

October
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

Meet, Greet and Treat

Thursday, October 19, 2023

12 noon to 2 pm

12 noon to 12:30 pm – Pizza Served

Grassy Area by Buildings 15, 16, 30

\$7 per person for food

Includes one slice pizza, green salad, fruit, small water
& cookies (extra pizza slices \$2.00 ea.)

Tickets Available Call (562) 804-5585:

Barbara Keenoy, Option 7

If you don't want pizza, come with your own snack,
chair and a beverage

To have pizza, you must purchase your tickets by
MONDAY, OCTOBER 16

Use of 2 Story Lifts

Mutual 15 Rules and Regulations:

ARTICLE XVII - USE OF LIFTS AND BREEZEWAY 17.1. Section 17.1 - Use of Lifts. Lifts within the Mutual may only be used by Qualifying Residents, Shareholders, guests or invitees of the Qualifying Resident who are physically handicapped, for the purposes of accessing the second story of a building in the Mutual. The lifts have a maximum weight capacity of seven hundred fifty (750) pounds and cannot be used to transport more than seven hundred fifty (750) pounds. The lifts cannot be used to move large and/or heavy objects such as furniture. Should any Qualifying Resident, Shareholder and/or the guest or invitee of a Qualifying Resident or Shareholder cause damage to a lift within the Mutual, such Qualifying Resident and/or Shareholder will be responsible for the cost of maintenance, repair or replacement of the same.

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.

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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, October 16th
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

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.

Did you know...

Member Resources is a source for people who need assistance in their daily life as we grow older. The phone number is 562-341-6586, extension 317, and it is operated by Robann Arshat. They are looking for people who would like to visit other members of the community who are in need of some companionship. If you would like to do this, please contact member services.

Pet Policy

- **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!



Mutual 15 Maintenance...

J&J Landscape will begin cleaning all roof drains and gutters on Monday, October 16th. J&J will start with building #1 and work their way to building #48. This project should take one to two weeks. Unfortunately, this is a very messy project, so we are asking all shareholders to cover their furniture and remove anything they don't want to get wet or dirty. Please bear with us on this matter.

Mutual 15 Maintenance...

Our irrigation system has been shut down for about a year, and the aging valves periodically get stuck, usually on weekends, unfortunately. We are grateful to the residents who report this issue to the hotline or to security. We are slowly replacing the valves as needed, but we have a few hundred, so it will take some time to get to all of them.

New Rules and Regulations for Patios, Golf Cart Pads, Landscape and Indemnity Agreements are now posted on Mutual 15’s website. **You must follow the new rules before submitting your plans.**

Click on Links below

<http://www.lwsbmutual15.com/wp-content/uploads/2023/09/15-Rules-and-Regulations-9-15-23>

Patio Rules and Regulations: **Pages 31 thru 43**
Golf Cart Pad Rules and Regulations: **Pages 43 thru 45**
Landscape Rules and Regulations: **Pages 45 thru 52**

[15-7514-4-Indemnity-Agreement-Pursuant-to-Patio-Area-Regulations-COMPLETED.pdf \(lwsbmutual15.com\)](#)

[15-7507-4-Golf-Cart-Parking-Pad-Installation-Maintenance-and-Indemnity-Agreement-Form-COMPLETED.pdf \(lwsbmutual15.com\)](#)

[15-7425-4-Planter-Area-Installation-Maintenance-and-Indemnity-Agreement-Form-COMPLETED.pdf \(lwsbmutual15.com\)](#)

Visit Mutual 15’s Website
www.lwsb.com/mutual15

Where do I get my RFID tag?

At the 1.8 Acre dirt and weed pile site, formerly known as mini farm

Mutual 15

- Buildings 01-11: Oct. 25
- Buildings 12-23: Oct. 26
- Buildings 24-35: Oct. 27
- Buildings 36-48: Oct. 28

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.

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