

July
2023



Mutual 15 Website
www.lwsb.com/mutual15

MUTUAL 15 DIRECTORS

Bruce Bowles
President

Ron Gildner
Buildings 1-16

John Fuhrer
Secretary

Barbara Keenoy
CFO

Lois Corrigan
Director
Buildings 17-33

Marla Hamblin
Director
Buildings 34-48

Ron Beeler
Director
Landscape

It's that time of year to enjoy outdoor cooking on our Barbeques!! Let's have a Fire free and Safe barbeque season

It's Barbeque Season



RULES AND REGULATIONS FOR BARBEQUE USE

Section 9.1 – Use of Barbecues.

All outdoor cooking regardless of how it is used must be at least ten (10) feet away from all structures. After barbecuing, the barbecue may be left in place overnight to allow the appliance to cool down. Charcoal barbecues are not permitted in Mutual 15.

All outdoor cooking regardless of how it is used must not be used under a patio roof due to the possibility of large flare-up of flames while cooking. Barbecues shall not be used underneath the eaves. Propane or butane barbecues shall never be used inside a Unit for cooking, heating, or storage purposes.

Dear Shareholders of Mutual 15

It is with deep sadness that I must inform you the reason of my abrupt resignation as Vice President and Board Member is due to a health issue. At this time, it is recommended by my team of physicians that I remove myself from the Board to better focus on regaining my health.

Bernie Koagel

Ron Gildner

With the resignation of Bernie Koagel, Ron Gildner has accepted the appointment to join the Mutual 15 Board of Directors.

New Outdoor Landscape Options Are Here!

At long last and after extensive writing, re-writing and attorney approval process your Mutual board members have approved regulations that will allow for extended patios, enlarged garden areas, golf cart pads modification to help eliminate ornamental, non-functional lawn in an ongoing effort to reduce wasted water and maintenance of these areas. These changes will enhance our property values while maintaining an individual yet consistent appearance. These new Rules and Regulations will be updated on our website soon.

July 2023

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, July 17th
1:00pm Conference Rm B

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

New landscape company started July 1st 2023

Note from our President

Landscape Contractor Change

As of July 1st 2023 our Mutual is now under contract with J & J Landscaping for the maintenance of our common ground areas and unit planter areas. On that Saturday they started the work of checking, adjusting and repairing our irrigation system. It has been a slow process that will span several more Saturdays of work to get through the entire mutual. They are finding many required repairs involving extensive work. However, there is never a final sprinkler repair job that makes everything perfect but this is a good start and issues will be addressed in a timely manner. Our system is old so we are working within the initial framework installed 60 plus years ago, updating as the system constraints allow.

On weekdays they have begun cleaning planter areas at starting around Building 1 and are working their way through the Mutual, building by building with weeding, trimming and maintenance. It will take some time to cover all the buildings so your patience is appreciated. The regular maintenance will continue at 5-6 week intervals after this initial clean-up.

Mowing will take place every Wednesday from May to October and every other Wednesday November to April, and the entire Mutual will be mowed on that single day.

Red Flags will be changed to **Green Stakes**

For the residents who maintain their own planter areas please be advised that we are in the process of eliminating the red flags that have been used to designate your area. They fade, the stake rusts and they get bent, etc., causing an unsightly, poorly visible marker.

Our new landscape contractor will be looking for green stakes that are taller, less obtrusive and longer lasting. Please call the hotline and select option #4 to notify the Landscape

Pet Policies

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!



Director of your need to replace your red flags with green stakes and please state how many green stakes you will need. Thank you.
New Outdoor Options are Here!

At long last and after extensive writing and re-writing and attorney approval your Mutual board members have approved regulations that will allow for patio, planter and golf cart modifications to help eliminate ornamental, non-functional lawn in an ongoing effort to reduce wasted water and maintenance of these areas. These changes will enhance our property values while maintaining an individual yet consistent appearance. These new Rules and Regulations will be updated on our website soon.

Sample Renderings showing the proposed changes to the patio and turf procedures.

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



” New Patio and Extended Patio Rules and Regulations”
Board passed the first round of approvals

Section 3.1 – Patios

3.1.1 **Patio Approval Process** – both Standard and Extended

- 3.1.1.1 All requests for patios must be submitted to the GRF Physical Property Department and the Design Review Committee (hereinafter referred to as DRC) for approval at least four (4) weeks prior to a regularly scheduled Board Meeting.
- 3.1.1.2 Due to the variety of residential structures on the property of Mutual 15 variance requests will be considered on an individual basis.

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.

3.1.2 Plans

- 3.1.2.1 The GRF Physical Property Inspector and the (DRC) must submit the plans for approval to the Board at least two (2) weeks prior to a regularly scheduled Board Meeting.
- 3.1.2.2 Patio plans must be drawn to be easily understood with dimensions and must include the walls, wall caps, fences, and gate materials being used. Manufacturer's color and style must be included when possible. Two copies of the plan on 8 ½" x 11" or larger must be submitted. One copy to be retained in unit file.
- 3.1.2.3 The Shareholder's plans and specifications must be in accordance with the Mutual's requirements as set forth in these Rules and Regulations. (Pursuant to Article 3 Section 3.1 of these Rules), all construction work related to the construction of patios must be done by a contractor licensed and insured in the State of California.

3.1.3 Permits

- 3.1.3.1 Mutual building permits are required for any alterations to patios. Additionally, GRF and City of Seal Beach permits may be required for some modifications.
- 3.1.3.2 Any changes or variance requests from the approved plans must be submitted to the Board and approved prior to implementation. A majority vote of a quorum of the Board of Directors is necessary for approval.

3.1.4 Standard patio improvements

- 3.1.4.1 Construction of patio closets, which requires a GRF building permit
- 3.1.4.2 Addition of attached pre-assembled cabinets/sheds
- 3.1.4.3 Expansion of the interior rooms of the unit outward into the patio space

3.1.5 Stipulations for Existing Patios:

- 3.1.5.1 All Currently installed patios will be considered as allowed, subject to the requirement that all currently installed patios must be brought into compliance with the patio standards set forth in the Mutual's Governing Documents at the seller's cost, at the time of transfer of title or sale of a unit with a patio the buyer must agree to manage, maintain, and cover the cost to bring patio in compliance, if needed, or it shall be removed at the seller's cost. Remodels of standard patios must comply with these Rules and Regulations.

3.1.6 Gates for Standard and Extended Patios:

- 3.6.1 Patio gates may be of any of the following materials:
 - a. Powder-coated wrought iron
 - b. PVC (vinyl)
 - c. Exterior grade sealed lumber
 - d. Composite lumber
 - e. Painted lumber
 - f. Plexiglass.
- 3.6.2 Gates must be no higher than the wall height to which they are adjacent, whether it be standard or extended patio wall height.

3.1.7 Standard Patio Size and Materials

- 3.1.7.1 Standard Shareholder patio footprint consists of standard building exterior structural walls. The exception being buildings 4, 26, and 36 with standard patio being ten (10) feet from front exterior structural wall.

3.1.8 Patio wall/fence building material shall consist of either:

- 3.1.8.1 Block wall. Block finish: Exterior paint or stucco (to match mutual paint color)
- 3.1.8.2 Stone veneer applied over block or stucco wall.
- 3.1.8.3 Finished exterior grade lumber or composite lumber.

3.1.9 Maximum wall height of Standard patio wall or fencing is six (6) feet tall.

3.1.10 Wall toppers may be used to complete wall height to six (6) feet such as:

- 3.1.10.1 Plexiglas, clear or tinted

- 3.1.10.2 Metal or Outdoor PVC decorative architectural design style panels (see Fig. 6-16)
- 3.1.10.3 Engineered architectural wood finish panels or planks

3.1.11 Irrigation

- 3.1.11.1 It is suggested that irrigation allowances be made for future shareholder-managed and owner irrigation of planter areas, in the form of extending existing water lines from existing hose bibs, allowing for the future installation of a valve(s), timer and dedicated shut-off so that these services remain accessible to any future planter area or patio extensions.

3.1.12 Use and Maintenance.

- 3.1.12.1 Shareholder shall bear any and all costs of the patio including the maintenance of the patio. Repair and replacement of any components of the patio shall be the responsibility of the Shareholder.
- 3.1.12.2 Planter areas will be maintained by the shareholder or person(s) hired by the shareholder at the completion of patio or planter alterations.
- 3.1.12.3

3.1.13 Extended Patios

- 3.1.13.1 **License and Indemnity Agreement for Temporary Use Easement:** By obtaining a permit for an Extended Patio the Mutual Board is giving the Shareholder a temporary easement for the exclusive use of a portion of the common area. With this agreement any Shareholder who completes an extended patio is agreeing that their patio might have been built over sewer, water, electrical, or other types of utilities with the potential to require access or relocation and that this could require removal of all or a portion of the patio at the Shareholders expense. The Shareholder must agree to and sign the License and Indemnity Agreement provided by the Mutual Pursuant to Article 3 Section 3.1. Governing Documents Policy #7415.02.1, Form 7415 and it will be provided to all future shareholders of that unit.

3.1.14 Extended Patio Size

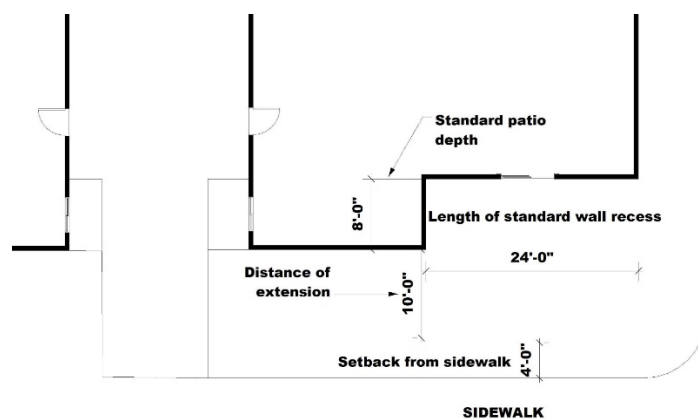
- 3.1.14.1 Any shareholder may extend a patio beyond the standard patio size. Extended patio must have a minimum setback to front and entry sidewalks. (See **Setback from Sidewalk Requirements and Fig. 2.**)

3.1.15 Maximum patio size

- 3.1.15.1 Shall be no more than twelve (12) feet from the furthest structural point of the standard building walls, not including the required setback from sidewalk. If four (4) feet or less of existing lawn remains, after both patio extension and setback from sidewalk requirements are met, plans must include the remaining lawn in the setback requirement.

3.1.16 Two-story building patio extensions

- 3.1.16.1 May be as wide as the width of the standard building wall recess. (See Figure. 1)



- 3.1.16.2 If expanding a corner unit, the maximum expansion on the second side shall be no more than 100 square feet in any configuration. (Sample 10' x 10', 12' x 8').

3.1.17 Extended Patio Wall

- 3.1.17.1 Extended patio area must be surrounded by a block

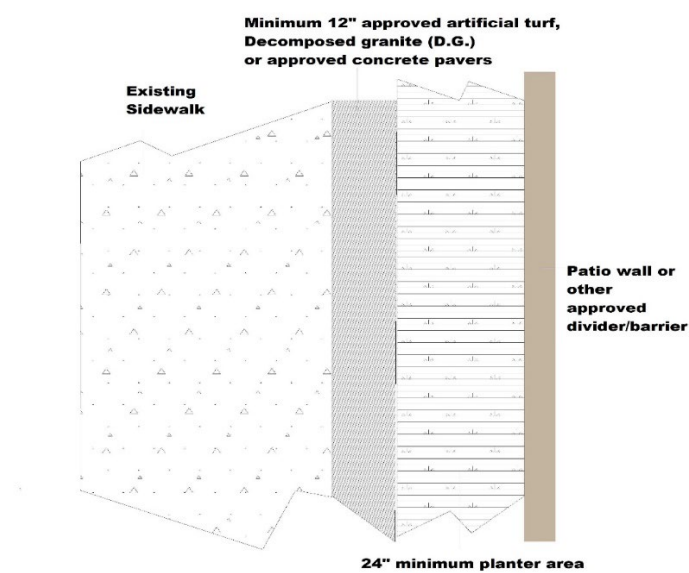
- wall or other divider methods approved on an individual basis.
- 3.1.17.2 Minimum and maximum block wall height with cap is three (3) feet.
 - 3.1.17.3 Total wall height shall be no more than five (5) feet.
 - 3.1.17.4 Alternate use of planting containers as divider must be close enough together to create a minimum three (3) foot tall barrier between sidewalk, neighboring unit and extended patio. (See Figures 2-4)

Sample Patio Dividers – Figures 2-4



- 3.1.18 **Wall may be constructed of the following materials:**
 - 3.1.18.1 Block with stucco painted to match mutual paint colors
 - 3.1.18.2 Stone veneer
- 3.1.19 **Setback from Sidewalk Requirements**
 - 3.1.19.1 There must be a minimum of thirty-six (36) inches between end of patio and sidewalks. Any one of the following materials must be installed adjacent to the sidewalk in order to create a buffer and water retention area between sidewalks and planter/wall area: The first twelve (12) inches must be of either: (see Figure 5)
 - 3.1.19.2 Approved artificial turf
 - 3.1.19.3 Approved pavers—Belgard Aqualine (“Rio” color) permeable pavers
 - 3.1.19.4 Decomposed Granite (DG) with stabilizer added the second twenty-four (24) inches minimum shall be a planter area between the artificial turf, pavers or Decomposed Granite (DG) and patio wall, as designated in Figure 5.

FIGURE 5



3.1.20 Extended Patio Covers

- 3.1.20.1 *You may not enclose patio extension to create a room.*
- 3.1.20.2 No patio extension may be fully covered by a solid patio roof.
- 3.1.20.3 A partial cover may be considered using a pergola or retractable awning.
- 3.1.20.4 The height of the patio cover shall be no greater than the eaves of the roof, not to exceed 8’.
- 3.1.20.5 All covers must be reviewed by the DRC before starting project.

3.1.21 Irrigation

- 3.1.21.1 All patio extensions must have an irrigation valve dedicated shut-off and timer installed by the shareholder’s contractor and maintained by the shareholder. This new irrigation system must irrigate both the existing planter areas as well as any newly added planter areas. If approved drip tubing is not installed at the time of the patio or planter area alteration an allowance must be made for future addition of said tubing and the shareholder must agree to hand water the planter area until such tubing is installed.
- 3.1.21.2 Approved drip tubing shall consist of a product designed with self-checking, self-cleaning emitters spaced every 12”. Blank tubing may be used in combination with emitter tubing.
- 3.1.21.3 Once the new valve, timer and dedicated shut-off are installed the mutual irrigation will be capped off at shareholder’s expense.

3.1.22 Maintenance see section 3.1.12 above

3.1.23 Trees

- 3.1.23.1 If any tree(s) are existing within this area the method of incorporating the tree(s) in the design must be included. If the existing tree cannot or should not be incorporated per inspection by a Certified Arborist Shareholder must submit a plan to remove and relocate a new tree(s) elsewhere in the mutual. Plans and work will be completed at shareholder’s expense. The mutual desires to retain all healthy trees hence this option will be reviewed under careful consideration by the Board and the DRC.

Rendering of Extended Patio and Garden - Figure 6



Rendering of Extended Patio with Natural Lawn and Artificial Turf - Figure 7



3.1.24 Wall topper or privacy extension: will be permitted on top of block wall, as long as it does not exceed more than two (2) feet in height for a total wall height of five (5) feet. **(See Figures. 8-19)**

3.1.25 Permitted wall topper styles are:

- 3.1.25.1 Plexiglass, clear or tinted
- 3.1.25.2 Metal decorative architectural design style panels
- 3.1.25.3 Engineered architectural wood finish panels or planks
- 3.1.25.4 Architectural designed vinyl
- 3.1.25.5 No lattice or picket style toppers permitted. (All topper designs would need to be approved by DRC.

Examples of Extended Patio privacy fence toppers
Figures 8-19





3.1.26 Complete Patio Regulations

3.1.27 Emergency Egress – Doors, Windows and Walkways,

3.1.27.1 All patio window spaces, both inside and outside, must be kept clear for emergency exit and entrance. Walkways must have a clear, unobstructed pathway of at least four (4) feet, free of potted plants or any other items.

3.1.28 Emergency Egress – Doors:

- 3.1.28.1 No patio addition may have a gate or door that locks. Only doors with direct entry into the Unit may have locks (i.e., front door or sliding glass door leading directly into the Unit from the patio). A door outside in the patio without direct access into the Unit is not considered an entry door. To clarify, there can be no door locked before arriving to the front door of the Unit. Any lock on a patio door must be removed or the Mutual will remove it at the Shareholder’s expense.
- 3.1.28.2 Any object which contributes to uncleanliness or impeded passage for emergency personnel and equipment, and/or which may lead to unhealthy or dangerous conditions to Shareholders, must be corrected by the Shareholder. If such items are not removed the Mutual will do so at the Shareholder’s expense. If emergency access is restricted shareholder is responsible for any damage incurred by emergency personnel.

3.1.29 Inspection

- 3.1.29.1 Patios are inspected by GRF Building Inspector on an annual basis during fire inspections.

3.1.30 Storage-Open Standard Patio or Extended Patio:

- 3.1.30.1 The following items MAY NOT be stored or placed on open patios:
- 3.1.30.2 Any type of food, including birdseed, dog or cat food except in watertight rodent proof containers. Do not leave pet dishes with food in them on the patio.
- 3.1.30.3 No Cardboard boxes.
- 3.1.30.4 No Charcoal or highly flammable items, old newspapers, magazines, etc. (unless stored in watertight rodent proof containers).
- 3.1.30.5 No Gasoline-operated equipment, gas cans or flammable chemicals;
- 3.1.30.6 Laundry hung for airing or drying; clothing or other items may not be hung on shareholders’ patios.
- 3.1.30.7 Non-working appliances such as refrigerators or freezers.
- 3.1.30.8 On un-gated and gated patios: No unattended pets or pets in permanent outdoor kennels or cages ~~also~~ (includes birds).
- 3.1.30.9 No Spas or hot tubs.
- 3.1.30.10 No Indoor upholstered furniture.
- 3.1.30.11 Storage cabinets must not exceed the height of the patio wall

3.1.31 Enclosed Patio:

3.1.31.1 Sun screens, panels, or drapes used to block the sun must be of outdoor fire-retardant fabric and must be maintained in good condition. Drapes must be tied up neatly when not in use.

3.1.32 Outside Patio Décor:

3.1.32.1 Must be in generally acceptable good taste. Any obscene or offensive objects will be removed at the discretion of the Mutual Board.

3.1.33 Prohibited Activities concerning patios and enclosed patio's:

3.1.33.1 No workshop activities as an ongoing business or causing noise, odor, unsightliness, and/or unhealthy conditions considered to be a nuisance to neighbors is prohibited within the mutual.

3.1.34 Patio Floor:

3.1.34.1 Outdoor carpeting is permitted. Any permanent resurfacing of the patio floor requires a GRF building permit. Flooring installed without a permit may be removed by the Mutual at the Shareholder's expense. Mutual is not responsible for any damaged incurred to flooring.

3.1.35 Enclosed Patios Acceptable Items:

3.1.35.1 Acceptable items on enclosed patios include:
(1) Refrigerator and/or freezer in working condition plugged directly into wall socket only; No extension cords connecting an appliance to a wall receptacle are allowed. (2) A washer and dryer or stacking washer and dryer may be installed inside a patio storage cabinet. A GRF building permit must be obtained for the installation of these appliances, and all codes relating to electrical and, if applicable, plumbing and ventilation must be adhered to.

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!