

September
2023

Mutual 15 Newsletter



Mutual 15 Website
www.lwsb.com/mutual15

MUTUAL 15 DIRECTORS

Bruce Bowles
President

Ron Gildner
Vice-President
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

Commemorative Bench Donations



Our Mutual is so grateful for the generosity of two donors who have chosen our mutual as the location for two commemorative benches. These benches are soon to be placed on Del Monte in front of building 20 and another in front of building 8 on McKinney. They will be of high quality non-rusting metal (see sample photo) and will be secured to a newly poured concrete slab. We have so many walkers from our community who enjoy walking in our mutual so having more places to stop, rest and visit will be a wonderful addition! Thank you donors and we are hopeful this generosity will be contagious!

We have also received another tree donation near the north wall and building 34. We are always seeking ways to soften the sound of the freeway and this specimen grows very full and stays green all year with pink flowers in the spring and summer. We are grateful, once again, for this donation. That brings the total tree donations to 10 in the past year! Wow! Many thanks to so many who have stepped up to beautify our outdoor spaces.



Mutual 15 has areas throughout the mutual that could use an extra tree or two so we can declare these new areas as greenbelts (area must have a minimum of 3 trees to be considered a greenbelt). If you would like to donate a tree, please call the hotline "Option 5" and leave a message.

Safety Reminders

Please do not ride bicycles through the two-story breezeways. Not only is it dangerous for the rider but also for those exiting their unit. Walking your bike through the breezeway is the proper way to pass through safely.

Also, for all residents with two-story breezeways, this is a reminder that a 36" inch clearance is the minimum clearance allowed, after the placement of shareholder's personal items, outside their Unit. This 36" clearance is a mandatory requirement, by the Fire Department, as to not impede access by emergency personnel (and their equipment), including without limitation the Fire Department so GRF Security health providers, and/or Service Maintenance.

Additional Parking Spots For Golf Carts & Motorcycles



We are in the process of painting additional parking spaces for Golf carts and Motorcycles around all carports throughout Mutual 15.

Residents who currently park their golf carts or motorcycles in their carports or on the street next to a building are being asked to park in one of the newly created parking spots. This will free up parking next to our buildings.

Up and Coming Building Maintenance

- Rain gutter cleaning will start in mid-October

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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



Monday, September 18th
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
- **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!

Did you know...

Mutual 15 has an annual contract with Fenn Termite & Pest Control. The contract consists of the following:

- *Once a month, re-fill all rat bait stations around our mutual*
- *Once a year, conduct building termite inspections and complete respective repairs*

Fenn is in our mutual on Monday and Wednesday of each week for any service calls over and above their standard contract as listed above. In 2022 we had approximately 135 calls at \$30-\$35 per call, costing our mutual an extra \$4,052. The majority of calls were for ants, mice, mosquitos and spiders. Charges for these extra calls definitely add up.

There are ways to avoid our mutual from spending so much additional money outside of Fenn’s contracted services:

- *Make efforts to control the situation yourself*
- *Purchase appropriate sprays to spot control the problem*
- *Purchase traps as needed*
- *Keep areas clean and clear of any food debris.*

If **your** efforts fail, you can call your building Director for professional help to manage the situation.

As always, we thank you for your help in working with us to control our Mutual 15 budget.



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