



Mutual 15 Website
www.lwsb.com/mutual15

Ongoing stairway repairs

MUTUAL 15 DIRECTORS

- Bruce Bowles**
President
- Bernie Koagel**
Vice-President
Buildings 1-16
- John Fuhrer**
Secretary
Buildings 17-33
- Barbara Keenoy**
CFO & Building
Captains
- Ron Gildner**
Director
Buildings 34-48
- Bev Larson**
Director
Landscaping
- Ron Beeler**
Advisory
Director
- Bob Crossley - Declined**
Director duties



Stairway Repairs!

Contractors finishing up the final phase of repairs installing new footing and columns for the worst stairways. This will continue throughout February!

Message from the President

I'm working to schedule the following topics over the next four months. We will have a special guest at each of our board meetings to discuss the topics below.

- February-current asset manager
- March-proposal from new asset manager
- April-report from our reserve study company
- May-budget review

Security Town Hall Meeting

Wednesday, February 15, 2023,
at 6:00PM, in Clubhouse 4.


Before the pandemic, the town hall meetings gave Security and opportunity to relay important information regarding all aspects of Security directly to the residents. Also, it gave residents a chance to ask questions and voice concerns. We plan on having a Security Town Hall meeting at least once per quarter throughout the year.

Topics for discussion include the enhanced access entry system for the community, along with an extensive time devoted to a resident's question and answer period.



Mutual 15 Hotline Numbers
562-804-5585

- Option 1 - Buildings 1 through 16
- Option 2 - Buildings 17 through 33
- Option 3 - Buildings 24 through 48
- Option 4 - All landscaping Concerns
- Option 5 - General Comments and Suggestions
- Option 6 - President & Vice-President
- Option 7 - Chief Financial Officer
- Option 8 - GRF Representative



BOARD MEETING

Thursday, February 23rd
9:00AM Conference Rm B
Located in alley behind medical center

If you have an emergency such as overflowing toilet, broken pipe, etc. After 4:30pm weekdays and all day on weekends, and holidays please call LW Security!

Security
562-594-4754

Please be aware that messages left on Hotline

Options #2, 3 & 4 are checked throughout each weekday. However, messages left on options 5, 6, 7 & 8 are checked only periodically during the week since those options are not for any service or landscaping issues. Please be aware, your landscaping concerns and issues are being captured and forwarded to our Mutual 15 contracted landscaping services, and will be addressed in a timely manner. All water leak issues will be addressed ASAP, and you will receive a call back to verify the exact location of the leak. We thank you in advance for your patience.

Rules and Regulation for Carport and Carport Storage

- Vehicles must have current DMV registration, license plate tags, and sufficient insurance
- Vehicles must have current Leisure World decals
- Vehicles parked in the carport, that are covered, must have a “window” cut out in such cover so that the decal is visible
- Shareholders may not store any inoperable vehicles in a carport space
- Boats or trailers of any size or kind may not be parked in the carport.
- Carport floor space may not be used as a storage area
- Any damage to the carport is the responsibility of the assigned shareholder
- Only bicycles, shopping carts, wagons, ladders or approved non-wood storage cabinets may be stored under the cabinet
- Any stored items in the carports must be completely contained in the carport cabinets or enclosed bins under cabinets
- Improperly stored material must be removed

HCC Good Neighbor Pharmacy CLOSING

Leisure World’s Good Neighbor Pharmacy will be closing its doors by month’s end. Optum, which subleased the space to the pharmacy, has indicated it is developing a plan to “assure that there will be continuous on-site support for pharmacy services” until a new pharmacy partner can be placed in the site. On Friday, the operators of the Good Neighbor Pharmacy informed Optum that the store was abandoning its lease, which ran through September, and selling its inventory to CVS. The abrupt announcement is expediting Optum’s planning, according to Victoria Batistelli, Optum’s director of group operations, on Monday morning. In the short-term, an Optum clinical account manager will be on site to help residents temporarily transfer their prescriptions to Optum’s pharmacy system. Those prescriptions will be delivered by mail to the customer’s door. Batistelli said installing a full on-site pharmacy might take three to four months. The company hopes to stock grocery items in the space until the new store opens. More details will be presented in the Feb. 9 LW Weekly. Updates will also be posted on optum.com.

Pet Polices

- Resident Pet Owners is required to carry general liability insurance in the amount of at least three hundred thousand dollars (\$300,000.00) for the indemnification.
- Pet owners are required to have a city license for all animals.
- Resident pet owner shall immediately remove any pet waste deposited, by the pet, in all common areas where said pet is permitted.
- All dogs are required to be on a 6-foot leash or less at all times while walking in mutual 15 common areas.
- Visiting pets are not allowed in mutual 15!!
- Mutual 15 has a one dog policy, the second dog must be a registered service dog!
- All pets must be registered annually with the GRF

Flat Roof Maintenance

Due to the ongoing concerns, with flat roofed building leaks, their drains and roofs will be cleaned quarterly. This will help to alleviate on going issues with standing water on the roof.



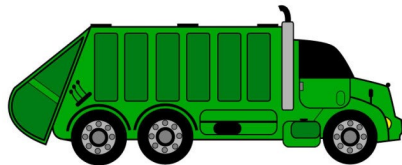
February 2023

Mutual 15 Newsletter



Landscaping concerns.

Please be aware, your landscaping concerns and issues are being captured and forwarded to our Mutual 15 contracted landscaping services, and will be addressed in a timely manner. All water leak issues will be addressed ASAP, and you will receive a call back to verify the exact location of the leak. We thank you in advance for your patience.



- **BLUE BIN RECYCLE**
- **GREEN BIN FOOD COMPOST**
- **GRAY BIN REGULAR TRASH**

WE ALL NEED TO DO OUR PART!!

Athens Trash Service

Blue Bin Recycle – Do NOT put your recyclable items in bags. The recycled items are dumped on a conveyor belt and bagged items are not recycled.

Gray Bin Regular Trash – Bag all items

Green Bin Food Compost – Must bag all food scraps in clear or green bags.

TRASH AND RECYCLE BIN AREAS

Asking residents to Please follow the rules on dispensing trash and recyclable items into bins. Failure to do so only cost us all more money!

BLUE BIN RECYCLE

- Breakdown all corrugated boxes into small pieces before putting into recycle bin.
- Do not place recyclable items in a **bag** in the bin! All items must be loose.

GREEN BIN FOOD COMPOST

- All food scraps must be in clear or green bags.
- No loose food scraps.
- No other recyclable items.
- No garden or grass scraps.

GRAY BIN REGULAR TRASH

- All trash must be in a bag.
- No food items in trash.
- All large items, that do not fit into recycle or regular trash bins, **MUST** be taken to the 1.8-acre location known as the mini farm area for disposal.
- Each resident is responsible for their own large item disposal. It is not the Mutual's responsibility to dispose of your large items. Failure to do so only cost us all more money!

Share this **Mutual 15** electronic newsletter link with your neighbors, so they can be better informed like you. Below is the link to share, with your neighbors, to subscribe to the monthly electronic newsletter. They will need to include their name, email address and unit number when responding so they can receive the next newsletter. Link: mutual15emailsubscription@gmail.com

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