

March



2024

Issue

#12



BOARD MEETING

Next Board Meeting
Monday, April 15, 2024 @ 1:00pm
Building 5, Conf. Rm. B

Click on the link below to connect to Our Mutual 15 WebPortal!

Mutual 15 – Community Website (lwsbmual15.com)

To receive our Monthly Newsletter electronically, please send your email address to bevl@lwsbmual15.com

**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



Meet our Incredible Mutual 15's Handyman, **Isidro Gonzalez!**

In his nearly 28 years as Mutual 15's handyman, Isidro Gonzalez maintains/cleans our laundry rooms, and entry ways, assists residents with repairs, maintains the lighting along our sidewalks, power washes buildings, etc. The list of the skills he applies to our mutual goes on and on... (Continued on pg. 2)



from the Mutual's President and Board



A Park Right in the Middle of Mutual 15?

That's right! Due to water conservation work completed in 2023 our Mutual received rebate funds from the Orange County Water District totaling just over \$6000.

Using those funds another project has been completed just south of Laundry Room E between buildings 15 and 16. Removal of non-functional turf, along with re-grading and the addition of a drip system and mulch have allowed us to complete a second area that is now eligible for another rebate in 2024. One couple in building 15 and another in building 16 contributed funds toward the purchase of plants and trees while Director Bernie Koagel and wife Jeannine donated two benches for Leisure World residents and their guests to sit a spell and enjoy what will be a bird and butterfly landscape.



Mutual Perimeter Wall

Once you enjoy the new area at Laundry Room E take a walk along our entire perimeter wall and enjoy the new drip system and soon-to-be-healthier, newly mulched plants. This work is also eligible for Water District rebate funds in 2024. This was a major project since our "founding fathers" set up our irrigation system to combine lawn and planters on the same irrigation zones. These lines had to be separated since the zone run times must be different for spray heads than they are for drip systems. When mandatory restrictions become effective regarding no irrigation to non-functional turf this work will allow us to continue to water plants along the perimeter wall.



Re-purposing our Community Trees

We continue to utilize the shredded community trimmings as mulch. You may have noticed the mulch being used in several of our mutual’s common areas. The mulch around our trees helps 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.



(**Isidro Gonzalez** con’t. from pg.1) “All you have to do is walk through our mutual and all the buildings. He’s the main reason why it’s so beautiful, because he’s constantly busy and constantly doing something,” said Ron Gildner, Mutual 15 vice president.

Isidro also goes the extra mile, such as during Covid, when he did extra cleaning at the 13 laundry rooms, sometimes once a day. That gave peace of mind to those using the laundry rooms during the coronavirus concerns of 2020 and 2021, Ron said. Mutual 15 resident Vivian Fung Ma said that when Isidro cleans the walkways, he also cleans the door mats and dries them under the sun. “He also puts the shoes in areas where they do not get wet,” Vivian said. “He is very detail-oriented.” “I like (Isidro). He is kind, always smiling, helpful and does a great job,” Vivian added.

Joseph and Colette Munday have lived in Mutual 15 for 25 years and both praised Isidro. A long time ago, he fixed our front door,” Joseph said. The door wouldn’t close, and the Mundays thought they might have to get a new door. Isidro removed the door, worked with it, put it back on, and it has closed correctly ever since. “Whenever I hear that click, I think of Isidro,” Joseph said, adding that the repair was about 10 years ago. Colette said, “When he fixes something. He fixes it good.” Colette, a registered nurse, had worked at the former Leisure World Healthcare Center before she and Joseph moved to Leisure World. Colette knew Isidro when he worked with the center’s gardens. “He was so sweet, and so kind and always had a nice smile,” Colette said. She continues to appreciate Isidro. “He was always in a good mood. He came right away when we had a problem. I hope he stays a long time,” Colette said.

Donna Stone-Potts said Isidro came to the rescue with a rain-gutter problem during recent rainy times. Isidro was called out to clean the gutters. “He took the time to stop by and tell us he’d get on it within the hour, which he did. Fast reliable service,” Donna said, and conveyed a “thank you” to Isidro.

Resident Elsa S. Gildner, Ron’s wife, said Isidro’s work at Mutual 15 reminds her of why Disneyland looks so clean – someone goes around and touches it up. At the mutual, “he is the person who keeps this place looking so crisp,” Elsa said. He is proactive. He is totally proactive. He loves it. That’s his passion. That’s his core,” Elsa said. Ron said Isidro’s personality and work ethic are a big part of the friendly atmosphere at Mutual 15.

“Everybody knows him, and he knows everybody.” Isidro said people he’s met from the mutual over the years are “such nice people.” Isidro doesn’t like to sit still. You won’t find him fishing – “if people like it, that’s great” - or waiting for a bus, even in a transit hub. If things are too quiet at his home in Long Beach, he moves the outdoor plants around. His wife, Carmen Ruiz Gonzalez, tells him to relax, Isidro said, but acknowledged that Carmen is also a busy person. Isidro smiled and said his wish as a young man was that he wouldn’t have a lazy wife. He didn’t get one. In addition to working full-time at a gym, Carmen is up at 5 a.m. and makes the lunches Isidro brings to work. She also has dinner ready every evening. The hardworking woman also has standards for her home. She can be strict about where Isidro places his shoes, he said, adding with a loving smile that he didn’t ask for the strict part. On a serious note, Isidro said his wife is his best friend, his girlfriend, his everything, and has his heart. The couple will have been married 36 years in May and have two sons, Francisco Gonzalez Ruiz and Edgardo Gonzalez Ruiz.

One of Isidro’s favorite pastimes is volunteering with his church, St. Anthony Catholic Church in Long Beach. He teaches religious education to adults learning about Catholicism and recently attended a conference for religious educators. He also serves as a Eucharistic minister at Mass. Another pastime is soccer. Isidro played soccer and ran distance races in high school, later played on men’s soccer teams in Long Beach and remains an avid fan of the sport, watching televised games. His favorite team is Chivas Guadalajara.



One of Isidro’s current projects has him repairing and painting all of our light posts. Some have begun to rust at the base, so this project is much needed. So if you see him around, please stop by and say hello, and let him know how much our Mutual appreciates all he does for us!



Laundry Room Facilities Rate Hike

For those who use the Mutual 15 Laundry Room facilities, the washer and dryer fees are going to increase to \$1.00 per load, from 50 cents per load, starting on 1 April 2024. Due to the rising cost of water and electricity, as well as reduced use of the facilities due to many residents adding their own laundry equipment to their units, we need to increase the cost.



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.

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.

Calls to Security

When it becomes necessary to call security after hours or on weekends, if there is follow-up needed, please use the proper Hotline Option.

Thank you.

Mutual Directors Needed

Now is your time to help where you live by serving on the Mutual 15 Board of Directors.

- Candidate Applications Begin – March 2, 2024
- Candidate Applications Due – April 2, 2024
- Ballots Mailed to Shareholders – May 22, 2024
- General Meeting CH 4 @ 10am - June 21, 2024

Parking Challenges

Finding an open parking space near residential buildings continues to be a challenge in Mutual 15. Mutual 15 residents, as a courtesy to their neighbors, are asked to park their vehicles in their assigned carports instead of in the visitor or street spaces.

Thank you for helping alleviate the problem.

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!