

VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

HIGHLIGHTS

A Monthly Publication of the VGOA

July 2024

NEWS FROM THE BOARD Compiled by Patrick Comiskey

Thirty-two people attended a jam-packed Board Meeting held June 25, 2024, including eight Directors, Management representatives, and invited guests. Board president Laura Civiello opened the meeting with an announcement that the California State Senate Judiciary Committee is reviewing AB 2159, a measure that would allow HOAs to use electronic voting systems to elect board members and approve governing documents. An electronic process would give the association a more efficient tool to gather votes than the current paper ballots, and hopefully make it easier to get quorum prior to the annual meetings. You can support electronic voting by voicing your support here: <https://tinyurl.com/hoa-voting>

BALCONY INSPECTIONS SET:

Operations manager Linda Pollari gave an overview for the work required to comply with SB 326. She sought to approve the fee needed to hire a licensed engineer to inspect and report on balcony safety. Of the four companies that submitted RFPs, California Balcony Inspections stood out, and the Board approved hiring the firm, at a cost of \$39,160. Inspections are required by law by January 1, 2025.

NEXT STEPS FOR THE INSURANCE CRISIS:

Based on last month's presentation by Kimberly Lilley of Berg Insurance, the Board discussed next steps for the VGOA's 2025 policy renewal. Director Claire Knowlton said she is already making preparations in next year's budget to accommodate another large insurance bill. A community-wide townhall meeting about the upcoming renewal will be combined with the Budget & Finance Committee's annual open house in September. Ms. Lilley will be invited back to speak and answer residents' questions.

NEW RULES FOR FIRES AND FLAME-PRODUCING DEVICES:

The Board agreed to amend the Handbook to bring it into compliance with California Fire Codes § 308.1.4 and § 307.4.3. The rules include banning recreational fires in patios including fire pits and chimneys, requiring covered cooking devices on patios such as grills and BBQs have 10 foot clearance from Association buildings, and prohibiting fires of any kind in the Common Area. The rules will be subject to a 30-day homeowner comment period before adoption.



LIGHTING FIXTURES FOR COURTS 1,2,7 APPROVED:

As part of a pilot project to improve safety in the garage courts, Operations Manager Linda Pollari solicited multiple bids to upgrade the lighting in three garage courts. The Board approved a proposal from Superior Mechanical Engineering & Plumbing Inc. to upgrade existing fixtures to LED and install additional lighting at an estimated cost of \$21,000.

FANNIE MAE/FREDDIE MAC UPDATE:

Board member and realtor Chris Scornaienchi and his business partner Christina Warfield proposed a new process they believe will help the Association get off Fannie Mae/Freddie Mac so-called "blacklists." Given the Office's greater knowledge of the property, they recommended having the Office complete lender HOA certification requests rather than Ross Morgan; the Board approved trialing this process. Ross Morgan will continue to process HOA cert requests until the staff has received training, estimated to be completed by the end of July.

GAME NIGHT!

The Board approved a proposal from the Cultural Affairs committee to host a BYO game night one night per month in the Clubhouse.

CHALK ON SIDEWALKS:

The ongoing issue of children drawings on sidewalks—a condition which in rain-free Los Angeles, feels semi-permanent to some—was discussed. Initial letters by the Board pleading for self-regulation and restraint to owners and residents last year have gone unheeded, and the Office reports spending hours fielding complaints from residents on both sides of the issue. Pros and cons of enforcing a rule limiting chalk drawing to the front of chalers' units were debated.

MARK YOUR CALENDARS!

VILLAGE GREEN YARD SALE

Saturday, July 27, 8am - 3pm

Along Little Obama, Hauser Blvd, and Coliseum St.
Please have a look at helpful tips on the VG website.

<https://tinyurl.com/2024VGYardSale>

MANAGEMENT REPORT

June 25, 2024—Compiled by Sherri Giles; edited by P.J.C.

PAINTING & INSULATION:

With all baby birds having fledged and nests removed, work on Building 10 (Court 2) was completed on June 21. Work on Building 11 began on June 14, with power washing, insulation and carpentry projects. For the remaining buildings—26, 40, 56, 60, 75, 76, 79, and 84—please remove unoccupied bird nests and bird feeders to discourage further nesting until repairs are complete.

SERPENTINE WALLS:

Structural engineer Bruce Danziger has started working on the plans for the serpentine walls. Mr. Danziger will coordinate with contractor Craig Troxler to submit the plans to the Los Angeles Department of Building and Safety to start the permitting process.

COURT 1 WALKWAY:

Construction of a new walkway along the Sycamore Ave fence is underway and will be ready for foot traffic by July 1. The damaged walkway will be removed thereafter.

ELECTRICAL UPGRADE NEWS:

Electrical work in Building 1 and Building 88 commenced on Monday, June 17. Our new Electrical Project Coordinator, Brian Waschgau, is helping oversee the project, monitoring the security of units, and the daily comfort of residents.

“No Tree Climbing” SIGNS VANDALIZED:

A GKS security officer reported that several signs had been cut down from their supporting posts and discarded in the planter bed. The Board voted to replace them. The Board and Manager Sherri Giles lamented the cost and aggravation of this act. “Someone, probably an adult, seems to have no compunction destroying association property,” said Ms. Giles.

ROOF INSPECTIONS & EVALUATION:

Management has identified three companies from whom they will request RFPs for roof evaluations. These inspections will help the board and management budget and prioritize roof repairs and replacements going forward.

THE VILLAGE GREEN COMES TO SUGAR HILL

—by Daniel Millner, Court 5

On June 29, 25 Village Green residents gathered next to First AME Church for a walking tour of Sugar Hill, a historic neighborhood in West Adams. The tour included stops at the former homes of pioneering African American actors Hattie McDaniel and Louise Beavers and businessperson Norman O. Houston, providing some insight into the figures behind the landmark 1945 court case that helped end racially restrictive covenants in Los Angeles.



GKS SECURITY REPORT

May 22 to June 18, 2024; Edited by Patrick Comiskey

SUSPECTED BURGLARY, Court 7, May 22, 10:21pm.

A resident reported missing a package believed to have been delivered to downstairs neighbors in error. Despite confirmation of delivery from FedEx, the neighbor claimed no knowledge of the package. Security took down statements from both parties and urged the person who lost the package to file a police report.

NO CLIMBING SIGNS REMOVED, Court 15, May 26, 11am.

A resident observed children uprooting the “No Climbing Trees” signs on the Center Green. The resident confiscated the signs and reported the incident to Security and the Office. These same signs were vandalized days later by an unknown party.

CIGARETTE SMOKE, Court 9, May 26, 4:18pm.

A resident lodged a complaint that a neighbor was smoking cigarettes inside their unit. Responding officers were unable to smell any smoke.

BARKING DOG, Court 6, May 31, 10:43am.

A Court 7 resident called to complain of a dog barking in Court 6; officers could not locate the source of the noise.

RESIDENT FOLLOWED, Court 16, June 5, 6:23pm.

A woman on an evening walk noticed a man walking behind her carrying a large stick and talking to himself and became concerned that she was being followed. Security was able to track down the man, a resident, who claimed he was upset, but wasn't following anybody.

DOGS OFF LEASH, multiple reports Court 5.

Security received multiple calls from a Court 5 resident regarding dogs off leash. Security had conversations with the offending parties, who said they would try to avoid future incidents.

NOISE COMPLAINTS, multiple reports, Court 15.

Security received multiple calls from a Court 15 resident about children playing noisily. Officers tried to independently verify the noise but were unsuccessful.

Highlights and the VGOA website are all-volunteer publications of the Communications Committee and generous neighbors who contribute each month. For more VG News & Articles please go to www.villagegreenla.net/news-and-articles.
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