

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS

A Monthly Publication of the VGOA

November 2020

News from the Board

The board approved eleven resolutions at their October meeting, including:

- A lien on a property in arrears;
- The 2021 Operating Budget, projecting \$3.98 million in revenue, \$2.95 million for expenses, and \$1.03 million transferred to reserves (more details in VG treasurer article, Page 4);
- Two Tree Committee resolutions to mitigate the risk of future tree failures and property damage. In the first, Arborist Cy Carlberg's senior staff will provide an advanced assessment of trees found to require it, possibly including aerial or underground inspection of the root crown for decay. (\$26,000 or less). The second is a pruning test in which four vendors will each prune one olive tree. Directors Carlberg will assist VG in recommending a pruning vendor (\$10,000 or less).
- A staff resolution for a contract with Everguard Insulation and Alex Painting for a pilot project to insulate, patch, and paint the patched areas of Building 66. Up to now, insulation has been part of the painting schedule, in which only ten buildings a year typically can be painted. If successful, this pilot may enable more buildings to receive insulation independently of their painting schedule.
- \$20,955 for 150 fabricated right-handed and 150 left-handed historically congruent window handles.
- Board meeting date changes for the holiday months. Please note these dates:
November: Tuesday, 11/17 | December: Tuesday, 12/8.

Attendance at Board Zoom meetings can be accessed at www.villagegreenla.net.

The board also approved the calendar for the 2021 board election and appointed Robert Creighton, Cynthia Cyrus, and Heide Oglesby as Inspectors of Election.

Highlights will have an article next month about the 2020 election and the inspectors' goals for the 2021 election. □



Photo by Zig

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Highlights is a volunteer project of the Village Green Communication Committee.

Editor: Lucy Fried

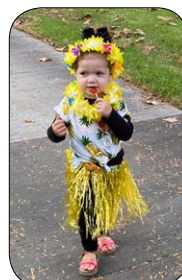
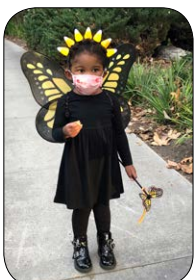
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We want to hear from you! Please send comments and submissions to villagegreenhighlights@gmail.com



From Manager Sherri Giles' October Board Report

Sewer Re-pipe Project: This approved project will connect new court sewer lines to the City's sewer lines. Work is expected to start in November.

Court 6 Electrical Line Repair: The aerial electrical cable that has been strung in Court 6 since the Christmas Eve outage is finally on its way to history. After the DWP determined Village Green's responsibility for the damaged underground conduit that holds the electrical wires, management sought bids for the repair work and expects to bring a resolution to the board in November. When the conduit repair is completed, the DWP will replace the wiring.

Electrical Upgrade Project: The final report on the underground testing has been issued, and we are following up on the remaining items required by the DWP, including an inspection of our power vaults. Although the testing is complete, some flags remain in the ground in case DWP requests any retesting.

Security Screen Doors: The vendor for our now-discontinued board-approved screen door model is still honoring service requests.

Trash Pick-up: Green Crew announced it will increase trash pick-up to five days a week instead of three. Sycamore has been especially messy, they said. □

PUBLIC SECURITY REPORT September 17 - October 21, 2020

Edited by Jordan Deglise Moore

SEPT 18 HARASSMENT COMPLAINT; the Greens, noon.

Caller concerned about possible security harassment of a nanny or unfamiliar group of children.

SEPT 28 RESIDENT FOUND DECEASED IN UNIT; Court 13, 1:30 pm. A resident requested a welfare check on a neighbor. Security and maintenance responded, called LAPD and LAFD, and remained there until the police took over. The coroner was also contacted.

SEPT 29 CHILDREN USING GARAGE COURT RESTROOM; Court 12, 10:45 am. A resident reported children regularly using the facility while playing.

SEPT 29 COMPLAINT ABOUT RESIDENT BEHAVIOR; Court 5, 5:30 - 11:30 pm. Several residents reported a neighbor screaming accusations and later playing loud music into the night.

SEPT 30 ABANDONED PUPPY; Court 10, 8:15 pm.

An officer rescued a dog tied to a lamp post, then turned it over to a resident who found someone to adopt it.

SEPT 30 GUNSHOTS; Court 16, 9:45 pm.

A resident reported the noise, which turned out to be firecrackers set off in a nearby parking lot.

OCT 4 TRESPASSER WITH DOG; Center Green, 10:50 am.

A resident reported the unleashed dog. After some urging, the trespasser left the property.

OCT 21 HARASSMENT REPORT; Main Green, 10:00 am.

A resident reported a neighbor harassing him, including cursing and taking his exercise equipment.

OCT 20-23 VEHICLE BURGLARY; Court 11, time unknown.

A resident reported their catalytic converter was stolen.

OCT 21-22 VEHICLE BURGLARY; Court 5, overnight.

A resident reported their catalytic converter was stolen. □



Village Green Bids a Fond Farewell to Harold Graves

By Lucy Fried

Village Green did not let Maintenance Supervisor Harold Green go quietly into retirement after almost 43 years of service. Quite the contrary! Friday, September 30, 2020 may be noted in the annals as one of the most extraordinary days in our HOA history and certainly the most heartfelt employee farewell.

The surprise tribute started with a simple “one last ride around the Green” for Harold and Operations Manager Sherri Giles. Unknown to him, staff, directors, and residents had collaborated to create a three-part, safe “farewell party on the Green”; and all along the way, residents turned out to greet him on the path, offering well wishes, flowers, gifts and cards.

When he returned to the Clubhouse, Harold found it had become the **HAROLD L. GRAVES CLUBHOUSE**, with a tasteful and perfectly placed sign mounted above the doors. And then the Court Council presented him with a beautiful crystal glass plaque thanking him for his service.

The day was filled with gratitude, warmth, and generosity, a thoughtful, safe, and creative series of events that brought out the best in our community—and for an afternoon, overcame the dangers we are facing.

Harold, we hope you will carry good memories and know that your many years of fixing up, putting up, patching up, changing up, and heading up the maintenance of our structures and infrastructures did not go unsung. May your retirement be healthy, interesting, and happy!

(Tribute photos continue on Page 4)



Important Details of Board-Approved 2021 Budget

By Claire Knowlton, Board Treasurer

The 2021 board-approved Operating Budget is very similar to the 2020 budget. It calls for \$3.98 million in revenues, \$2.95 million in expenses, and the transfer of \$1.03 million to reserves.

Our largest expenses will continue to be employee wages, payroll taxes, and benefits at \$855,000; groundskeeping contract at \$392,000; and escort and patrol contract at \$369,000.

Regular assessments will increase; special assessments will expire

The 10-year special assessment is finally coming to an end, which will make it easier for owners to borrow against their property. But don't expect your monthly HOA dues to go down! The board approved a 20% regular assessment increase starting in March 2021 to coincide with the expiration of the special assessment. The timing of the regular assessment increase was carefully chosen to avoid creating financial hardship for any owners. The increase to regular assessments is needed to cover rising operating costs and multiple reserve projects, described below. Owners will receive official notification of their assessment increase.

Reserves

Properly funding our reserves is critical to paying for both on-going maintenance, such as building painting and carpentry repairs, as well as multi-year projects to replace our aging infrastructure. In 2021, our reserves spending will include a \$1.12 million sewer repair project and \$800,000 toward our continued work on the multi-year, multi-million-dollar electrical infrastructure upgrade. In future years, expect reserves to be used to replace our failing irrigation system and rehabilitate the landscaping.

If you have questions about the budget, please attend a Budget & Finance Committee meeting (third Thursday of every month at 7:00 pm) where we review the VGOA finances in great detail.

Village Green Bids a Fond Farewell to Harold Graves *(continued from Page 3)*



Just working here for 43 years is not why we saw such an outpouring of love and appreciation for Harold. Yes, he got the job done, but he also respected the person. During the celebration, all of the stories shared about him mentioned not work orders, but the warmth of his smile; not plumbing, but how Harold made them feel while being of service.

Joe Khoury, VG Board President



THE GREEN AND BEYOND

South Coast Air Quality Management District (SCAQMD) To Study Air Quality Near Inglewood Oil Field

By Cynthia Singleton, Court 15

After intense urging from environmental, health, and community organizations, the South Coast Air Quality management District (SCAQMD) has decided to perform a study of the air quality surrounding the Inglewood Oil Field. Starting early in 2021, air monitoring devices will be placed in four locations in Los Angeles and Culver City: Kenneth Hahn Park; Hillcrest Elementary school; West Los Angeles College; and Mary Crest Manor in Culver City.

Air monitoring trailers will remain for one year, and results will be electronically transmitted daily. The California Air Resources Board (CARB) and Study of Neighborhood Air near Petroleum Sources (SNAPS) will monitor the program. Results from the environmental studies will be posted on the LA county website: www.planning.lacounty.gov/baldwinhills.

The study will inventory 500 toxic substances, calculate how they spread, and assess their risks, including cancer and cancer clusters, as well as short and long-term effects and chronic non-cancerous health impacts. The oil field has 65 of the most dangerous toxics, including lead, copper, diesel particulates, zinc, benzene, ethyl benzene, arsenic, and ammonia. These come not only from the drilling process itself, but also from “fugitive dust”, i.e, toxic particles that settle on the trucks, tanks and soil in the oil field. □



Crisis Distance Learning: The Baldwin Hills Elementary School (BHES) Experience

By Marie Germaine, Court 12 and BHES teacher

We opened the school year in August with socially distanced, staggered days and times for families to come to campus to meet their new teacher and pick up new books, iPads and laptops for all students. Families and teachers greeted each other with smiles, laughter, and words of encouragement. During distance learning we have focused on creating a classroom and school culture away from our physical campus that anchors our scholars as a community of learners and friends in a virtual setting.

Balancing our instruction between asynchronous and synchronous learning times and supporting students’ social and emotional health in this setting has not been easy, but our teachers continue to engage in professional development specific to distance learning, and we’re working more successfully through technology issues.

BHES students have access to after-school enrichment classes and the Homework Club -provided by our community partnerships - and small group tutoring – provided by our teachers. Motto Monday Assembly, Soaring Scholars Award Assembly, and the HEART Card Dance are school-wide events we continue to host virtually. New students to BHES have quickly acclimated to our classes, and we are fortunate to have so many caring and supportive families.

Some students have expressed that they are eager to return to school and want the restrictions of the pandemic to be over. So many of us feel the same way. Science, health, and safety protocols will guide us back to campus. Our district’s certificated staff is about seventy-five percent Black, Indigenous and People of Color (BIPOC) and the student body is about ninety-one percent BIPOC and eighty-five percent socioeconomically disadvantaged. These are the groups of people who are suffering from Covid-19 in disproportionate numbers. These realities are at the forefront of the decisions being made for our safe return. □



PEOPLE OF THE GREEN

Court 13's Mark Przekop Remembered

Mark Przekop passed away quietly in his unit in late September, leaving neighbors stunned and saddened. He had lived in Court 13 since 2007 and was a vivid presence. Billy Vasquez remembered, "We often chatted at our adjoining garages about his latest activities, and he was always friendly at our VG concerts, sharing his wine and appetizers. He will be missed here in Court 13."

Mark built significant relationships with his next-door neighbors, Clarence Williams and Tina and Bob LeBrun. Tina and Bob shared, "Mark was a considerate, interesting, and thoughtful neighbor. We especially enjoyed sharing special dishes and design ideas. Our household will miss this gentle soul and our thoughts and prayers are with him on his journey."

Clarence recalled: "Years at VG, your welcome table was so appreciated. Morning java on your Zen patio was served up with intellectual discussions and The Atlantic, void of pop culture or broadcast news. Artistic musings and planned adventures ignited your spirit with thoughts of sailing lessons, desert home designs, TreePeople volunteerism and shared arboretum visits. Thanks for the post-VG concert libations, culinary swaps, tool loans and gardening attention. Yet, more importantly, thanks for being more than a VG neighbor, but a Friend."

And Garrett Belmont wrote, "Mark was an architect. Although I didn't know him well, some of my friends worked with him. His 40-year career is impressive, and 35 of those years as a licensed architect is a worthy accomplishment in itself... One project to note is the original Samitaur building by Eric Owen Moss, built in 1996. On the opposite side of the river from the Hayden Tract, this building is an earlier example and an important element of the Hayden Tract." Readers may find this link interesting: www.archinect.com/przekop.

Mark leaves a son, two sisters, and other family.

Compiled by Lucy Fried, Court 13. □



Letters to the Editor

Dear Village Green,

Our children are being shushed, shouted at, and shoved out of various parts of the Green. These children aren't willingly doing any harm, just simply being children. Play is what supports processing the world around them. Those that are old enough wear masks, play outside socially distanced, and yet are often scolded to go to their "own homes."

It is so sad that I have to remind everyone... This is their home. It is not just confined within the walls of their unit and patio. *The entire Green is ALL of our home.*

Thank you.

Melanie Oropallo, Court 15 homeowner, parent, and early childhood educator

Rules

Dear Fellow Reader,

Have you seen the Geico commercial where a member of an HOA walks around the Association's beautiful houses, cuts off a hanging basket or two ("not according to rules") and then saws off the sidewalk mailbox ("two inches above regulations")?

We too live where we have to abide by certain rules and regulations. Some we agree with, some we don't. The rule I think is most important but most ignored is the **speed limit**. Cars and carts charge out of our driveways and walkways and speed along Obama Way well over the Green's **15 mph** limit.

Children live and play around here, now more than ever before because of COVID. They dash out of hiding places, chase after a ball or soap bubbles, or each other. They ride bikes and scooters and do what kids do best: PLAY.

Please keep a light foot on your gas pedal.

Heide Oglesby, Court 16

