

Mutual 15 Newsletter

March
2023



Mutual 15 Website
www.lwsb.com/mutual15

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

Let's Get Together



Spring Social & Building Captain Recognition Party

SAVE THE DATE

Thursday, April 20

2 to 4 pm

Clubhouse 4

[More details to follow](#)

2023 Mutual 15 Elections

Mutual 15 Board of Directors
Mutual 15 GRF Director

Election Schedule.

Candidate Application period
Opens February 24th - Closes March 28th
Ballots mailed out on May 17th
Annual shareholder meeting June 16th 10am

There will be two voter envelopes sent out to all Mutual 15 shareholder to vote on.

- *Mutual 15 Board of Directors*
- *Mutual 15 GRF Board of Director*

Message from the Board

The Mutual 15 board members are most grateful to a total of seven shareholders, from buildings 8, 9, 15 and 34, who donated 100% of the funds needed to purchase and plant six new trees in our mutual.

These new trees replace trees that were removed in the past or are in areas where trees had been slated for installation. This gesture allows us to create large greenbelt areas that are too large to become extended patios and too large to leave as dead, brown grass areas.

The mutual also added two new trees to replace trees removed, in the past, for a total of 8 new trees added.

There are many other areas where trees and plants can be added to create green belts. If you would like to donate a tree to help, make additional green belts, please leave a message on the Hotline using Option 5. Memorial plaques can also be added if desired.

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

Monday, March 20*
1:00pm Conference Rm A
Located in the administration office



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

MEET THE CANDIDATES

Mutual 15 Board of Director Candidate Forum
Thursday, May 10
2 to 4 pm Clubhouse 4



Golden age foundation and the Southern California council on aging have teamed up to offer many free services to our community. Contact Juliana or Julie at 714-619-4367 or see them in the Administration office behind conference room C. You can also check out their free services at www.coasc.org

Pet Polices

- Resident Pet Owners are 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



Help Prevent Fires Cooking Safety

- Never leave your range or cooktop unattended while cooking
- Keep your cooking area clean and free of combustible materials
- Be sure to clean up any spilled or splattered grease
- **Keep an ABC Fire Extinguisher readily available in your kitchen**





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.

REMINDER: When you request red flags, for your garden area, that means the entire area becomes your responsibility to maintain. Flags cannot isolate specific plants, for your care, with the remainder being maintained by the landscape contractor. Thank you for your cooperation.

When significant rainfall is expected or occurring the landscape contractor is directed to temporarily turn-off all 12 irrigation timers throughout the mutual. The length of time they remain off is determined by the amount of rainfall received.



Flat Roof Maintenance

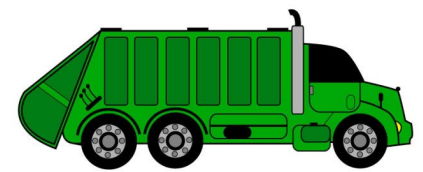
Due to the ongoing concerns, with flat roofed building leaks, drains and roofs will be cleaned quarterly. This will help to alleviate ongoing issues with standing water on the roof.

Two Story Building Breezeways Rules and Regulations

The placement of items outside a Unit, within a breezeway, shall not impede access by emergency personnel (and their equipment), including without limitation, the Fire Department, GRF Security personnel, health providers, or Service Maintenance personnel. Any items which will increase insurance costs for the Mutual and/or other Qualifying Residents or Shareholders shall not be kept or stored in the breezeways. Any items kept or stored in the breezeways shall comply with any and all fire and safety code regulations.

The following items may be kept or stored in the breezeways only!

- (One) a small storage container
- (Two) large potted plants elevated on a wheelbase to allow access to the floor for cleaning
- (Three) small potted plants grouped on a low bench or small table which does not need to be moved for cleaning purposes
- No saucers may be kept in the breezeways. Only pavers can be used in the breezeways.
- Bicycles, tricycles, or other modes of transportation shall not be parked near the Unit, or under the stairs.
- Any damage to items left in the breezeways, when the breezeways are cleaned, are the responsibility of the Qualifying Resident and/or Shareholder.
- The second story guard rails, and under the stairs on the first floor shall be free of overhanging plants and any other items.



- **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

Visit Mutual 15 Website
www.lwsb.com/mutual15
