

# MUTUAL FIVE

BOARD OF DIRECTORS  
MONTHLY REPORTS FOR

AUGUST 2016

**(See information attached.)**

**MUTUAL 5**  
**President's Report**  
**July 20, 2016**

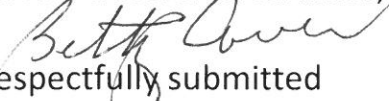
At the beginning of this new Board year many, of the projects set in motion last year are coming to fruition. During the coming months, re-roofing will be starting, smart burners will be installed, and other maintenance projects will continue and new ones will arise. Just because we are living in aging buildings, there's always something. It is prudent to take preventive measures to maintain the structures.

Over the past two years, I have been reviewing all of the Mutual 5 Policies. I counted 53 policies which refer to Mutual 5. (There may be some that I missed.) At long last, in an effort to gather them all in one place, I hope to start having them put on the Mutual 5 web page at [lwsb.com](http://lwsb.com). Watch for them - some are very old and out of date.

The Smart Burners are here!

Service Maintenance will be installing the Smart Burners at the rate of two buildings a week - so it will take about five to six months to complete the job. They will notify you in advance. As the Smart Burners are an upgrade to the Mutual 5 stovetops, the Mutual pays all associated costs.

Have a wonderful summer,

  
Respectfully submitted  
Betty Coven

President, Mutual 5

Physical Properties Report July 2016  
Wayne R. Gould  
Director Mutual 5

1. Several construction permits were signed and approved. The process has been smooth with minimal disruption with changes in personnel.
2. Smart burners have been received and a supply of them placed in storage room building 104. Staff has been trained on installation seasoning, and use. Plans to have the directors install them met with several difficulties and the decision was made to have them installed by Service Maintenance as done by Mutual 10.
3. Building 97 roofing repairs have been underway for the past three weeks. Due to water intrusion significant wood rot and termite damage was found.
4. Routine service to the electrical distribution panels on building ends is underway.

End

Carport and Sidewalks Report July 2016  
Alfred Edginton Director Mutual #5

Carport Survey:

I am currently establishing a list of residents, who wish to rent out their carports, and or storage cabinets and a list of residents who want to rent carports and or storage cabinets. This will enable me to match those residents who wish to rent carports and or storage cabinets with those residents who wish to rent out their carports and or storage cabinets.

Carport Surveys were distributed to all Mutual # 5 residents. Approximately 130 Surveys have been completed and collected.

If you have not received your Carport Survey or need help filling it out please contact me. Al Edginton at 562 277 8848 and I will be happy to assist you.

Sidewalks:

I have started walking the sidewalks of Mutual # 5, looking for Trip Hazards.

I could use your help in locating any trip hazard problems. If you see any unlevel side walks or areas of water accumulation, Please contact me.

Respectfully Submitted:

Alfred G Edginton

Wednesday, July 20, 2016

### Turf Update:

Landscape committee member Chris Bittner and I walked the property with Joe Andre last week to assess the ongoing problems we are having with some areas of the turf. In Joe's professional opinion, the sprinklers are adequate but the limitations on when and how long we can water are causing the problem. Essentially, a choice has to be voted on to 1) continue with our 3x per week (20 minutes rotors/12 minutes for sprays) and hope that any reseeded/fertilizing will help the brown areas or 2) aggressively water 6x per week to make sure the seeds germinate. This of course, would be in violation of the county watering rules. Although I would welcome green grass and a reduction of calls complaining the grass is brown, I'm uncomfortable watering more and risking a citation.

Andre is going to spray for weeds in the next several weeks. This drought is causing problems on multiple fronts.

### Trees

Class One Arboriculture completed the spring pruning prior to June 15. Based on James Komen's recommendations, I will be presenting the suggested removals in new business. Trees that are removed do not automatically receive new trees. New tree plantings for the fall will be presented at the August meeting for Board approval. For the past two years, we have offered a "tree donation" program, whereby residents can purchase a tree for \$500, with the recommendations by James Komen, which includes the cost of the tree, labor and a sign in the tree base. We definitely offer this again. This is a wonderful way to honor a loved one. More info will be provided at the August Board meeting.

As always, please contact me (562/446-0749) if you have questions or issues.

Respectfully submitted,  
Susan Trembly, Chair, Landscape Committee



# MUTUAL 5

## TRASH DISPOSAL

- **Trash:** Wrap securely and put in big green bin.
- **Recycling:** Clean Paper & Cardboard but NO STYROFOAM, see list for more items and put in white bin.
- **Garden refuse:** Place in the open green bin.
- **Grease:** NEVER POUR GREASE DOWN THE DRAIN. Pour it into a container and seal it. Wipe greasy pans with paper towels.
- **large items:** Take to large bins at Mini Farms area off Oak Hills Road. Service Maintenance will pick up for a fee.
- **Electronics:** Take to Service Maintenance yard.
- **Batteries:** Take to container in Newspaper office lobby.

**Trash Collection: Tuesday early morning  
And Friday afternoon**

