

# VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

## HIGHLIGHTS

A Monthly Publication of the VGOA

November 2023

### NEWS FROM THE BOARD

— compiled by Patrick Comiskey

Thirty people attended the Board Meeting held October 24, 2023 including six Board directors and Management representatives. Three Board members, Ashley Fondrevay, Haleh Shoah, and Steve Haggerty, were absent.

**2024 BUDGET IS APPROVED:** The Board approved the Association's 2024 Budget by a vote of five to one. The budget includes an assessment increase of 7%, reflecting increases in Green Crew's fees, continued tree maintenance, and funding for upcoming Reserves projects.

**NEW SECURITY CONTRACTOR HIRED:** After several months of interviews and evaluations, Management and a subcommittee of Board members recommended the Association award the property's security contract to Green Knight Security. The Board approved the recommendation 6-0. Green Knight will start service on November 24, 2023.

**WINDOW REHAB TRIAL in PLACE:** The Board approved the rehabilitation of one window in which the glass, frame, and sash will be repaired rather than replaced. Initial estimate for time and materials is \$2,790. The trial will be conducted to evaluate the efficacy of rehabbing a window, the overall cost, and whether such repairs meet the requirements of LAOHR.

**GEORGIA & TED'S PLACE:** Board member Joe Khoury proposed renaming the property's private road parallel to Obama Blvd.—currently known as Rodeo Place—to Georgia and Ted Lumpkin Place, which was unanimously approved. Details on sign design and location are still to be worked out.

**FINALLY,** the Board decided to hold the upcoming annual meeting, scheduled for February 3, 2024, in-person. A full election calendar, with a schedule for nomination deadlines, meet-the-candidate meetings, election deadlines, will be published on the Village Green website.

**Holiday Season Board Meetings Schedule:** This year's meetings will be on November 15 and December 13.

#### HIGHLIGHTS Online

We hope you enjoy the stories published on [villagegreenla.net/news-and-articles](http://villagegreenla.net/news-and-articles). If you have ideas for topics, stories, illustrations or other contributions you might want to share with your community, please reach out. Let's collaborate!

### Holiday Party is on for 2023!

Mark your calendars for **Saturday, December 9**, 7 to 11pm.

We'll be back inside the clubhouse after a long hiatus and feature live music for your listening and dancing pleasure, supplied by our super-talented VG neighbors, former neighbors, and friends.

As in the old days, the CAC will provide beverages and noshes; we welcome contributions of your favorite food and drink.

We'll also be seeking donations to replace the Green's aging performance stage. Stay tuned.

### Manager's Monthly Report, October 24, 2023

— compiled by Sherri Giles; edited by P.J.C.

**ELECTRICAL UPGRADE PROJECT:** Repair work in six of eight of Building 91's units has been inspected and approved by the LA Department of Building and Safety; the remaining two units will be evaluated in a separate visit.

**INSURANCE COVERAGE CHANGES:** The Association's General Liability and Property Insurance policy has been transferred to a new Farmers Insurance agent. Nick Early now oversees the policy, taking over for agent Scott Litman, who will continue to manage the VG's Umbrella, Fidelity, and Directors & Officers policies. Mr. Litman also notified the Board that Farmers will not be renewing VGOA's General Liability and Property policy, since Farmers no longer insures properties with a total value exceeding \$100M. (Our replacement value is assessed at \$188M.) He is exploring options from multiple carriers to ensure that we have choices available during the upcoming renewal process.

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### ABOUT HIGHLIGHTS

**HIGHLIGHTS** is an all-volunteer project of the Village Green Communications Committee.

**Contributors to this issue:**

**EDITOR** Patrick Comiskey **DESIGNER** Sophia Beauvy

**WRITERS** Patrick Comiskey, Sherri Giles **PROOFREADER &**

**WEB DESIGNER** Kelly Samojlik

Contact us at [villagegreenhighlights@gmail.com](mailto:villagegreenhighlights@gmail.com).

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**BUILDING PAINTING AND INSULATION:** Buildings 21 and 23 have been completed as of October 20. Power washing has begun at Building 51; insulation, carpentry repairs, and paint prep commenced the week of October 23, while work on Building 53 will begin November 13.

**GARAGE RESTORATION/PAINTING:** Courts 3, 7, and 11 have been selected for restoration. Due to the project's need for multiple vendors and overlapping work, scheduling is still being worked out. The project includes termite treatment, carpentry repairs and new paint, as well as roof and concrete foundation repair. Garage inspections in these courts will coincide with the work.

**LAUNDRY MACHINE MAINTENANCE:** WASH technicians replaced three problematic washers in mid-October and deep cleaned all machines. Three days later, one of the replacement machines failed. Management is evaluating alternative laundry service companies and will bring proposals to the Board at an upcoming meeting.

**SERPENTINE WALLS:** Contractor Craig Troxler submitted details of his repair plan to the Los Angeles Office of Historic Resources and reports that Lambert Geissinger has reached out for clarification.

**GARAGE COURT 7 LIGHTING TRIAL:** VG Maintenance replaced existing driveway and walkway light fixtures with new Westgate LFX-SM Series fixtures—thirteen in all. These fixtures feature variable brightness, power consumption, and color temperature. Residents and safety committee members are encouraged to review the lighting in action after dark.

**FURNACE VENT ISSUES:** As reported last month, trial construction to separate the furnace pipes for two units, needed to fix and to prevent condensation damage caused by a replacement furnace, was completed in Building 7. The work requires a two by two foot pipe chase in some units' closets and bedrooms. The new rooftop venting will be hidden in a false chimney, pending approval by LAOHR. □

## **PUBLIC SECURITY REPORT** September 22 to October 15, 2023

— *Edited by Patrick Comiskey*

**ATTEMPTED AUTO THEFT: Court 4, September 22, 11:00am.** Security found the passenger window and steering column of a resident's vehicle parked on Coliseum had been damaged. There will be more patrols in the area.

**ASSAULT ON SECURITY, TRESPASSING: Court 11, September 22, 5:47pm.** A resident reported three young men walking down pathways and looking inside patios. When confronted, a brief struggle ensued. Ofc. Ortiz struck one subject on the bridge of his nose. LAPD was notified but the subjects departed by bus before officers arrived.

**BROKEN TREE BRANCH: near Court 2, September 23, 3:30pm.** The area was cordoned off.

**TRESPASSING: West Circle, September 26, 8:21pm.** A non-resident was reported sleeping next to a tree. He was asked to leave and compiled.

**BROKEN TREE BRANCH: Court 12, September 30, 1:30pm.**

**POSSIBLE STOLEN BIKE, Hauser Blvd. & Coliseum St., October 3, 11:55 pm.** A resident observed a man steal a white bike. A perimeter and interior search were conducted but neither the bike nor the subject was found.

**PADLOCK REMOVED: Court 2, October 4, early morning.** A resident reported his garage padlock had been cut off during the night. Nothing was reported missing.

**TREE FELL ON VEHICLE: Court 10, October 6, 9:30pm.** Officers notified maintenance.

**TRESPASSING: Court 15, October 7, 6:20am.** A resident reported a male sleeping on his patio. Officers escorted the

intruder off the property.

**STOLEN PACKAGE: Court 2, October 9, 1:15 pm.** A resident reported that a male aged 20-30 years had stolen an Amazon package left in the patio. The subject could not be located.

**FEMALE TRESPASSER: West Circle, October 11, overnight between 6:30pm and 12:15 am.** A resident asked for Security's assistance in convincing a woman to leave his unit. They did assist, and the person left, but came back twice, and was told she'd face arrest for trespassing if she returned.

**STOLEN TOOLS: Court 17, October 16, early morning.** A Triple C Electric Co. employee reported stolen tools and damage to company storage cabinets inside the trash area.

**RESIDENT COMPLAINT AGAINST SECURITY OFFICER: West Circle, October 13, submitted October 15.** A complaint was filed regarding an officer's reckless driving. The officer was given a disciplinary write-up, removed from the shift schedule, and placed on 30-day probation.

**SUSPICIOUS PERSON: Court 12, October 16, 9:29pm.** A resident reported a suspicious person, described as a female wearing a cowboy hat, acting strangely and walking down the walkway.

**LARGE GATHERING with DOG: Court 9, October 15, 12:30pm.** A dog was reported inside the Green. Security reminded the gathering that dogs were not allowed in the common area; the residents complied.

**NOISE DISTURBANCE, Loud Music: Court 9, October 6 to October 9.** On three separate occasions, Security documented music being played at an excessive level. □