

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS

A Monthly Publication of the VGOA

September 2021

NEWS FROM THE VILLAGE GREEN BOARD

By Lucy Fried

With no need for discussion, the BOD unanimously approved all but one of the action resolutions on their August agenda, including July's meeting minutes and these:

- **Record** two liens on units in arrears.
- **Spend** up to \$3,000 to survey the southeast corner of Village Green if needed for an LADWP easement for the 34.5 kilovolt power transformer.
- **Buy** 10 cubic yards of mulch (estimated at \$1,000) to spread on the Court 6 landscaped areas destroyed by the December 2019 electrical failure and restoration of the underground service. (Planting is not recommended during summer months.)
- **Approve** up to \$500 in expenses for the Communications Committee's third "Open Discussion on Racism, Diversity, and the Village Green Community." The event will be a "Book Group" discussion on Richard Rothstein's lauded work, **The Color of Law**, and how government-sponsored segregation has impacted Village Green and its residents.

Board Says "NO" to Letter Supporting L.A. County Parks Planning Chief and Regional Superintendent Proposal for Expanded Access to Kenneth Hahn Park

In a lopsided vote, the board declined to sign on to a letter supporting three measures proposed by top park employees to provide greater pedestrian access to Kenneth Hahn Park.

Currently, access to the park through the pedestrian gate at Cloverdale is controlled by nearby homeowners.

After months of public pressure to expand access, park officials proposed that they open and close the gate during park hours. They also offered to install an additional gate at Padilla Place (Punta Alta) and said the gates would otherwise remain unchanged.

Dissenting directors said they weren't sure a majority of VG owners would favor the proposals and found it inappropriate to take a stand. Some worried that increased park access would bring more parking and traffic for the homes near the park entrance. And some wanted to know how other HOAs feel about the proposed changes.

MORE TO SAY... Before concluding the open session, the directors held a free-wheeling discussion on landscape issues, from current maintenance problems to climate change and the possible changes it may cause to our water supply. Stay tuned, Greenies. □



*"The Green, 2020" Carolyn Canterbury
acrylic on canvas, (Court 10)*

CALLING ALL DESIGNERS

Dear Designer, **Highlights** needs you. Join "The Squad" with Kelly, Terry, and Sophia and take turns laying out our monthly newsletter. InDesign is our preferred layout software. Please email us at villagegreenhighlights@gmail.com



Narrow bed, Court 3

INSIDE HIGHLIGHTS

Page 2 Around the Green

Page 3 VG's Irrigation System, Part 1

Page 4 DRC Advisory; Newsletter Editor

Editors: Dagmar Buck, Patrick Comiskey, Lucy Fried (senior editor)

Design: Terry Park, Kelly Wilson Samojlik

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

Email us at
villagegreenhighlights@gmail.com

CULTURAL AFFAIRS COMMITTEE (CAC) EVENTS

Residents took advantage of two outdoor events in August before the CAC decided it was prudent to cancel the much-anticipated Labor Day Jazz Concert. Stay positive, Neighbors. This too shall pass...



To Sleep with Anger director Charles Burnett discussed the film with residents last month. Cultural Affairs' Black American Film Project will resume when the COVID threat settles down.

Photo by Claudia Bestor, Court 12



Drinks on the Green in August drew a friendly and talkative crowd of newbies and old-timers. "It was a great respite from my routine," one neighbor said. "I'm looking forward to the next one."

Photo by Joan Anglin, Court 9

PUBLIC SECURITY REPORT *Edited by Jordan Deglise Moore*

July 22- August 18, 2021

NOISE COMPLAINT July 26, Court 13, 12:30 pm.

A resident complained a neighbor had increased their music volume after being asked to lower it.

VEHICLE BURGLARY July 29, Court 7, 4 am. A resident reported a GPS device stolen from their unlocked car.

CHILDREN CLIMBING TREES August 5, Main Green, 3:00 pm. Officers spotted the children and warned them to stop or be reported to their parents.

MEDICAL EMERGENCY August 8, Court 4, 9:30 am.

Residents, security, maintenance, LAFD and LAPD responded to a resident's screams and, after gaining entry through an open window, transported the resident to a hospital.

DAMAGED ESCORT AREA BOLLARDS August 9, Security Office, time unknown. An unknown vehicle damaged the bollards near the office. Please call Security at 213 703 0540 if you have information. □

MANAGEMENT NEWS *From Operations Manager Sherri Giles' 08/21 Board report*

Biannual Well Inspection In August, General Pump inspected our well and pump. They reported both are in good health, and the well is "appropriately sustaining itself."

Groundwater Monitoring The groundwater geologist also recently inspected the well's monitoring instruments, took readings, and trained Operations Manager Sherri Giles and Facilities Engineer Alfonso Casanova to perform frequent water level readings.

Painting/Insulation/Carpentry The work on Buildings 18, 27, and 39 is complete. Building 43 is in progress, and work on 45 will start in mid-September. Buildings 49, 54, 54A, 78, and 85 are also scheduled for this year or early 2022.

Court 9 Water Supply Line Management is obtaining required City permits for the project to replace the old galvanized steel lines with copper lines.

Garage Restoration Vendor scheduling is under way for work on selected garages.

Greencrew The company detailed Courts 10-13 in August and is working on 14-16 this month. They said that requests for extra watering are hampered by the limited capacity of the well pump and problems with other components of the irrigation system. □

The State of The Irrigation System — Part One

By Patrick Comiskey, Court 3

If you walk the Green, you're already aware our 80-year-old irrigation system is sorely in need of major repairs. Multiple problems mean the entire system will need replacing over the course of the next decade. It's an expensive project and vast in scope, but our landscape and our obligations as a property on the National Register of Historic Places depend on it. Before we get into the project, let's take a closer look at the existing system.



The Current System

Village Green's irrigation system is as manual as an irrigation system can get. On watering day mornings, Jose Pacheco - that blur of a guy you see whizzing by in a green cart - turns on the well's pump located in the maintenance yard, then whisks off to various junctures on the property to open all the valves needed to direct the flow of water to whichever courts are being watered that day.

The entire system's success or failure depends on the hustling Jose as he tinkers with as many as eight valves to direct water to one area. "He's always adjusting, trying to find that sweet spot," says Nick Havai, Green Crew's manager. To switch from one watering area to another, Jose must close unused valves and open others, often resulting in low water pressure for 30 minutes to an hour. (Those sputtering sprinklers you often see may not be malfunctioning; they may be draining, as the water flow is being transferred to another area.)

The underground lines break all the time. The pipes are old, badly corroded, bandaged with rubber sleeves, tubing, and hose clamps. The corroded metal often sheds within the pipe, clogging and breaking the sprinkler heads. When main lines are broken, the entire watering system can shut down. To make the necessary repairs, Green Crew must redirect resources for its upkeep, and other landscaping projects and tasks get delayed.



Broken water line showing the ancient, corroded pipeline and temporary fix.

Replacing the System: Master Planting Guidelines

In 2019, the Board selected Atomic Irrigation to replace the irrigation system. The first step will be to provide Atomic with a set of Master Planting Guidelines, essentially an up-to-date digital schematic showing the location and water use requirements of the Green's trees, shrubs, groundcover, and turf.

"The Master Planting Guidelines will tell Atomic what goes where," explains Board vice-president and Landscape Committee liaison Laura Civiello. "They'll help Atomic determine which areas need high, medium, or low water use. We can't move forward with the next phase of our project without these guidelines."

This June, the board granted the Master Planting Guidelines project to RIOS, a highly regarded, multi-disciplinary design firm. Rios will update previous surveys of what's in the ground and provide a plant "palette" for each court based on a list of historical and climate-appropriate plants that the Green can use to repair or restore the landscape. Rios will take into consideration the historic landscaping plans created by Fred Barlow and Merrill Winans as well as maintenance costs and sustainability concerns.

Continued on Page 4.

GOOD TO KNOW!

From the Village Green Design Review Committee

In 1977, Village Green was designated as Historic-Cultural Monument (HCM) #174 by the City of Los Angeles. HCM designation is under the authority of the City's Cultural Heritage Ordinance, which requires that *exterior and interior alterations* be reviewed and approved by the Los Angeles City Planning Office of Historic Resources (OHR) on behalf of the City's Cultural Heritage Commission.

HCM designation also provides eligibility for the Mills Act program. Owners of HCM properties who enter Mills Act agreements with the City are eligible for a potential property tax reduction from the County Assessor's office in exchange for rehabilitating and maintaining their property's significant historic features. This is a great financial incentive for most owners.

Village Green applied for and was granted a Mills Act contract in 2010. The HOA prepared two comprehensive reports to guide the rehabilitation of the property under the Mills Act contract: a Historic Structure Report and a Cultural Landscape Report. All work done on the property must be in accordance with these documents to preserve and enhance the character-defining features of Village Green and maintain compliance with the contract.

All owners should become familiar with these documents, which are fascinating and fun to peruse.

www.villagegreenla.net/governing-documents.html.

Scroll down to the "Mills Act" section and click on the titles.

If you are considering a remodel of your unit, be sure to *first* fill out an application (click on "Resources") and attend a Design Review Committee meeting (first Monday of the month). □



Lucy Fried To End Tenure as *Highlights* Editor in Chief

By Patrick Comiskey

After nine years, Lucy Fried will step away on December 31 as editor of the **Village Green Highlights**. She will continue to contribute to the newsletter but no longer perform her day-to-day role.

Lucy feels the newsletter has a vital role in our mini-society.

"It brings daylight to our VG concerns and governance; tells our stories; and keeps us connected to the vital issues of our time. Our community is stronger when **Highlights** is flourishing and weaker when it is not."

She encourages residents to join **Highlights'** volunteer newsletter staff. "We are all volunteers," Lucy said, "and we know what it means to give some time to our community in this way. **Designers, writers, editors, and photographers** are all needed, and we will welcome you whether you come with experience or not."

Please contact us at villagegreenhighlights@gmail.com. □



IRRIGATION PROJECT, *contd. from Page 3*

Civiello stresses this will be a big project. "It will take a while to replace all of the irrigation," she says. "It's currently a ten-zone plan. Based on initial estimates, installation for each zone will cost between \$400,000 to \$600,000, and the expense will be spread over a number of years."

Highlights will continue to update the community on the irrigation project. In our next installment, we'll describe how the new irrigation system will differ from our current one.

We'll also have a closer look at RIOS and its progress toward the Master Planting Guidelines. It's worth noting that Jessa Chisari, one of its Senior Project Directors, is a long-time Village Green resident and is very familiar with the challenges the property faces. □