

# VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Newsletter October 2011

## Notes from Meetings of the Board October 25, 2011

By John Keho, Board Secretary

- Discussed and approved the budget for 2011-2012. There will be no increase in HOA dues and the operating budget will be cut by approximately \$80,000. The Committee budgets were approved as submitted. Thank you to Court Council, Cultural Affairs, and Landscape Committees who all reduced their budgets.
- Approved the placement of two tankless water heaters on the exterior of two units.
- Approved the placement of exterior lighting on one unit that is located in a particularly dark area.
- Directed an owner to meet again with the Design Review Committee to find a way to reinstall/replace the original patio pavers in their patio that they removed without approval.
- Approved a proposal to authorize Communications Consulting Group to talk to investigate the possibility of having Time Warner pay the VGOA for access to VGOA property.
- Approved a contract to hydro-jet (clean out) all 8-inch sewer lines.
- Approved a contract for serpentine wall repair in Court 16.
- Discussed the Mills Act reassessment. The County recently mailed all owners notice regarding the Mills Act and if the assessment of your unit would be subject to the Mills Act tax rate. The County also mailed owner notices of taxes due. This notice may not reflect the reduction based on the Mills Act. You may want to go online to see the corrected rate (<http://ttc.lacounty.gov/>) or contact the Tax Assessors Office to learn what your actual tax payment will be for the upcoming payment.
- Discussed conflicts between bicycle riders and pedestrians. When residents and children are riding in the Village Green, please remember that the pedestrians have the right of way. The Board asks that bikers please use a bell to warn pedestrians of their presence. The Board also encourages bike riders to be especially careful in the sidewalk areas in the parking courts.

## Manager's Report, by Peter Fay

The exterior painting of building 25 is completed. Building 26 is in progress and building 49 is scheduled to begin October 25. This project will continue into 2012. The expectation is that there will be minimum disturbance to residents while this project proceeds.

The replacement of interior domestic water lines in Court 8, buildings 40, 41, 42 has begun and is scheduled for completion on November 14, before Thanksgiving.

As preventive maintenance, we will be hydro-jetting all 8-inch sewer lines on the property during November. The expectation is that there will be minimum disturbance to residents while this project proceeds.

The 2011 sewer line installations are complete in Courts 6 and 7. Minor patio repairs are being completed.

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The holiday season is upon us so we will make every attempt not to schedule any projects that will interfere with the quiet enjoyment of the property by residents.

*Please note:* While we all love our pets, it is important that pet owners comply with the rules set by the VGOA. Just a reminder that when outside your unit, pets must always be carried or leashed, are not allowed in common areas including the inner Green, and may not be restrained to any tree, fence, balcony, patio, or any stationary object. Pets may not be left unattended on a patio or balcony. Also, residents may not allow guests to bring pets when they visit. It is important to clean up after your pet, and make sure they do not create a nuisance to your neighbors.

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### Platt Security Report—September 13 to October 13, 2011

**Sept 17**—Court 10, 12:15 p.m., Police Activity—Officer noticed police on the premises, who informed him that they on a welfare check for a resident.

**Sept 17**—Main Green, 7:15 p.m., Pet Policy—Officer heard a dog barking between Court 14 and the West Circle. Residents, who were sitting outside at a table with the dog, were informed of the pet policy. Residents put the dog inside.

**Sept 25**—Court 2, 1 p.m., Suspicious Person—A resident reported that a male, approximately 5'11", wearing a dark shirt and brown pants, was repeatedly looking over her patios and in the front of her building. Officer was dispatched but the subject was not found.

**Sept 30**—Court 5, 4:35 p.m., Complaint—Two residents walking the Main Green were approached by a woman who said her wallet was stolen and asked for money to pay for her medication. Residents said that they did not have any money and the woman left.

**Oct 1**—Court 17, 1:00 p.m., Suspicious Person—A female resident reported that a black male, age 18 or 19, 5'11" with short black hair, chased her through Courts 7 and 8, until she found a friend sitting on a bench, who called security. The subject appeared to be under the influence of a controlled substance.

**Oct 1**—Court 13, 8:10 p.m., Police Activity—Officer observed police with a male in handcuffs. LAPD informed the officer that they were "checking out" the suspect and on a welfare check but the resident was not home.

**Oct 2**—Court 7, 10:23 p.m., Pet Policy—Officer heard a dog barking, alone in a patio. Residents were not home.

**Oct 3**—West Circle, 6:30 p.m., Missing Property—Resident reported that a television and surround sound system were missing from her living room. Her front door was found unlocked.

**Oct 8**—Court 7, 1:10 p.m., Noise Complaint—Resident complained of a barking dog, who was found alone on a patio. Officer tried to make contact with the residents.

**Oct 9**—Court 7, 9:30 a.m., Noise Complaint—Resident complained of a barking dog. Officer did not hear barking, but did notice the dog alone on the patio of the unit.

**Oct 9**—West Circle, 1:05 p.m., Noise Complaint—Resident complained of a barking dog. Officer was dispatched and was unable to see or hear a dog.

**Oct 10**—West Circle, 12:50 p.m., Noise Complaint—Resident complained of a barking dog. Upon arrival, officer was unable to hear the dog, but observed a resident sitting on the patio with his dog (who was not barking).