

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS

A Monthly Publication of the VGOA

October 2023

NEWS FROM THE BOARD

— compiled by Patrick Comiskey

Thirty-five people attended the September Board Meeting held on Tuesday, September 26, 2023, including eight board members and the management team.

The meeting opened with a statement from Board President Laura Civiello, who notified attendees that Fannie Mae and Freddie Mac's new loan requirements for condos were made official on September 18 and that she, Manager Sherri Giles, and Board Director Steve Haggerty would be attending a webinar with Fannie Mae and Freddie Mac officials to hear more details.

2024 Budget is Unveiled—A draft of the Association's 2024 Budget was presented to the Board for discussion. Treasurer Claire Knowlton shared preliminary figures for next year that did not diverge significantly from this year's. Operating budgets were higher, reflecting inflation and cost of living adjustments. Reserves budgets reflect an uptick in costs associated with long-term projects, like the property's electrical upgrade and landscape rehabilitation and irrigation system replacement endeavors. Knowlton recommended a hike in assessments of about five percent. The Board will vote on the budget at next month's meeting.

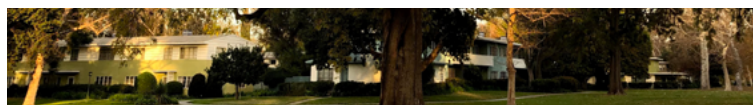
Tying Dues to the CPI—Board member Joseph Khoury proposed that the Association link assessment fees to the Consumer Price Index (CPI), a measurement tracking the prices paid by urban consumers for things like food and gas. While various Board members expressed appreciation for the approach and attendant analysis, they argued that the needs of the property may often exceed this figure. After discussion, the proposal was withdrawn.

Green Goes Solar?—Board member Chris Scornaienchi recommended the Association consider installing solar panels on existing garage roofs and building solar-hooded carports in the open areas of the Garage Courts. He suggested the Association could save on electrical bills and that the panels could supply infrastructure needed to facilitate charging stations for things like electric cars. Directors were in favor of the idea and open to considering concrete proposals at future board meetings.

HIGHLIGHTS Online

We hope you enjoyed the story published on villagegreenla.net/news-and-articles about the **Coqui frog** that invaded the Green. And please check out the spread by Zig of Labor Day festivities!

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!



MANAGEMENT NEWS

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

ELECTRICAL UPGRADE PROJECT: Work has been completed on all eight of Building 91's units, replacing outlets, switches, and wiring to appliances, smoke detectors, and light fixtures; existing subpanels were upgraded to 125A panels, holes were patched, and the affected walls and ceilings painted. In all the work took about one week per unit. A building with a different configuration of units will be selected next.

RESIDENTIAL BUILDING PAINTING/INSULATION: Building 17 was completed as scheduled on September 12, and power washing has begun at Building 21. Work at Building 23 in court 5 is scheduled to begin September 28. As a reminder, Residential Building Painting and Insulation is slated for buildings 92, 2, 17, 21, 23, 51, 53, 55, 65, and 96.

GARAGE RESTORATION/PAINTING: Courts 3, 7, and 11 have been selected for Garage Restoration and the project is tentatively scheduled to begin on October 16 with Court 7, followed by Court 3, which requires maintenance on roofs

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ABOUT HIGHLIGHTS

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

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and concrete foundations. Garage inspections in these Courts will coincide with the completion of this work.

LAUNDRY MACHINE MAINTENANCE: A deep cleaning of all the laundry machines is tentatively scheduled for October 17, 2023, by 3 technicians. During cleaning, each laundry room will be 'down' for approximately 1 hour.

SERPENTINE WALLS: Contractor Troxler and Sons continues to seek solutions for a cost-effective way to source bricks for patio wall repair. To date, suggestions by Lambert Giessinger at the Los Angeles Office of Historic Resources (LAOHR) have proven to be prohibitively expensive..

METAL WINDOW FRAME REHABILITATION: Facilities Engineer Linda Pollari is looking into the cost and feasibility

of repairing unit windows. She will bring a resolution to the Board at the October 24 meeting.

SECURITY SERVICES: The Green has received proposals from several security companies including our current provider. The ad hoc committee has decided to take an extra month to review them and will present a recommendation to the Board at the October 24 board meeting.

FURNACE VENT ISSUES: Linda Pollari announced that the new high-efficiency furnaces being used to replace the old appliances are creating condensation problems, resulting in water damage. She stated that, depending on the configuration of the existing venting, it will need to be replaced when a new furnace is installed. □

Your help is needed for an important neighborhood health study

The Los Angeles County Department of Public Health is sponsoring a study to understand possible health impacts on people living near the Inglewood Oil Field. The study is being conducted by UCLA researchers, and all Village Green residents are encouraged to participate. The study consists of a confidential health questionnaire, a blood pressure reading, and a simple lung function measurement. Participants will receive a \$20 gift card. Please stop by the Culver-Palms Family YMCA Saturday October 7 between 12pm-2pm, or Saturdays October 14, 21, or 28 between 10am-2pm. For more information, call or text (310) 957-9209.

PUBLIC SECURITY REPORT August 15 to September 18, 2023

— Edited by Patrick Comiskey

POLICE ACTIVITY, Courts 1 & 2, August 15, 11:03pm.

A resident reported 2 male juveniles hiding in Ct. 1, possibly attempting to vandalize vehicles. Both Public Security and LAPD responded. LAPD initiated helicopter surveillance and continued to search the courts and perimeter until 11:30 pm.

NOISE DISTURBANCE, Guitar Playing, West Circle,

August 19, 10:37pm. Security spoke with the tenant regarding the volume, who agreed to stop for the night.

BROKEN TREE LIMBS, Multiple sites, July 3. Multiple tree branches and limbs were reported fallen on the property during Hurricane Hillary.

BURGLAR ALARM ACTIVATION, Court 14, August 23, 5:19pm.

ADT alerted Security of alarm activation. There were no signs of entry at the residence, though the balcony door was found open.

NOISE DISTURBANCE, West Circle, August 27, 3:17am. A loud phone conversation ceased around the time officers arrived.

TRESPASSING, Court 12, August 30, 7:45 pm. A woman was found talking loudly to herself. Asked to leave, she complied.

TRUCK STOLEN, Court 12, reported August 30. A resident informed Security that his company truck had been stolen on August 14 between 1am and 3am.

NON-RESIDENTS DUMPING TRASH, Court 15, September 5, 6:39am.

NEIGHBOR DISPUTE, Court 9, September 6, 4:05pm. A resident reported children moving a bench and climbing a tree. While on the phone with Security the resident was confronted by another resident and told not to interact directly with his children, and to speak with him instead, which she agreed to do.

TRESPASSER, Sycamore Blvd., September 6, 9:40pm.

Security observed a male sleeping in the bushes. He was told to exit the property, which he did after approximately 20 minutes.

RESIDENT TRAPPED IN GARAGE, Court 5, September 7,

7:44pm. A resident whose remote opener ceased to work. Security was able to open the door from the outside.

TRESPASSER, Court 1, September 11, 7:31pm. A non-resident was reported charging his cellular phone at an outlet in Court 1. He was escorted off the property.

STOLEN PACKAGE FROM PORCH, Court 10, September 12, 5am. The incident was recorded on door cam video.

BURGLAR ALARM ACTIVATION, Court 9, September 13,

8:27pm. ADT called Security with an alarm activation at unit in Court 9. The resident reported a false alarm.

NOISE DISTURBANCE, Loud Music, Court 9, August 17

to September 19. On seven separate occasions, Security documented music being played at an excessive level. □