

# VILLAGE PALOS VERDES

## HOMEOWNERS ASSOCIATION

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April 1, 2009

Dear VPV Homeowner:

### **April Meeting Date Change**

Please be advised that the April meeting date for the regular monthly Board meeting has been rescheduled from April 9<sup>th</sup> to April 16<sup>th</sup>. This is a one-time change to the normal schedule of the meetings occurring the second Thursday of each month. Monthly Board meetings are held in the Board Room at the Palos Verdes Inn, 1700 S. Pacific Coast Hwy., Redondo Beach, CA 90277, scheduled to start at 7:30 pm. During the Open Homeowners Forum portion of the meetings, Homeowners are asked to limit their comments to a maximum of two (2) minutes. Homeowners who would like to submit their questions or concerns in writing prior to the meeting for Board review may do so by forwarding them to Ariel Hess at Scott Management Company via email [ariel@scottmgmt.com](mailto:ariel@scottmgmt.com) or via fax (310) 370-2364 attn: Ariel Hess.

### **Litigation Update**

Documents regarding the litigation will continue to be posted on the VPV website as they are approved for posting by VPV legal counsel. The path to locate these documents is: <http://www.villagepalosverdes.org> Once you arrive at the home page, select "News", then select "Exterior Renovation Project" followed by "Renovation Litigation."

An alternate source of information is:

<http://www.lasuperiorcourt.org/civilCaseSummary/index.asp?CaseType=Civil>  
In the case number box, enter "BC402717"

### **Homeowner Mortgage Re-Financing Efforts Impacted by Litigation**

For those homeowners who are in the process of, or plan to, re-finance their mortgage, your personal lending institution may halt the loan due to the litigation regarding the special assessment which has been filed against the HOA. The association's Corporate Counsel has prepared a legal opinion summary letter which can be provided to your lender to aide in their loan underwriting process. The letter will assist lenders in understanding that the association is not in litigation due to any circumstance other than the claims against the special assessment. Any homeowner who is having difficulty trying to refinance their unit due to this situation should contact Ariel Hess at Scott Management Company and he will forward the letter directly to your prospective lender. This letter will not ensure that your lender will proceed with funding, but it may assist in the process.

### **Monthly Walk Through**

Please be advised that the monthly landscaping walk through has been changed to the first Thursday of every month and will begin at 9:00 AM. Homeowners who would like to participate in the walk through should meet Phil and Ariel at the bottom of the middle driveway between 213 Calle Mayor and 447 Camino de las Colinas.

**“C” Unit Entry / Atrium Exterior Renovation Project Replacement Specifications**

During the Special Meeting held on January 27 to review the Exterior Renovation Sub-Contractor bid evaluation process, a request was made to identify the resurfacing and non-replacement transition points in the “C” Unit entry atriums. (Please refer to the January 27 Q & A mail-out for further details on this cost savings issue.) Our contractors have identified these specific transition points in the atrium / entry of 444 Calle Miramar. Please feel free to drop by and view the details of the mark-up currently available through April 22. (Please be courteous to your neighbors and your noise level while doing so.) Phil Greer will be available at that address on Thursday, April 16 at 2:30 p.m. to explain the specifics of this mark-up. If you are unavailable at this specific time and after stopping by and looking at the unit you still have questions, please contact Ariel at Scott Management. Ariel will make a list of interested parties and schedule a second opportunity to have the details explained.

**VPV Committees**

Now is a good time to volunteer and lend your services to help improve VPV. As announced in previous communications, the Board of Directors is forming some committees to help with the workload of managing our association. Current plans are to initiate three ad-hoc committees that will serve at the direction of the Board of Directors. Some of the committees are long term engagements and may not require a lot of your personal time to meet frequently at this stage of the planning process. Other tasks require immediate action but are required for a shorter duration. We have already received the names of a few volunteers but need others to get involved and help with the process. The committees will be taking on planning and work tasks activities associated with the following specific areas:

**Rules and Regulations Committee** – We have an immediate to review and update the current Rules and Regulations for improvements. Some new rules are required while others require clarification or strengthening to ensure the warranties are protected for the investment in our new exterior and to improve the quality of everyday life here at VPV. This is a good opportunity to help improve VPV in many aspects. Once the revised rules have been adopted by the Board, they are then distributed to the entire HOA for review.

**Landscape Committee** – This committee gets involved in the oversight of the on-going maintenance program while working with Scott Management and Phil Greer to monitor contractor performance. The group will initiate the long-range planning efforts for the upcoming landscaping renovation project to be undertaken when the exterior renovation project is complete. Once the initial concept plan is approved, the group will take on efforts to help obtain the services of a landscape architect and create a detailed plan for the new landscape design and implementation, as well as developing the plan for a revised on-going maintenance program. This is a good opportunity not only for those of you with green thumbs, but also for those with strong organizational or project management skills.

**Architectural Committee** – The Board will be re-enacting the Architectural Control Committee to establish guidelines for VPV architectural related modifications. The committee will propose standards and guidelines for adoption by the Board of Directors and inclusion in the VPV Rules and Regulations. The committee will administer and review all written requests for architectural alterations which may affect the interior and exterior of any dwelling. The goal of this process is to return to a program where remodeling plans are submitted for approval to ensure the VPV common area assets are protected. This approval process can also be beneficial to the individual homeowner as lessons learned through other similar remodeling efforts in our complex can be shared to help improve your plan.

**Finance Committee** – The Finance Committee will assist the Board and primarily the position of Treasurer, in oversight responsibilities relating to fiscal management. The committee will review the draft annual operating budget, making recommendations for improvements. They will also perform research and offer recommendations for allocation of the association's investments.

Homeowners interested in serving on any of the above committees should contact Ariel Hess at Scott Management Company via phone or e-mail before April 15, 2009 to have your name added to the list. Once the Board officially forms the committees, volunteers will be notified accordingly.

### **Tree Trimming**

Several homeowners have reported that they would like the trees in front of their unit to be trimmed. The Association budgets for trimming of all trees once every other year. The next scheduled trimming will take place this coming winter. The association has a long standing policy of allowing trees to be trimmed out of cycle, for view purposes, if the requesting homeowner is willing to pay for the cost of the trimming. The tree trimming must be performed by the association's contractor. If you are interested in having a tree trimmed that is affecting your view and are willing to pay for the cost of this work, please notify Scott Management in writing. Upon receipt of your written request, we will obtain an estimate for the work and once you have agreed in writing to pay the affiliated costs, the work will be scheduled. If the view also affects your neighbor, you may want to see if they are willing to share the costs. In an effort to perform the work in the most cost effective manner, it is beneficial to schedule the trimming to be done at the same time. Please notify Ariel at Scott Management before April 17<sup>th</sup> so that specifics can be organized to review the requests, obtain estimates and approvals and then schedule the work.

Scott Management Company and GS Brothers will be performing a property walk to identify any specific trees which may not be able to wait for the annual trimming cycle.

Sincerely,

VPV HOA Board of Directors