dumas will head the Election Committee. They will appoint 3 election inspectors and work to promote and manage the election process.

Miscellaneous

HGTV is developing a television show about owner's associations and sent information to VGOA. Board of Directors tabled a decision to allow manager time to gather pertinent details.

Manager's Report

New Items

- Asphalt Repair—We have 11 severely "rooted" garage floors to resurface.
- HGTV series—We are invited to be on a new TV series about homeowner associations. The channel sent us an entry form, and would like for the Village Green to be part of part of their show.
- 2009 Residential Building Painting— Bob Stein would like to begin painting buildings in January.

Ongoing Items

- Engineering Services—We have two proposals to hire structural engineers for the next phase of work for Buildings 8 and 14.
- Maintenance Yard Repair—Work should be complete by December 12th. Additional wood damage was located along the entire north side (Rodeo Rd. side), including lumber room and fencing.
- Handicap Ramp—The City of LA has again determined that Rodeo Place is the property of Village Green. Therefore, if we want to install a handicap ramp, the cost will be borne by Village Green.
- Garage Inspections—The inspection was complete on November 19th. However, there were violations with storage and flammable items as well as owners who did not allow access. Re-inspections are still taking place and those that do not comply will be asked to attend the Enforcement Hearing in January or start accumulating fines. Please pick up your keys or remotes in *continued on reverse*

Manager's report, continued

the office as soon as possible (before Christmas would be great!).

- Christmas Eve—I am requesting that the office and maintenance yard close at noon on Christmas Eve due to the Holiday evening.

Completed Items

- Garage Courts 14 & 16—All construction work and paint is complete.
 - Pest control exclusionary work was completed on Tuesday, November 28th.
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Committee Reports

Cultural Affairs Committee—The Committee would like to thank the Board for their continued support of the committee's work on behalf of all VG residents. The committee believes the sponsored events this year were very successful and looks forward to 2009, with the first event being the Black History Month celebration.

Safety Committee—The Committee would like to send a huge community hug to our Chair, Denise Brady, who will be stepping down at the end of the year. She gave her heart and soul to improving safety at the Green and we will dearly miss her. Safety Committee is currently working together with the Design Review Committee to get immediate lighting upgrades added to Courts 1-4, 16, and the maintenance yard. We are also currently interviewing professional security consulting companies who would be able to perform a full operational analysis of the Village Green to advise us and the Board on steps to make our community safer.

Cultural Landscape Committee—CLR progress continues. In the last newsletter, we indicated need for a CAD operator. Someone responded, but is a VG owner and thus could not be employed to do the CAD work. Fortunately, she will help the committee learn more about CAD.

Report from Platt Security

Incidents in the VG, October 16–November 30, 2008

October 17—Courts 7 & 8, traffic accident, 1:30 a.m.: LAFD and LAPD responded to an accident caused by two cars colliding on Coliseum and hitting parked cars. Some of the parked cars that were hit belong to residents.

October 18—Courts 2 & 3, trespassing, 11:05 a.m.: officers responded to report of a man lurking; he was asked to leave but returned two more times and was told LAPD would be called. Court 8, medical emergency, 8:15 a.m.: Paramedics took a resident to the hospital.

October 19—Court 8, theft from a vehicle, 8:40 a.m.: resident reported that his truck was broken into and tailpipe stolen.

October 21—Court 17, vandalism/graffiti, 4:25 p.m.: officers observed a group of 4 teenagers writing on the wall of the garage court. The teens were escorted off the property.

October 23—Court 7, family dispute, 9:50 p.m.: LAPD responded to a family dispute.

October 27—Court 15, medical emergency, 5:05 p.m.: paramedics took a resident to the hospital.

November 2—Court not specified, home invasion, 8:45 a.m.: home invasion and robbery in which resident was attacked and jewelry stolen. LAPD and LAFD responded.

November 8—Court 15, neighbor dispute, 3:15 p.m.: officers responded to resident complaint that a neighbor's guest was digging up flowers in her patio and leaving notes on her door. Neighbor reported that the guest was no longer living there.

November 11—Court 7, alarm activation, 8:30 a.m.: officers noticed alarm going off. LAFD responded, but resident was home. A power shortage may have caused the alarm activation.

November 17—Court 17, attempted break-in, 6:15 p.m.: LAPD responded to resident call about attempted break-in.

November 22—Court 14, private lease issue, 2:00 p.m.: dispute between a tenant and family member of the owner.

November 28—Court 16, car accident, 11:50 a.m.: a Platt officer got into a fender bender with a resident.

November 30—Court 6, hit and run accident, 5:05 p.m.: LAPD responded to a car accident between two cars. The driver of one car fled the scene. Court 16, medical emergency, 9:35 a.m.: paramedics took a resident to the hospital.