

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

Monthly Newsletter September 2010

Notes from Board meeting of September 28, 2010

Resolutions Approved by Board

- Safety Committee Resolution 10-63: Committee requested that a Board representative attend October 16 Emergency Preparedness meeting at Clubhouse. Directors Dan Frank and Robert Nicholais will represent the Board at meeting.
- DRC Committee Resolution 10-64: Main Office signage replacement. The “Village Green” sign at the Rodeo & Cloverdale entrance has fallen down and is rotted beyond repair. It will be replaced with a new sign matching the Court Entrance signs at a cost of \$2887.33.
- DRC Committee Resolution 10-65: VG Maintenance to stock patio gate locks. The Association will now keep a small stock of patio gate locks to help standardize the locks and to help speed up the process.
- Resolution 10-66: Handbook Revision: Proposed Revisions to Articles 18 and 19 of the Handbook: The Board modified the period for notice to 15 days instead of 10 days, noting that in extenuating circumstances (such as a long vacation) the simple appeal process can be used.

Approved Expenditures

- R. W. Stein garage repair in Court 17 found extensive termite damage. These garages were originally repaired in 2003 but no structural pest control was performed. As a result, extensive damage was undetected. Total cost of repairs and painting are more than double original estimate, which was \$24,450. The Board further agreed to ask our historic architect to assess what has been done and create specifications for future work.
- ARG Presentation to the CHC: Architectural Resources Group will present our Historic Structure Report on our behalf to L.A. City Cultural Heritage Commission to defend the exemption we will be asking for as a large HOA. The Board revised the “not to exceed” figure in their proposal to \$1000 instead of \$1,750.

Actions with no fiscal impact:

- The enforcement hearings will resume on a monthly basis beginning on Oct 9 at 9:30 a.m.
- Handicap Ramp Request: A director will work with our manager to investigate a County program for installation of the ramp.
- Outreach to Film Agencies: Dan Frank and Rob Creighton will gather information from film location services regarding use of Village Green as a location.
- New Board Secretary: Robert Nicholais resigned as Secretary (due to work commitments) after doing minutes for this meeting. John Keho was nominated and unanimously elected as Association Secretary.

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September Manager's Report by Interim Manager, Sherri Giles

- Annual Garage Inspections—The Owners/residents who have failed to cure garage violations have been notified of the Enforcement Hearing to be held on October 9, 2010. There are a total of 19 garages that were never accessed. 21 garages remain on the “storage” violation list, and 2 garages remain on the “flammables” violation list.
 - Garage Courts 1 & 17 Carpentry Repair/Painting—Carpentry and painting is complete in Court 1. The carpentry work began in Court 17 on August 16, and continues due to extensive repair requirements that have been discovered as the work has progressed. Painting began in this court on September 13.
 - Garage Floor Repair—The repair of 30 garage floors is complete. The first 15 were repaired the week of September 13 and the second were repaired the week of September 20.
 - Residential Building Painting—Painting is complete on building 84, the last building scheduled for 2010. Carpentry work on the balcony this building is currently being done.
 - Interior Re-Piping—Buildings scheduled for re-piping in 2010 are buildings 17, 18, 20 & 21 in Court 4. Homeowner information meetings were held on Sept. 23 and 25. The re-piping project is scheduled to begin on October 4th.
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September Maintenance Work Calendar by Harold Graves

- Building Overhang Replacement—two (2) on building #27 and (1) on building # 32
- Storm Drain—drain cleaning has started; will be complete by next Month
- Exterior Paint Touch Up from 2010 punch list have been started by R.W. Stein Painting and VG maintenance
- Garage Painting—Garage court 1 has been completed. Court 17 in process; priming has started on two banks. Carpentry - there's a lot destructive damaged wood.
- Truck Oil Change—Scheduled for September 25.
- Main Green Benches—Maintenance program to include inspection every 6 months and annual painting.
- Police Report Theft—called LAPD on 9/8/10 to make written report of maintenance tool theft at Village Green. On duty officer took report by phone and stated they would mail written report to Association.
- Residential Building Painting—carpentry and painting has started on bldg. # 84 and bldg. # 56 in ct. # 11 is finished.

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Platt Security Report—August 15 to September 14, 2010

- August 15—Court 5, 3:40 p.m., elder assistance—resident not feeling well. Platt contacted VG office, who contacted family. Family arrived and situation resolved.
- August 19—Court 4, 2:00 p.m., vandalism—resident complaint of garage latch and lock being cut away but doesn't think anything is missing.
- August 19—Court 9, 10:45 a.m., medical emergency—LAFD Paramedics transported resident to local hospital.
- August 20—Court 15, 7:41 a.m., noise complaint—barking dog. Officer responded to complaint of barking dog and found no dog barking. Rang bell to talk with resident and dog began to bark. Officer explained complaint of barking dog to resident.
- August 21—Court 3, 4:50 p.m., rules & regulations violation—office observed party jumper on Main Green. Informed resident, who denied knowledge of rules and agreed to pay a fine if imposed.
- August 21—Court 4, 6:50 p.m., noise complaint, residents yelling—officer responded and requested that noise be kept down. Resident agreed.
- August 22—Court 4, 8:00 a.m., noise complaint, resident—Officer arrived at unit to investigate noise complaint and found LAPD already there. LAPD advised Platt Officer to continue to document the noise issues.
- August 22— Court 2, 2:00 p.m., theft, personal property—officer arrived at unit and was informed that someone broke into garage and stole his bikes and a helmet.
- August 24—Court 1, 12:00 noon, safety issue—officer spoke with babysitter asked that a swing tied to a tree branch be removed for safety reasons. Babysitter complied.
- Aug 27, Court 8, 9:00 a.m., property damage, broken tree branch—resident reported a fallen tree branch hanging on the roof. Reported to TruGreen Landscaping.
- Aug 28, Court 9, 4:15 p.m., good neighbor check—officer dispatched to check on neighbor. Upon arrival no one answered door but window was observed to be open. Officer entered through window and determined no one was home. Window secured and officer left.
- Aug 29, East Circle, 3:40 p.m., safety issue—report of gas leak. Officer alerted VG Maintenance and L.A. Gas Company. Informed resident that notification was made.

LAFD Crime Stats

August 2010

One mile radius of VG

Burglary	19
Grand Theft Auto	7
Theft from Vehicle	19
Personal Theft	27
Robbery	15
Aggravated Assault	15
Rape	3
Homicide	0

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- Aug 30, Court 15, 8:30 a.m., noise complaint, barking dog—officer could find no barking dog.
- Aug 30, Court 15, 10:56 a.m., property damage, broken tree branch—fallen tree limb found on the roof of garage 607.
- Aug 31, Court 9, 9:00 a.m., disturbance in the VG office—resident was reported to be talking very loudly, demanding paperwork on re-piping project. Officer told resident to come to a Board meeting to have his issue addressed and asked that he leave the office.
- Sept 1, Court 5, 2:00 p.m., medical emergency—LAFD Paramedics transported resident to local hospital.
- Sept 1, Court 2, 5:29 a.m., petty theft—resident complained that someone rifled through her laundry and took quarters. Resident believes the suspect is a black male in his 20-30s, 6ft tall with a tapered style afro and glasses. Resident stated that suspect has been seen on property at approximately 5 a.m.
- Sept 2, Court 15, 8:10 a.m., noise complaint, barking dog—officer informed resident of barking dog complaint and observed dog barking upon arrival.
- Sept 6, Court 4, 2:33 p.m., medical emergency—officer directed LAFD paramedics to Court 4. Resident declined services.
- Sept 7, Court 1, 12:40 p.m., property damage, tree limb—tree branch fell near garages 6 & 7;no damage.
- Sept 9, Court 17, 9:50 a.m., burglary—resident reported that an unknown person entered her unit through windows on back door and took several items. LAPD was called.