

Mutual 15 Newsletter

April
2023



Mutual 15 Website
www.lwsb.com/mutual15

MUTUAL 15 DIRECTORS

Bruce Bowles
President

Bernie Koagel
Vice-President
Buildings 1-16

John Fuhrer
Secretary
Buildings 17-33

Barbara Keenoy
CFO & Building
Captains

Ron Gildner
Director
Buildings 34-48

Bev Larson
Director
Landscaping

Ron Beeler
Advisory
Director

Bob Crossley - Declined
Director duties

Mosquito Season Is Upon Us

With all of the rain we've had this past winter, mosquitoes are sure to return in force this spring.

Here are a few tips to try and keep mosquitoes at bay. Please note that some of these methods can be used together for better results, in keeping mosquitoes at a minimum.

Keep your patio area free of standing water. Drain all containers such as flower pots, buckets, bird baths and bottles.

Use mosquito-repellent plants, such as citronella grass, lavender, marigold, rosemary, basil, peppermint and lemon balm.

Therma cell outdoor Zapper. The Therma cell outdoor zapper is a mosquito repellent device that uses heat to activate a repellent that keeps mosquitoes away within a 15- to 20-ft radius. Not verified.

Did You Know...

- **LIFT and CARRY** - Due to ongoing lift issues for second story residents, Leisure World has a special program called LIFT & CARRY. This service is designed to help residents in an emergency, who may be stuck upstairs due to a lift breakdown. If the LIFT & CARRY service is needed in an emergency, call Security at 562-594-4754. Tell Security you are stuck on the second floor due to a Lift breakdown. This is a free service to Leisure World Residents.
- **Flushable Wipes** - Should **not** be flushed as they are **not** degradable! These wipes do not breakdown and are the leading cause of plumbing issues throughout Leisure World.
- **Community Activity** - Leisure World is a community alive with activity! With over 200 clubs and a wide variety of activities, there's something for everyone to enjoy.

2023 Mutual 15 Elections Mutual 15 Board of Directors Mutual 15 GRF Director

Election Schedule.

Ballots mailed out on May 17th
Annual shareholder meeting June 16th 10am
Clubhouse 4

There will be two voter envelopes sent out to all Mutual 15 shareholder to vote on.

- *Mutual 15 Board of Directors*
- *Mutual 15 GRF Board*

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, April 20th
1:00pm Conference Rm A
 Located in the
 Administration Office

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 are checked throughout each weekday. However, messages left on options 4, 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.

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



You're Invited!

Spring Social & Building Captain Recognition Party

Spring Social & Building Captain Recognition Party. **Thursday April 20, 2 to 4 pm** Clubhouse 4. \$5.00 per person for food. (Includes sub sandwich, chips, cake & small water) Tickets Available Call (562-804-5585: **Bernie Koagel, Option 1, Barbara Keenoy, Option 7.** You must purchase by Thursday April 13, 2023. Sandwich choices - turkey, ham or vegetarian. You are welcome to bring your favorite beverage. **NEED TRANSPORTATION to event??** Call GRF (562) 431-6586, ext. 379 & ask for the on-call bus. Call 20-30 minutes prior to the event time.

Pet Polices

Resident Pet Owners.

- **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!



MEET THE CANDIDATES

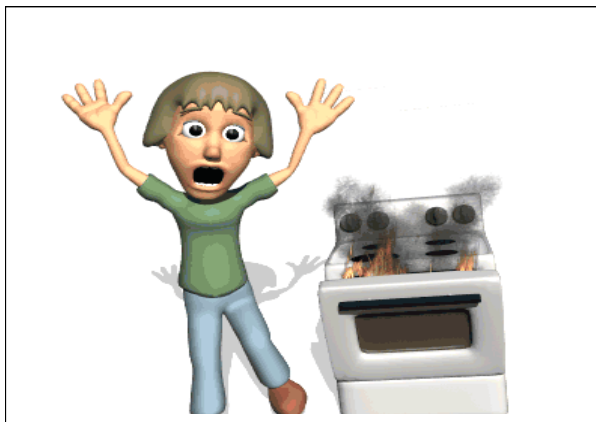
Mutual 15 Board of Director Candidate Forum
Thursday, May 11, 2 - 4 pm Clubhouse 4.
[More information to follow](#)

Two Story Building Breezeways Rules and Regulations

The placement of items outside a Unit, within a breezeway, shall not impede access by emergency personnel (and their equipment), including without limitation, the Fire Department, GRF Security personnel, health providers, or Service Maintenance personnel. Any items which will increase insurance costs for the Mutual and/or other Qualifying Residents or Shareholders shall not be kept or stored in the breezeways. Any items kept or stored in the breezeways shall comply with any and all fire and safety code regulations.

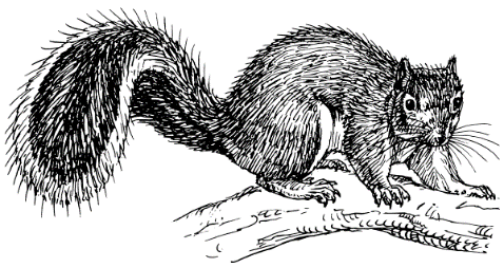
The following items may be kept or stored in the breezeways:

- (One) a **small** storage container
- (Two) large potted plants elevated on a wheelbase to allow access to the floor for cleaning
- (Three) small potted plants grouped on a low bench or small table which does not need to be moved for cleaning purposes
- No saucers may be kept in the breezeways. Only pavers can be used in the breezeways.
- Bicycles, tricycles, or other modes of transportation shall not be parked near the Unit, or under the stairs.
- Any damage to items left in the breezeways, when the breezeways are cleaned, are the responsibility of the Qualifying Resident and/or Shareholder.
- The second story guard rails, and under the stairs, on the first floor, shall be free of overhanging plants and any other items.



Help Prevent Fires *Cooking Safety*

- Never leave your range or cooktop unattended while cooking
- Keep your cooking area clean and free of combustible materials
- Be sure to clean up any spilled or splattered grease
- **Keep an ABC Fire Extinguisher readily available in your kitchen**



Squirrels and

How They Effect Our Trees

We love our trees. Not only do they have great aesthetic value but they have a monetary value as well. Replacing a damaged tree that is 60 years old, with a small sapling, because of squirrel damage is hardly something we will be able to enjoy for many years.

According to "Growing Greener Cities", a book published in 1992 by the American Forestry Association, trees have significant monetary benefits. They have found that a single tree provides \$73 worth of air conditioning, \$75 worth of erosion control, \$75 worth of wildlife shelter, and \$50 worth of air pollution reduction. \$57,151.

We are about to lose a beautiful specimen Silk Floss tree, between buildings 30 and 31, due to squirrel damage.

Please let these wild animals live as they might in nature where they find their own food!

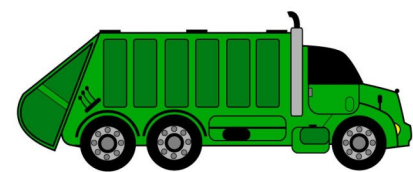
Feeding a squirrel in California can subject you to a fine of \$100 - \$1,000.

When squirrels are fed, they take the nuts or other items to your neighbors' flower beds and dig to bury their food.

They have become so accustomed to being near people that they are tearing up patio cushions, pillows and other items belonging to your neighbors.

Thank you for being considerate to the wild animals and to your neighbors.

Feeding a wild animal – even a squirrel – is considered animal harassment under section 251.1. of the California Fish and Game Code.



- **BLUE BIN RECYCLE**
- **GREEN BIN FOOD COMPOST**
- **GRAY BIN REGULAR TRASH**

WE ALL NEED TO DO OUR PART!!

Athens Trash Service

Blue Bin Recycle - Do NOT put your recyclable items in bags. The recycled items are dumped on a conveyor belt and bagged items are not recycled.

Gray Bin Regular Trash - Bag all items

Green Bin Food Compost - Must bag all food scraps in clear or green bags.



Share the **Mutual 15** electronic newsletter link with your neighbors, so they can be better informed like you!

Below is the link to subscribe to the monthly electronic newsletter.

Your neighbors will need to include their name, email address and unit number when responding so they can receive the next newsletter. Link below: mutual15emailsubscription@gmail.com

Visit Mutual 15 Website
www.lwsb.com/mutual15

TRASH AND RECYCLE BIN AREAS

Asking residents to please follow the rules on dispensing trash and recyclable items into bins. Failure to do so only cost us all more money!

BLUE BIN RECYCLE

- Breakdown all corrugated boxes into small pieces before putting into recycle bin.
- Do not place recyclable items in a **bag** in the bin! All items must be loose.

GREEN BIN FOOD COMPOST

- All food scraps must be in clear or green bags.
- No loose food scraps.
- No other recyclable items.
- No garden or grass scraps.

GRAY BIN REGULAR TRASH

- All trash must be in a bag.
 - No food items in trash.
 - All large items, that do not fit into recycle or regular trash bins, **MUST** be taken to the 1.8-acre location known as the mini farm area for disposal.
 - **Each resident is responsible for their own large item disposal. It is not the Mutual's responsibility to dispose of your large items.** Failure to do so only cost us all more money!
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