



# VILLAGE GREEN

NATIONAL HISTORIC LANDMARK

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# HIGHLIGHTS



A Monthly Publication of the VGOA

May 2024

## NEWS FROM THE BOARD

Compiled by Patrick Comiskey

Thirty-eight people attended the Board Meeting held April 23, 2024, including six Directors, Management representatives, and invited guests. (Ashley Fondrevay and Daniel Millner were absent.) Most of the evening was devoted to construction and repair projects which are covered in the Manager's Report.

### GKS PRESENTS A SECURITY UPDATE:

The meeting was preceded by a lengthy presentation from Richard Vasquez and Bruce Campbell of Green Knight Security, to report on their first six months of service. They outlined the procedures and the tools they use to patrol the property, and described their vehicle routes, checkpoints, and communications. They sought to address residents' concerns regarding reported dropped dispatch calls and inadequate interior patrols. Despite Green Knight's very good safety record for their first six months, members of the Board expressed concern at the vendor's poor communications track record to date. Safety Committee Board liaison Steve Haggerty asked for more transparency and urged the company to make some of their reports available to the community at large, possibly as a dedicated feature of the Green's web page.

### IT'S COYOTE SEASON...and they seem to love the Village Green! Please be watchful!

There has been a recent uptick in coyote activity and sightings here on the Green. Coyote pups are born between March and May, and so adults are more active.

If you see a coyote at any time, you should try to haze it.

Small children should always be supervised during early morning and early evening hours. Dogs should be on a short leash; cat should be kept safely indoors at all times.



### LOCK IT! HIDE IT! KEEP IT!

At a recent Village Green Safety Committee meeting, LAPD reported on "Crimes of Opportunity" in the area surrounding the Green. Officers described how criminals move through an environment without a specific planned target, but test for opportunities for easy access, like unlocked car doors, windows, and garages.

Officer Norris of Green Knight Security reported similar incidents where potential criminals wander through the Green seeking to steal from cars, patios, and units. In several incidents, unlocked cars or open windows allowed access to the victim's property.

Our community includes open access points, multiple paths to wander through without attracting suspicion, and a garden that may encourage a misleading sense of security among residents. So be aware, be vigilant, lock it up, and keep your porch lights on at night!

### OPERATIONS RESOLUTIONS:

Manager Sherri Giles submitted a number of resolutions for the Board's consideration. The final 2023 Audit Report, the hiring of a structural engineer to develop plans for serpentine wall repair, the hiring of a new assessment collections company, and HOA management courses for Office staff were unanimously approved by the Directors.

### OPEN BOARD SEAT FILLED:

Two residents, David Mellon and Gila Brown stepped forward as candidates to fill the empty seat on the Board. They introduced themselves in brief presentations, after which the Directors chose Gila Brown to fill the position until the next election. (Look for an introduction to Gila on p2.)

### MARK YOUR CALENDARS!

#### COYOTE AWARENESS WORKSHOP:

May 19, Clubhouse, 11:30am-1:30pm



A wildlife expert will visit the Green to speak about coyotes and other local wildlife; more information will be distributed shortly.

If you have questions, please contact Mickey Fielding, Court 7.

#### THE MEMORIAL DAY WEEKEND CONCERT:

May 26, Main Green, 3pm to 6pm

This year featuring La Verdad - Exceptional Latin dance music and Latin Jazz!

#### THE VILLAGE GREEN YARD SALE:

July 27

Save the Date and rustle up your white elephants!

#### THE LEGACY OF SUGAR HILL:

June 15 Lecture & Discussion, Village Green Clubhouse, 10am - 12pm

June 29 Guided Walking Tour of Sugar Hill, 10am - 12pm

Please join us for a deep dive into the history and legacy of Sugar Hill, a historic West Adams neighborhood, that was a nucleus for African American culture in mid-century Los Angeles.

This double-header event will be of special interest to those who love history, architecture, urban planning, or believe in community spirit.

## ELECTRICAL UPGRADE PROJECT:

Village Green board members and staff have identified and interviewed a candidate to serve as Coordinator for phase 2 of the pilot project. A zoom meeting with residents in Buildings 1 and 88 will be scheduled.

## SERPENTINE WALLS:

Contractor Craig Troxler has contacted a structural engineer to create new plans for the walls' repair, as required by the LA Department of Building and Safety. Once these documents are obtained, they will be submitted to the city for permitting. An onsite meeting with Troxler, LAOHR architect Lambert Geissinger, and VG Management will review past work on the walls.

## GARAGE COURT LIGHTING UPGRADES:

An RFP for the installation of new and replacement of existing lighting fixtures in Courts 1, 2, and 7 was submitted to several electricians in late March, with proposals due at the end of April.

## BALCONY INSPECTIONS:

An RFP has been submitted to several engineers for this work, with a deadline for proposals Friday, May 17, 2024.

## GARAGE RESTORATION & PAINTING:

Courts 3, 7, and 11 are slated for garage restoration. A structural engineer recommended repairing instead of replacing the stem walls for one of the garages in Court 3. Work will commence in late summer-early fall, and will include termite treatment of the garage buildings, carpentry repairs and new paint. This year the process will also include some roof repair. The annual garage inspections of garages will coincide with this work.

## COURT 1 WALKWAY REPAIR:

After receiving some pricey proposals for repair of a sidewalk affected by tree roots in Court 1, Maintenance Supervisor Darwin Harry Ruiz believes the maintenance team can do the repair in-house; work will commence next month.

## BUILDING PAINTING & INSULATION:

The Board approved painting and insulation in March for Buildings 10, 11, 26, 40, 56, 60, 75, 76, 79, and 84. The tentative start date is May 20; a zoom meeting is being scheduled for homeowners.

## NEW LAUNDRY VENDOR:

All Valley Washer Service (AVWS) has been hired to replace WASH. Currently, AVWS's installation team is coordinating with WASH's team to determine the removal date(s) of their equipment and the installation of the new equipment, tentatively scheduled for mid-June for courts 1-4. AVWS will conduct tutorials in select laundry rooms, to familiarize interested residents with the phone app and the new machines. Maintenance staff will clean and repair the floorspace the machines occupy between pickup and delivery.

## IN OTHER NEWS:

Ms. Giles has identified an attorney and insurance broker with experience addressing the recent insurance crises affecting the housing industry and has invited them to meet with the Board at next month's meeting. She also reported progress toward hiring a Landscape Manager. Finally, the spring rains exposed roofing problems (and leaks) in a number of units. Facilities Manager Linda Pollari reports that there is a critical shortage of qualified roofers in the city, and that repairs, unfortunately, may be delayed until October.



## INTRODUCING NEW BOARD MEMBER GILA BROWN!

Gila Brown has lived at the Village Green since 2015. While currently a licensed marriage & family therapist, she has an extensive background in property management. She served as property manager for the Franklin Towers, a condominium property in Hollywood, has managed a portfolio of 6 new development associations throughout Los Angeles, and has served on a previous HOA boards. She is a Certified Manager of Community Associations through CMCA and has extensive experience overseeing capital projects and procuring contractor bids. Gila lives in Court 14 with her cat Murray and her new rescue dog, Rosie.

## GKS SECURITY REPORT: March 25 to April 9, 2024; edited by Patrick Comiskey

### WELLNESS CHECK, Court 5, March 25, 10:20am

The Office contacted Security after several Court 5 residents called to express concern about a resident who had not been seen for some time.

### COMBATIVE RESIDENT, Court 12, March 26, 5:45pm

In a discussion involving the illegal use of Guest Passes in the Court 12 parking lot, a resident became verbally abusive to the Officer trying to explain and enforce the rule.

### NOISE COMPLAINT, Court 7, April 4, 4:28pm

A resident complained that an upstairs neighbor was loudly moving furniture. When a security officer responded he observed two men carrying items to a waiting van, who insisted they were trying to be quiet. Security received a second call on the same day at 8:00pm by the same neighbor; the court was monitored for the remainder of the shift, but no disturbance was noted.

### NOISE COMPLAINT, Court 7, April 7, 3:11am.

The patrol officer monitored the area but heard nothing; no further calls were made that night.

### NOISE COMPLAINT, Court 7, April 9, 2:54am.

A neighbor stated that the upstairs occupants were stomping and slamming doors. The responding officer heard noises coming from the unit and asked the residents to refrain from making loud noises at that hour.

**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..](http://www.villagegreenla.net/news-and-articles..)

Editor: Patrick Comiskey | Designer: Andrea Hawken  
Proof Reader and Web Designer: Kelly Samojlik