



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

The Exterior Beautification Committee created a bird, bee, and butterfly attracting planting area.



Laundry Room M
We are receiving rebates from the water district that could amount to as much as \$3000. This project was taken on because of the drought restrictions and the unique location of this area that would never be watered because it's not a greenbelt location. We hope to complete similar projects in other areas in the mutual when we have the opportunity without great expense

Did You Know...

- Parking Tickets** - As of April 28th 2023 Security will start issuing parking tickets throughout Leisure World. Tickets will include fines! In an effort to build community goodwill toward the new parking enforcement program, the Security Department has been directed by GRF to delay full implementation of the parking enforcement program and impose a 30 day “community warning period” before parking citations with fines are issued. Full implementation of the parking enforcement program will be in force on June 1st, 2023.
- Pet Registration** - All Dogs, Cats and Birds must be registered annually with the GRF. You can pick up the form in the Stock Transfer Office.
- Community Activity** - Leisure World is a community alive with activity! With over 200 clubs and a wide variety of activities, there’s something for everyone to enjoy.

2023 Mutual 15 Elections
Mutual 15 Board of Directors
Mutual 15 GRF Director
Vote on GRF By-Law Updates

Election Schedule.

Ballots mailed out on May 17th
Annual shareholder meeting June 16th
10am Clubhouse 4
There will be three voter envelopes sent out to all Mutual 15 shareholder to vote on.

- Mutual 15 Board of Directors
- Mutual 15 GRF Board
- GRF By-Laws

Mutual 15 Newsletter

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

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 #1, 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.



BOARD MEETING

Monday, May 15th
1:00pm Conference Rm A
Located in the admin office

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

Upcoming EVENTS



Mutual 15 Board of Director **Candidate Forum**
Thursday, May 10, 2 - 4 pm Clubhouse 4.

This is an opportunity to meet and ask questions of the shareholders who are running for the Mutual 15 Board of Directors & GRF representative.

Need transportation to the event? Call (562) 431-6586, ext. 379 & ask for the on-call bus. Please call 15-20 minutes prior to the event.

Pet Polices

Resident Pet Owners.

- **All pets must be registered annually with the GRF**
- 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!** A second dog must be a registered service dog!



Sample Renderings showing the proposed changes to the patio and turf procedure

Sample rendering of atrium units with Standard and Extended Patio’s with natural lawn and artificial turf



Sample Rendering of two-story units with Standard and Extended Patio’s with flower bed



Message from our President

What are Reserves?

The overall concept of a reserve study is to identify an association’s predictable expenses and put together a responsible funding plan so that the homeowners may pay their fair share - no more, no less. Reserves are commonly used for large, infrequent projects such as painting the exterior of buildings, replacing perimeter fences, and other major expenses such as roofing. Most operating budgets would not be able to absorb a \$100,000 expense that pops up or for that matter a million-dollar expense. This is why saving money over time is the ideal method for funding infrequent reserve projects. We have accumulated about 60% of our forecasted expenditures through the reserves. However, due to inflation over the last several years many of our projected expenses probably are not in-line with current replacement costs today. As I write this, I’ve asked for bids related to major projects such as painting and roofing so we might understand where we’re at in today’s environment. Over the next several weeks the board and I will be reviewing the studies. There are current needs and we will allocate the reserves as necessary. I wish I had more information but until I receive bids and look at what

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:

- (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.

they contain and how we might enact them this is the best I can do for an update.

However, I promise to keep you updated as we go through this process. This is a yearly process and I’m learning the right questions to ask as I’ve been working on this on and off all year. I have created spreadsheets that record the building, the work completed and the year, which now gives us what I consider to be a correct, working record for these improvements for future use by subsequent boards in our Mutual.

Sincerely,

Bruce Bowles

President

April 2023

Mutual 15 Newsletter

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!


