

February
2024

Issue
#11

Mutual 15

Newsletter



BOARD MEETING

Click on the link below!

[Mutual 15 – Community Website \(lwsbm15.com\)](http://lwsbm15.com)

Next Board Meeting
Friday, February 23rd @ 1:00pm
Building 5, Conf. Rm. B

**MUTUAL 15
HOTLINE NUMBER
562-804-5585**

MUTUAL 15 BOARD MEMBERS

BRUCE BOWLES

President
Hotline Option 6

RON GILDNER

Vice-President
Hotline Option 6
Buildings 17-33
Hotline Option 2

BARBARA KEENOY

CFO, Secretary
Hotline Options 5 and 7

BERNIE KOAGEL

Director
Buildings 1-16
Hotline Option 1

MARLA HAMBLIN

Director , GRF Representative
Buildings 34-48
Hotline Options 3 and 8

RON BEELER

Director
Landscaping Concerns
Hotline Option 4

VICTORIA BOWLES

Advisory Board Member
Certified Arborist
Design/Mutual Enhancements

BEV LARSON

Advisory Board Member
IT/Comms



Letter from the Mutual's President



As we look ahead to this coming year for our mutual, we have several major projects that we would like to complete before year's end.

First, at long last, we have selected a roofing company to complete the roofs that are currently past due for replacement. This will be done in three stages beginning in the spring. Stage I includes buildings 4, 26, 36, 23, and 41. Stage II includes buildings 38, 40, 43, 45, and 48. Stage III includes buildings 33, 31, 28, 20, 19, 18, and 9. We are also discussing new ways to re-roof the flat-roofed atriums that will provide better protection from leaks. I'll keep you informed as we move forward with that research.



Second on the agenda is to hopefully start painting the mutual this summer. We are getting close to color selections and will be going out for bid for this project soon.

As we get closer to starting these projects, Jerry and the contractors will be visiting each building and unit before we start any roof or painting project. I'll keep you all informed as we get closer to the start dates.



Third we continue to try to improve the operation of the lifts. This is not an easy task for many reasons. The board is looking into buying inventory that we would keep on-site for repairs. This should help with the repair time being minimal. We can't stock every part but we can stock the ones that cause the most problems. Along with this I am meeting with the lift company to figure out how they can do a better job of preventative maintenance for our lifts.

As many of you know John Fuhrer resigned from the board for personal reasons. The board is most grateful for his service and dedication in using his many skills to enhance our mutual. Bernie Koagel, who left the board earlier last year, has been appointed to take John's place effective immediately. We welcome Bernie back. We would also like to thank John Marks for volunteering to run for the open position so that the board could take a vote for the open position.

The board is also very grateful to Bev Larson, a former board member, who has volunteered her technical skills to join the Board again, as an Advisory IT/Comms Board Member to create/maintain our Mutual's monthly Newsletter, getting our Mutual Board's communications and updates out to all Mutual 15's residents in a timely manner.



That said, our mutual is always hoping for a number of our residents to volunteer to become a board member as we begin to prepare for the coming election. There are many skills among our shareholders which would offer enhancements to our community that have not been tapped. Please consider this possibility so that you might become a part of the decisions that affect you and your neighbors.

Mutual 15 Hotline Numbers
562-804-5585

- Option 1 – Buildings 1 through 16

Option 2 – Buildings 17 through 33

Option 3 – Buildings 34 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



New Insurance Premiums

The new insurance premiums for the umbrella policy for all mutuals, contracted through GRF, has increased from \$50,000 to \$100,000 per incident. Therefore the insurance requirement for each shareholder must be \$100,000.

Please verify that you have at least \$100,000 coverage in your HO6 policy which will apply to one incident.

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



Landscaping changes

Three of the carports along Del Monte had been landscaped with cacti and succulent plants a number of years ago. Several of these plants had grown so large as to become a hazard to pedestrians. Many of them have a limited lifespan that is reaching an end. The plants had grown too heavy and too costly for our landscape company to move, given that they may only live a few more years before blooming and dying. (“Century Plant” is a misnomer. Such plants bloom and die not long after 10 years of age in most cases.) In 2022 the Exterior Beautification Committee was tasked with choosing a new concept after being informed that the Water District had classified Leisure World as an “institution” rather than a residential community. In a desire to show that we are an active adult community the committee came up with the concept of displaying some of the activities that our residents might enjoy such as beach-going, surfing or surfer-watching, golfing soon-to-come, and maybe others in more areas.

So long to a tree that will be re-purposed ...

Your mutual board desires to retain all healthy trees. However, as our trees age we must bid them farewell in time. That was the case with a large Canary Island Pine located north of building 14. It had been recommended for removal or mediation by an arborist 10 years ago during a tree inventory (see the Mutual 15 website, Tree Inventory, Zone 4, Site 15), since its branch structure was weak, poorly attached to the trunk, and hazardous. The mediation attempt only exacerbated the issue by tying off branches thereby constricting the vascular tissue. It was the case of a good tree planted in the wrong place since its root system had become so large as to present a hazard to the building foundation and the sidewalk had already been repaired once. As the tree was deconstructed many decayed areas within various large branch sections were discovered.



The shredded trimmings are being used as mulch around our trees to suppress weeds, retain moisture and add organic matter to the soil as the trimmings decompose over time. The decayed parts will simply breakdown since they do not contain any pathogens but instead are already beginning the decomposition process. Arborist wood chips are one of the best materials toward this purpose. This will become a regular practice as trees are trimmed or removed so that our mutual begins working toward sustainability by keeping these useful materials out of the landfills, saving dump fees, as well as the cost of purchasing “processed” mulch.

Over a dozen new trees have been planted in the past year either by donation from residents or by the mutual, and there are more to come. The new young trees are off to a good start with young branches being trained so as to develop a healthy, mature structure.

Form



There is a new form on our website under the “Forms” heading at the top of the site. It is the last one listed as 15-7429-4 “Exterior Modification Application.” Submitting this form along with your plans for any patio or planter changes will expedite the review process. Also, please note the revised “Non-Approved Plants and Plant Requirements” as Exhibit A, at the end of Rules and Regulations on our website. If you currently have any of these plants, it is not required that they be removed unless modifications are made to your patio or planter areas or in the case that you sell your unit.

Laundry room E



Nearly two years ago a large tree was removed from the area south of Laundry Room E near where we have held the “Meet, Greet and Treat” fall events. The roots had damaged the sidewalk and the tree had two large trunks, one leaning precariously toward building 15. Yet another case of the wrong tree in the wrong place. Since the mutual has received a rebate from the Water District, and several shareholders in the area have offered to donate funds to complete a mini park-like setting just about in the center of our mutual, after board approval, the project should begin in the next week the removal of the weedy, bare lawn and creation of a level area for gathering, with benches, drought tolerant plants, and small shade trees. Thanks to all our shareholders for their patience and for those who have offered to donate.

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.

Community 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!