

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Newsletter—September 2009

Notes from the Board meeting on September 22, 2009

Robert Nicolais, Board Secretary

Delinquencies

The Board approved one lien resolution for a current delinquency of approximately \$2,500.

Enforcement

The Board discussed enforcement processes within the VG office, complaint forms, and pet registration issues. The Board approved a pet policy reminder letter. The Board discussed parking enforcement trends and noted a reduction in the number of tickets being written.

Approved Expenditures

- The Board authorized expenditures of \$180 to publicize a Neighborhood Watch event.
- The Board authorized an additional expenditure of up to \$300 for an additional light in Court 16.
- The Board approved expenditure of \$10,475 to Ramco Electrical Co. for additional exterior lighting. The budget line has not been determined.
- The Board approved expenditure of \$1,800 for additional chimney caps.
- The Board authorized expenditure of \$143,663 to Mr. Sewer and Angel City Builders for rehabilitating sewers in Courts 8 and 9 and repairing patio concrete. Sewer work to come from budget line 32185.
- The Board authorized expenditure of up to \$60 for expenses for the bird walk on October 4.
- The Board authorized expenditure of \$77,405 to Architectural Resources Group for a Historic Structures Report needed for the Mills Act application. This to come from budget line 61230 or 63055.

Actions with No Fiscal Impact

- The Board will meet with Gafcon on September 16.
- The Board approved another “Movies on the Green” event.
- The Board approved use of new “Request for Modification” forms.
- The Board discussed the work plan for re-piping in Court 5.
- The Board approved forms for owners to purchase additional bathroom tiles
- The Board accepted minor revisions to the VG Handbook for pet rules.
- The Board did not pass a resolution on enforcement procedures for pet rules.
- The Board approved a pet registration form.
- The Board discussed seven correspondence issues.

Special Meetings

The Board held several special meetings in September. Minutes for these meetings are posted on the bulletin board outside the Clubhouse. The topics of the meetings were as follows:

- September 5—Board discussed appointing two new directors to take seats left vacant by resignations of Reba Glover and Nat Hutton. The Board voted to appoint candidates from the Annual Meeting election who had highest number of votes, Joe Khoury and Dan Frank. Khoury and Frank accepted the nominations.
- September 16—Board discussed the 2010 budget
- September 23—Meeting with Gafcon to discuss the condition assessment report for the property

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Manager's Report

Robert Bonfiglio

New items

No new items this month

Ongoing items

- Lighting Enhancement Survey—Board approved additional lighting per the suggestion of the Safety Committee.
- GAFCON—A special meeting was held on Wednesday, September 23rd for Gafcon to explain their Property Condition Assessment report and associated costs.
- Chimney caps/spark arrestors—The Board approved 6 additional chimney caps. This will complete the one-story bungalow units.
- Bathroom Tiles—Dan Malloy has made enough tiles for us to begin our re-piping work for 2009. Enough tiles to complete the entire re-piping project will be delivered by end of September. Additionally, homeowners will be receiving a flyer allowing them to purchase replacement tiles that match the original 1940s wall tile. Court Council to distribute flyer. Homeowners are asked to return flyer to Manager no later than October 15th.
- Sewer Replacement Project—Work in Courts 8 and 9 will begin on Monday, October 5th. Notices have been sent to effected homeowners. Work should take five weeks and be complete before Thanksgiving.
- Structural Engineering Services—The meeting date for Risha Engineering is set for Thursday, Oct 1, 2009 at 6:30 p.m. Discussions will include clarification on costs presented in letter received from Risha and also considering Risha for the project manager for this work to Buildings 8 and 14.
- Concrete Repairs—Work has been laid out and will be completed in three phases. Phase 1—Courts 1, 2, 3, 15, 16, and 17. Phase 2—Courts 4, 5, 6, 14, WC, and EC. Phase 3—Courts 7 through 13. Work began on September 14th and should be complete by October 16th.
- Garage Court Signage—signs on order and expected to be here on October 2nd.

Completed items

- Chimney Caps—all caps have been installed.
- 2009 Exterior Building Painting—Building 85 is complete. All 2009 buildings are complete.

Assistant Manager's Report

Sherri Giles

Re-piping Project

The tile for this phase of re-piping has arrived. The start date for the re-piping of buildings 25, 26, and 27 (in Court 5) has been set for October 19, 2009.

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Assistant Manager's report, continued from previous page

Rental Garages Availability by Court

Court 3: 2 available

Court 6: 1 available

Court 8: 2 available

Court 14: 10 available

Court 15: 9 available

Rental garages are \$55.00 per month. Please contact the management office for more information if you are interested in leasing a garage from the Association.

Maintenance Work Calendar for September

Harold Graves

- Scheduled maintenance on truck completed.
- Storm Drain Clean Out—Purchase of hoist is complete. Wench is purchased. Work should begin in mid-October.
- Punch List Inspections—All work is complete, except for two roofing items pending overhang repairs.
- WYE Strainers—to be flushed in first week of October.
- Pole Lighting Paint Touchup—Work is complete from Courts 17 through 7. Next courts, etc. Currently the crew is working on poles in Courts 6, 5, and 4. Court 6 is complete, Court 5 has two poles left, and we will begin Court 4 week of September 28. All poles will be complete by mid-December.
- Creating new punch list items in October.

Committee Reports

Landscape Committee (Chair, Georgia Lumpkin)—The committee members are currently working on a preparing a presentation to residents on the benefits of container gardening.

Court Council (Chair, Barbara McCully)—The committee hopes to be able to present another movie-on-the-green event in late October. Details will be forthcoming.

Cultural Landscape Report (Chair, Ted Lumpkin)—The committee is finalizing all cataloging and translating the information into computer drawings. 2010 will be a pivotal year, with the aim of completing the report.

Tree Committee (Chair, Gordon Brooks)—The committee chair is working to record and catalog data on the identified dead trees so that the Village Green manager can complete the removal of all dead trees by year end.

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Platt Security Report August 16–September 15, 2009

- August 16—Court 7, 12:00, a barking dog complaint, security officer arrived but no barking was heard.
- August 17—Court 10, 6:16 a.m., a security officer on bike collided with owner's vehicle backing from garage. No one was injured.
- August 21—Court 3, 10:00 a.m., graffiti was found by security officer. The same graffiti was also found in Court 14 on garages, patio gates, fire lane sign, and outside mirror.
- August 23—Court 2, 3:20 p.m., noise complaint: security officer could not get resident at unit to answer door or patio gate after hearing loud music and barking dog.
- August 24—Court 8, 8:50 p.m., medical emergency: paramedics assisted resident.
- August 24—Court 8, owner described interaction on private patio with black male, 5'10", 165 lbs. claiming to be associated with local Neighborhood Watch. Security officers checked area and found no one.
- August 24—Court 7, 10:35 p.m., LAFD responded to fire alarm by resident. No sign of fire found.
- August 28—Court 2, 7:00 p.m., security officer assisted with resident who fell in common area.
- August 30—Court 2, 3:35 p.m., Platt personnel witnessed resident working on vehicle and attempted to get resident to cease but resident would not comply.
- September 6—Court 2, 3:25 p.m., noise complaint: barking dog. Dog was barking when officer arrived.
- September 6—Court 7, 12:00 p.m. Platt personnel responded to complaint from owner that another resident made an obscene hand gesture towards him.
- September 6—Court 9, 11:30 p.m., responded to report of 4-6 teenagers spraying a fire extinguisher and suspects fled off the property. Court 10 has missing extinguisher.
- September 10—Court 4, 8:25 a.m., Vandalism and attempted burglary in Court 4 laundry room. Washer was damaged with top pried off to get to money box, but no signs of forced entry into room. Other court laundry rooms ok.

LAFD Crime Stats

August 2009

One mile radius of VG

Burglary	16
Grand Theft Auto	14
Theft from Vehicle	19
Personal Theft	12
Robbery	12
Aggravated Assault	7
Rape	0
Homicide	1