

November
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



From the Mutual 15 board members:

Mutual 15's 2024 budget has been approved. Mutual 15's monthly HOA fees will increase by \$34.35 in 2024.

Mutual board members would like to give all shareholders an open and honest explanation of why the budget is increasing by that amount for this coming year. Some of the reasons for the increase include inflation, the need to fund roof replacements for 17 buildings, and painting of all 48 buildings, laundry rooms, and partial painting of carports. We are trying to match our current reserve funds to the costs for these projects. We are in the process of receiving bids for roofing and painting.

Above and beyond all of this are additional factors that we may not have control of:

- If our insurance company were to insist on all electrical panels, including laundry rooms, being replaced immediately, instead of our current plan spreading this out at 25 each year, the cost would be \$800,000. If that were to happen, there could be a one-time assessment of approximately \$1600 per unit for Mutual 15.
- As required by our insurance company, we will need to spend upwards of \$20,000-\$40,000 on older standard cooktops by either installing a fire detector, replacing burners only or replacing the entire unit.
- The lifts continue to be a source of added expense for Mutual 15. As you may or may not know the mutual did not begin accruing reserve funds for lift replacements until approximately four years ago.
- The State of California could potentially require mutuals to add EV charging stations. They've already done this for new communities and we have heard that they are considering requiring these for existing HOAs.
- It is also apparent that our irrigation system is over 60 years old. We continue to make repairs and update the system as needed, but we do not currently have the funds to replace it if needed.
- Our current reserve status is at 51% funded. Last year we were at 53% so obviously we need to increase our reserves just to keep pace with inflation.

The board doesn't mean to alarm you, but these are all potential costs to the mutual. This caused the board to add an extra \$10 a month from the amount we originally thought the increase would be in order to start reserving money for future spending. This is not going to solve all the problems but we are moving in the right direction.

The board has a fiduciary responsibility which I believe we've met. We will continue to look at cost savings wherever possible and continue to keep the community up to a standard of living that we all appreciate.

Thank you for your understanding and help as we work through this together.



*May you and your family
be blessed
on Thanksgiving
and throughout the rest
of the year.*

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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



BOARD MEETING

Monday, November 20th
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

October’s Meet, Treat & Greet Party was enjoyed by all



Many thanks to the hospitality committee and all the helpers for putting on this great event

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!



Thank you for serving our country defending and protecting our freedoms. Today and every day we are grateful for your service and sacrifices. May god bless you.



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 the Mutual 15 Website

[Mutual 15 – Community Website \(lwsbmutual15.com\)](#)

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.

September 2023

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