

# VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Newsletter October 2010

## Notes from Board meeting of October 26, 2010

Joe Khoury, Board President

**REMINDER: Ballots for Special Assessment election are due to the Office before November 20.**

The board passed a resolution to record a lien for nonpayment of assessments against one unit, and approved two modifications by homeowners, recommended by the DRC.

**Garage Rehabilitation:** The board reviewed a proposal from Architectural Resources Group, Inc. to prepare a Garage Rehabilitation Manual including technical specifications to comply with the Secretary of the Interior's Standards. The board instructed our manager and one board member to get three more bids for the work.

**Handicap Ramp Request:** During this past month, at the board's request, our interim manager investigated a County program for installation of the ramp. She discovered that Village Green did not qualify for those County programs. The board instructed her to get three commercial bids for the construction of a handicap ramp.

**Furnace Replacements:** The city inspector will not sign off on a furnace replacement in a residence due to the configuration of the vent. This problem has occurred before in other units and will come up again. The board decided to get three bids for a design to solve this problem that could be used by all residents.

**External Fundraising and Alternate Sources of Revenue for Village Green:** The board agreed to revive the Grant Committee and expand its mission to include (in addition to federal, state, or local grants) corporate grants, revenue from filming on Village Green, estate planning, donor programs, among others. Anyone interested in assisting with this effort, contact Dan Frank.

**Mills Act Application:** The four members of the Cultural Heritage Commission voted unanimously to approve our Historic Properties (Mills Act) Contract. One member had recused himself and was not present for the presentation. The application now goes to the Mayor's office and then to the Planning and Land Use Commission for its decision, and then to City Council. We fully expect this to be concluded by the end of the year.

### **UPCOMING CHANGES to NOVEMBER and DECEMBER BOARD MEETINGS**

- November 9 at 7:00 p.m.—Board meets for a Special Budget meeting
- November 22 at 7:00 p.m.—November monthly meeting
- December 14 at 7:00 p.m.—December monthly meeting

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### **October Manager's Report by Interim Manager, Sherri Giles**

- Garage Courts 1 & 17 Carpentry Repair/Painting—Carpentry repairs and painting are complete on two garage structures in Court 17. The carpentry work is still on hold on the third garage structure due to extensive repair requirements that were discovered during the work process. Please see pages 48A-48D for Architectural Resource Group's proposal to assess repairs to Court 17 garages and to complete a garage rehabilitation manual for future repair work.

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- Interior Re-Piping— The re-piping of buildings 17, 18, 20 & 21 in Court 4 is complete.
  - Sewer Replacement—Preliminary work for the sewer project is underway. Courts 6 and 7 are slated for 2010. Mr. Sewer visited the worksite, ran their camera to identify main line/lateral connections and clean-outs. The concrete contractors have also visited the site to determine the type of repair required on each patio where work will take place. Work is expected to start in early November.
  - Residential Building Painting—Painting is complete on building 84, the last building scheduled for 2010.
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### October Maintenance Work Calendar by Harold Graves

- Shower Pan Replacement—Planned for two units. Cohen Tile Inc. to do work.
  - BACKFLOW—DWP fixed leak at meter and Plotke plumbing completed repairs to flush valve at backflow device located in court 10.
  - Exterior Paint Touch Up—Miscellaneous painting from punch list has been started by R.W. Stein Painting and VG Maintenance
  - Garage Painting—Garage Court 17 trash area carpentry was completed.
  - Carpentry—There's a lot destructive damaged wood.
  - Trash Areas/Locking Gate—Locks to be installed on Courts 13, 15 and 6 will complete project.
  - Re-Piping Project—Work is near end of competition. Piping and patching complete painting almost done.
  - Village Green staff doing pick up work on piping project.
  - Center Green Benches—Preventive maintenance paint program on benches will start in October.
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### Platt Security Report—September 15 to October 14, 2010

- September 20—Court 3, 3:05 p.m., deceased resident—LAPD and VG Office staff found resident deceased in unit.
- September 20—Court 14, 10:30 p.m., possible theft—resident reported possible break-in to garage.
- September 22—Court not stated, 11:00 p.m., noise complaint; loud music—Platt officer responded to noise complaint and asked resident to turn music down. Resident complied.
- September 28—Court 14, 9:00 p.m., property damage, Village Green—Officer responded to report of a tree branch that had fallen on a fence.
- October 2—Court 4, 10:40 p.m., noise complaint; loud music—officer responded to complaint and asked resident to turn down music; resident turned music off.
- October 2—Court 14, 10:40 p.m., welfare check—LAPD came to check in on resident on behalf of family members who were concerned. LAPD spoke to resident, who was fine.
- October 5—Court 1, 11:40 a.m., possible vandalism—resident reported attempted break-in to her vehicle.
- October 6— Court 4, 10:00 p.m., noise complaint; loud music— officer responded to complaint and asked resident to turn down music; resident complied.
- October 12—Court 1, 8:50 a.m., property damage; tree branch—officer responded to report of a tree branch that had fallen on a garage.