

Monthly Newsletter – October 2006
Board of Directors - Manager - Committees
Published by the Court Council Committee

Notes from the Board

Approved Board Meeting Minutes are posted on the board by the Clubhouse door.

Board Meetings are held the fourth Tuesday of every month at 7:00 PM in the Clubhouse.

Does the Village Green office have a correct telephone number to reach you should an emergency situation arise involving your property? Will the office be able to contact a relative or personal friend should you be involved in an emergency situation while at home that requires notifying a family member? Did you know that we have approximately 30 garages that are being used by owners/tenants without authorization by the Association? This occurs when owners fail to notify the office of occupancy changes. As a result, the office may not have record of a change in ownership and Ross Morgan can not bill the appropriate owner. The Association is losing approximately \$22,000.00 annually because our records are not accurate or current and the office can not always identify which garages have been correctly assigned to the appropriate unit owner. One way to correct and control this problem is to obtain written confirmation from owners regarding the assignment of their garages.

Are you tired of repeatedly seeing vehicles parked in your court that are not in compliance with the Parking Rules and it appears nothing is being done? Unfortunately, not all owners/tenants comply with Parking Rules which requires the registration of all vehicles. As a result, the office receives numerous citations for vehicles that can not be identified. How can we efficiently, affectively and consistently enforce the Rules without owner compliance?

There is one simple answer to all of the aforementioned questions. Complete the homeowner//tenant information form which was included in your October assessment statement from Ross Morgan. Less than 40% of you have returned the completed form to Ross Morgan. As a community of caring and concerned neighbors, we should take advantage of opportunities which can enhance the quality of life in Village Green. Please call Ross Morgan if you need another form. The form should be submitted ASAP so that Ross Morgan can complete a massive update of our records. Should there be a subsequent change of the information on the form, it is your responsibility to complete a new form so that Ross Morgan can update there records.

Notes from the Manager

As reported by Robert Bonfiglio, Property Manager – All work on Garage Court Renovation in Cts. 2, 3, 15 should be complete in the next several weeks. The Well/Pump has been installed and tested, but there may be a need to have an air compressor added to the tank. Painting continues with Bldg. 16 being prepped and Bldgs 3 and 73 will be next, completing this year's Painting Project. Exterior lighting project continues with additional light poles installed in Ct 3 & 9. Trimming of shrubs continues, safety and visual perspective is being restored. The re-pipe project is continuing in Ct 11 & 13. Project initiated to begin the removal of accumulated paint and oil in the maintenance yard.

Allied-Barton Security Services Incident Reports

Reports included: On Sept. 29th Security reported people gathering around in Ct. 8, LAPD was called but by the time they arrived the incident was over. Also on the 29th Security noticed a fire hydrant spraying water in Ct. 17 and LAFD was called. On Oct. 14th Security was called about a car that had flipped over in Ct. 11. An ambulance was already on site when Security arrived and was extracting three girls out of the car. There were no injuries or property damage. On Oct. 17th a resident in Ct. 10 was taken to the hospital after falling down some stairs.

Committee News and Reports

Court Council (Chair: Kathryn Carr, 1st Wednesday 7:00 p.m.) – Bd. Liaison Barbara Washington stressed the importance of owners completing the form included in the monthly assessment notice from Ross Morgan. Cultural Affairs Committee is working on getting BOD approval for a hayride for the Halloween Party on Oct. 28. Committee is also planning the VG Christmas Party scheduled for Dec. 9. Court Council will be responsible for decorating a tree by that date. A Black History Month (Feb.) program is being planned with descendants of the Nicholas' Brothers family providing the program. Kathryn Carr reported on the Landmark Committee. The Safety Committee VG Emergency Plan has been presented to the BOD for review. Social Recreation Committee offers discount certificates for See's candy available every Thurs. 11:30 a.m. to 3:00 p.m. at the Clubhouse. Issues of concerns were presented by Ct. representatives. These issues included concern about graffiti on fences and lighting in some court areas. Ct. 9- Charlotte Asberry reported that she and Gay Townsend are having a Know Your Neighbor Meeting on Oct. 21st, 10:00 a.m. to 12:00 p.m.

Design Review (Co-Chairs Kathleen Louw, Francie Moore, 1st Monday 7:30 p.m.) – Meeting was presided over by Christian Daniels. Painting is going forward on the last 4 buildings for '06 with plans to meeting early in Nov. to refine color palette. Green and yellow tile are in production by the tile company and white will be ready soon. Committee hopes awning report will be reviewed again, since some awnings are still in violation. Committee will investigate approvable custom style Security Door appropriate to VG architectural style. Teresa Thompson has requested a memorial bench by the new one at the rose garden and another will be put in to balance it.

Landscape Committee (Chair: Lorraine Secor, 2nd Monday 7:30 p.m.) – Bd. Liaison Cynthia Singleton reported that the Property Manager presented a proposed 10 year plan to the BOD for the Association. Renovation of garages continues in Cts. 2, 3, and 15. Chimneys need to be monitored for safety. Front of Clubhouse area is awaiting the planting of ferns. Heuchera appears sparse and may need more. Fred Wilson reported more help is needed for CLR plant identification and distributed color photos of plants that need to be named. Watering and removal of weeds and in the common area beds is still a problem. Landscape Architect consultant's visit is due. Areas to be checked include Cts. 1, 2, 4, 10, 11 and 16. There is concern regarding health of plants following heavy deep pruning. The fall Horticulturist consultant's visit should address this issue.

Tree Committee (Chair: Gordon Brooks, 3rd Monday 7:30 p.m.) – Bd. Liaison Deborah Harris confirmed that a new consulting arborist is being sought by the VG Manager. Status Report: Tree Removal – majority of listed dead and hazardous trees have been removed; Multi-trunk Pears- the two recently planted trees are doing fine and showing new growth. Discussion about plans to replace the turf under these trees and a Resolution is being sent to the BOD to engage Trees and Landscape Report Committees jointly in a decision making process on appropriate action for these trees to prevent a repetition of conditions that caused the earlier pears to die. Court 9/10 replanting – no progress has been made and the Committee discussed which among the several rehabilitation projects should have priority: the Rodeo Rd. side of the Clubhouse, the Olive colonnade south of the Clubhouse, the western Sycamore allee, or the Court 9/10 replanting. It was agreed the Sycamore allee project has the advantage of scale, simplicity and seasonal replanting conditions. Resolution will be submitted to the BOD to have input into the selection process of a new Arborist consultant.