

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS

A Monthly Publication of the VGOA

May 2022

NEWS FROM THE VG BOARD & MANAGEMENT

by Lucy Fried

Forty-one people attended April's Board meeting, including the nine directors, staff, and residents. Most remained as the Board waded through a long agenda of topics spanning from CC&R changes to maintenance projects costing many thousands of dollars, and quality of life committee proposals. Here is a summary:

CC&R CHANGES

Our CC&R regulation (11.1a) previously required a minimum one year lease, but a new state law (AB 3182) mandates that condo units be leased or rented for a **30-day** minimum. It obliges HOA boards to comply with the new statute, without an owner vote.

The change required updating our HOA Declaration, and the new language specifies that owners leasing their units must do so for residential purposes only; using one's unit as a motel, boarding house, Airbnb rental, etc. is forbidden. The Board also eliminated old language that prohibited anyone younger than 18 years of age from residing here. See Article 1.1(a).

DRC FINES INCREASE

The Board approved higher fines for owners who make unit modifications not in compliance with the Association's governing documents. Owners will receive a complete copy of the revised rules.

BUILDING MAINTENANCE APPROVED

A new cycle of work will commence for residential buildings and garage courts:

Buildings: 3, 15, 33, 34, 58, 62, 67, 68, 70, and 90.

Painting - Alex Martinez, \$197,942;

Carpentry - Becker Enterprises, \$37,395;

Insulation - Everguard, \$128,757.

Garage Restorations: Courts 6, 8, 14.

Painting - Alex Martinez, \$66,240;

Carpentry - Becker Enterprises \$19,656;

Pest control - Fenn Termite + Pest Control, \$11,910.

CLUBHOUSE HVAC FINALLY BITES THE DUST

Management has determined that the Clubhouse and Fireside HVAC needs a new system. Fortunately, the electrical system will not need replacing. The new 14 SEER AC Pro system will cost \$16,000. Contractor: Reliance Mechanical.

More Board and Management News on Page 2...

INSIDE HIGHLIGHTS

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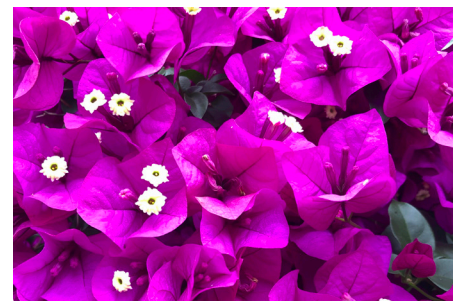
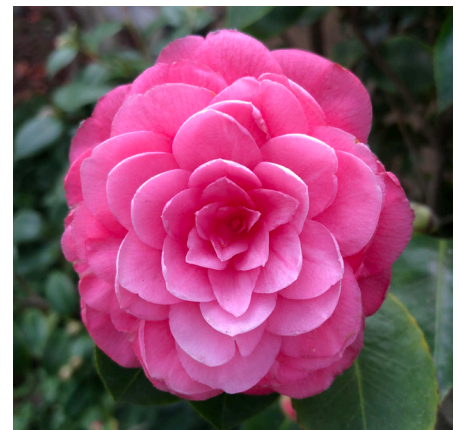
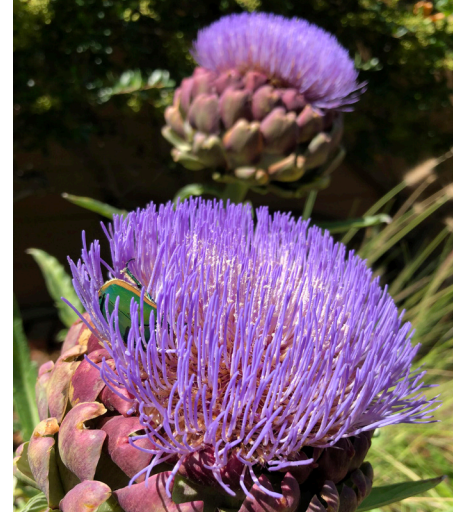
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Highlights is an all-volunteer project of the Village Green Communications Cmte. We are seeking creative folks to join our efforts! Email us to learn more or submit questions/ comments to "Letters to the Editor":
villagegreenhighlights@gmail.com



Photos By Zig

More VG Board and Management News

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COMMITTEE REQUESTS APPROVALS

- a Cultural Affairs request for a lighting system for the Clubhouse patio (approximately \$2200)
- a DRC request for a new set of seven colors for residential patio awnings (soon available for Clubhouse viewing)
- a Safety Committee resolution to add refurbishing "No Trespassing" signage to the Preventative Maintenance Calendar and a request for approval of three new committee members
- a Communications Committee request for a screening event about the Green's history

IRRIGATION WELL PUMP After multiple failures including two in April, Management advised the Board that the pump must be replaced. The Board has approved \$42,815 for this purpose. The process takes seven weeks from start to finish; the Green will be paying for City water during that time.

GREENCREW REPORT Last month, the crew detailed courts 4-7 and is working in courts 7-12 this month. Two weeks of watering were lost due to irrigation mainline breaks and pump breakdowns, and the crew hand-watered newly-planted trees.

ARBORIST REPORT After examining the laboratory test of the declining olive tree near the Clubhouse, Carlberg said that the samples did not test positive for the dreaded bacterial leaf scorch disease. However, they warned it is difficult to culture and may still be present. Typically trees suffering from other stressors such as improper irrigation are more prone to decline. The trees will soon be trimmed.

ELECTRICAL UPGRADE PROJECT Management and Hariton are continuing discussions with LADWP about whether the existing 4.8 kV power coming into the Green will meet future usage requirements or whether we will have to incur additional costs to bring 34.5 kV to the property. □



Public Security Report

March 7 - April 20, 2022

Edited by Lucy Fried

STOLEN CATALYTIC CONVERTER 3/24 - 3/25, West Circle; time unknown.

The resident reported his grey Honda Accord had been parked overnight in West Circle.

LARGE TREE BRANCH FALLS 3/27, Court 16 near Obama Blvd.; approx. 12:15 am.

Security responded to a report of a branch blocking traffic on Obama. They deployed cones and caution tape, notified LAPD, and continued patrolling the area until after-hours Maintenance removed the branch.

RESIDENT IN DISTRESS 4/4, Court 16; 1:15 pm.

An urgent call from a concerned neighbor brought Security to the court, where they found a distressed resident on the roof of his building. They talked him down.

TREE FALLS 4/13, Court 4; 6:45 am. There was no damage to any structure, and the tree was soon removed.

CATALYTIC CONVERTER STOLEN 4/14, Court 10; after 9:15 pm.

A resident reported the catalytic converter had been stolen from her husband's truck.

RESIDENT'S FUEL TANK DRILLED 4/17, Court 8; time unknown.

The resident reported a hole had been drilled into the fuel tank of his Toyota 4-Runner to extract gasoline.

RESIDENT'S PURSE STOLEN 4/18, Court 17; 2:40 pm.

The resident told Security that the patio gate had been open, and someone had stolen her purse from the kitchen table. The purse was found the next day on her next-door neighbor's steps. Except for the cash, all contents were retrieved.

RESIDENT'S FUEL TANK DRILLED 4/19, Court 7; late night to early morning.

After reports of a strong gasoline odor in the court, Security found the vehicle, and the puncture was secured. Security has added patrols in response to these kinds of incidents. □

New Organic Waste Disposal Bins Unveiled

by Daniel Millner & Patrick Comiskey

On Thursday, April 21, overflow crowds gathered near the garbage areas in Courts 3, 8, 13, and 16 to learn how to use the new food waste receptacles now gracing each garage court's refuse area in compliance with California's statewide ordinance SB 1383.

Republic Services representative Ave Karp explained the proper use of each bin now found in the refuse area (please see below). She stressed that putting the wrong things in the wrong bin causes contamination and ultimately costs the Association money – in addition to their other duties, Maintenance crew often spend hours redistributing disposed items to avoid extra charges.

Stay tuned for a video tutorial, appearing at www.villagegreenla.net later this month. Your cooperation will help keep the Green in Village Green!



WHAT GOES WHERE?

Here is a quick guide to for each of the waste disposal bins:

The new **SMALL BLACK** bins are for food waste only. Food waste includes cooking and table food scraps, meat bones, eggshells, fruit peels, drip or press coffee grinds, and food leftovers. It does NOT include packaging, plastic, or anything that is not biodegradable. No bag is needed, but **compostable bags** may be used in the food waste bin.

The **LARGE BLUE** metal bins are for All-In-One Recycling, empty, clean, and dry items made paper, cardboard, plastic, glass, and metal. Use this bin for newsprint, magazines, flattened cardboard boxes, paper or plastic bags, empty plastic containers, wine bottles, beer cans, and aluminum foil.

The **LARGE BLACK** metal bins remain in place for all other refuse, including garden waste. All soiled and wet items, disposable diapers, dirty "to go" food containers, broken ceramics, and pet waste also go here. □



Behind Every New Door is...

by PJC

...an opening
...an opportunity
...8,000 more steps

...10,000 more breaths
...a passage
...a different light

The Gates to Kenneth Hahn State Recreation Area at Cloverdale Avenue and at Padilla Place are now open during daylight hours.

Get out there and use them!

WHAT'S HAPPENING THIS SPRING

May 9: RIOS Meet 'n' Greet

Our contracted landscape architecture firm RIOS will hold a town hall meeting with residents, to share their initial findings, and to solicit feedback. **7pm via Zoom**

May 29: The South LA Recap World Premier Video

The VG Communications Committee presents **The Village Green**, a video documentary by Eric Craig for his [YouTube Channel](https://www.youtube.com/channel/UCqj0K0p0p0p0p0p0p0p0p0p), "The South LA Recap." An informal Q&A will follow. **10am-11am, Harold Graves Clubhouse**

May 30: Memorial Day Concert! Viva Cuba!

The VG Cultural Affairs Committee presents Son Habana in Concert. The Green's own Latin music expert Betto Arcos steered this band to us! **3pm-6pm, Main Green**



June 12: Village Green Book Club

Hosted by residents Gila Brown and Amanda Prevendar on **Sisters** by Daisy Johnson. **3pm, west side of the Main Green**



June 18: The VG Yard Sale is Back!
9am-2pm, Coliseum Boulevard

Teachers Retire and Thrive at Village Green

The Green has been a haven for educators for most of its 80 years in existence, where teachers found affordable living and a vital, inspiring community of peers. Not surprisingly, it's home to many retired teachers as well. Here are profiles of neighbors who worked to make our kids better adults and this city a better place. First in a series; compiled by Patrick Comiskey.



Harriette Bone (Court 12) came to L.A. from South Carolina in 1980 and began teaching for the LAUSD soon after, devoting herself to elementary education for much of her career at Wadsworth, Pio Pico, and Martin Luther King elementary schools. She loved to work with the early grades, where the swirl of interdisciplinary lessons, employing a single book to teach math, English, social studies, science and history, gave her creative inspiration. Though never stern, her resounding voice often surprised her pupils. "I'm loud," she says. "That's never going to change." Bone has lived on the Green since 1987, and has served on Court Council since 2010.



Molly O'Brien (Court 14) is an avid traveler and admits she was drawn to education because teachers had more time off than most other professions. Her skills in math came early; she tutored her friends in high school and went on to teach at Audubon Middle School, Westchester High, and the Academy of Music and Performing Arts at Hamilton High School. She was also responsible for the first yoga classes in the LAUSD – 22 years ago! As for those summer vacations, until COVID she spent most of them abroad in India, Myanmar, Cambodia, Laos, Borneo, and at her family's compound on Madeline Island on Lake Superior, in Wisconsin.



Charlie Unkeless (Court 9) retired from teaching in 2015, but is far from idle. If you come to his door in the afternoon, you're likely to interrupt his trumpet practice, tuning up for one of the many jazz bands he gigs with around town. Unkeless came to teaching late in life after careers in everything from lighting design to rock and roll merchandising. He taught junior high and high school, applying his life lessons to applied science, earth sciences, computer science, mathematics, even flight simulation. "I had a creative career," says Unkeless. "I was always searching for links that were meaningful to my students. I feel like my experiences got them interested in stuff."



Regina Bryant (Court 17) taught deaf children for most of her 45-year teaching career, beginning in Cave Springs, Georgia, at the Georgia School for the Deaf. She came to Los Angeles in 1979 and worked in various deaf programs in the LAUSD, including Osage in Westchester and Palms Elementary. Bryant worked hard at integrating her students into mainstream school life. "Anything that happened in the school, we made sure our kids were a part of it," she says. "Deaf children have to fight for everything, and have people fight for them. Not that I minded it; I loved the challenge." Bryant has lived on the Green since 1995, and has served on Court Council since 2015. □