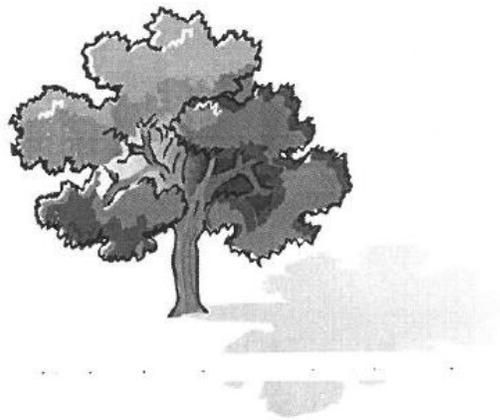


MUTUAL 5
MONTHLY
NEWS



FEBRUARY 2020

A Message from the President

February 2020

Your Board of Directors makes important decisions on behalf of our shareholders and some of these decisions are tough calls. And speaking of calls, I want to remind our shareholders about who to call for which issue in Mutual 5. Before I cleared the call history in my LW phone (that I purchased at my own expense for LW business) I took note of the number of calls I received from shareholders between September 1 and January 1—there were 341. This does not include the hundreds of LW calls on my private personal phone.

Topic of the Month: Free Is Never Really Free, Part One

I want to update my fellow shareholders about the financial realities of living in Mutual 5. I want every shareholder to understand what a bargain it is to live in Leisure World, and why regular small increases in our assessments are unavoidable. California is the second-most expensive state (after Hawaii) to live in, yet we are living in the affordable bubble of Mutual 5 in coastal California.

We have a financial challenge. We are at a moment in Leisure World history where we are:

- ❖ Trying to make up for the past: During the early, early years of Leisure World our predecessors were not putting money away for future needs at a rate that we need for TODAY.
- ❖ Living in the present: Mutual 5 is 57 years old and we are paying for current needs AND putting money away in our reserves for the future.
- ❖ Looking ahead: I will share these challenges with our shareholders in a three-part series of messages that will inform you of the realities of the upkeep of Mutual 5.

Let's be efficient: I love talking to shareholders, and it's a part of my job to solve problems. However, I receive a lot of calls that should have been placed to other people and offices. You must always have a current roster handy for *your* convenience and *ours*, so here's a Cliff's Notes list for your reference:

If you don't place a call, a problem might not be discovered in a timely manner.

- ❖ Garden, Landscaping and Laundry Room Problems—After placing an “Out of Order” sign on a broken washer or dryer, please call Director Powell about the problem so he can have it serviced right away. Call Director Deady on the Landscape Hotline for gardens and landscaping. She checks the hotline several times daily. DO NOT expect a M5 Director to make these calls for you. This leads to misunderstandings and miscommunications.

Miscommunications are a waste of time and resources.

- ❖ Water flooding inside your unit is expensive—Immediately TURN OFF YOUR MAIN WATER VALVE located inside the little door next to your refrigerator, and CALL SECURITY IMMEDIATELY. Do not leave a message if nobody answers. Keep calling back until you get a person on the phone. They will dispatch Service Maintenance or send Security immediately.
- ❖ Call the Director assigned to your building for general questions—All Directors are assigned to a group of 5-6 buildings in order to equally share our responsibilities. The building numbers are listed on your roster. But remember, make your Service Maintenance, Laundry and Landscaping calls yourself.

Please call Directors Monday-Friday, 8 a.m.-4:30 p.m.

(Over)

- ❖ Service Maintenance—Unlike many other Mutuals, we trust our shareholders to call Service Maintenance DIRECTLY without calling their assigned Director, assuming you will not be making unreasonable demands. Many services are included as *standard service*, but there are many *non-standard services* that are YOUR responsibility and you will be billed. The workers themselves are there to do the work but they are not responsible for informing you whether the service is *standard* or *non-standard*. They don't always know. If the problem was important enough to make the call, then you must accept the possibility that you might have to pay for the service call.

We all pay for everybody's repairs, service calls, clogged drains, lawsuits, wasted water, appliances (overloaded refrigerators and abused washers and dryers), and on and on.

March topic: Free Is Never Really Free, Part Two

Mutual Administration Director's Report

February 2020

Election time is here!



If you wish to run for a Director's position on the Mutual Board and be included on the ballot for your Mutual election, please see the staff in the Stock Transfer Office in the Administration Building on the first floor for a candidate's application form.

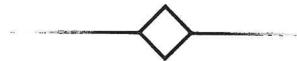
Please see the 2020 GRF & Mutual Election and Annual Meeting Schedule in LW Weekly.



Save the Date!

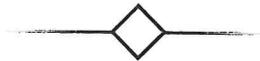


**GRF & Mutual Board
Training Seminar**



When: **MONDAY, MARCH 2, 2020**
8:30 a.m. - 12:30 p.m.

Where: **CLUBHOUSE 4**



Coffee, tea, doughnuts & fruit will be served.

*To RSVP, contact Ginni Houck at:
(562) 431-6586 ext. 374
or email: ginnih@lwsb.com*



GRF & Mutual Board Training Seminar Agenda

8:30-8:45 a.m. **Meet & Greet**
Coffee, Tea, Doughnuts, & Fruit will be served

8:45 a.m. **Pledge of Allegiance**
Led by Rich Carson, Mutual 12 President

Introduction of Speakers
Randy Ankeny - Executive Director

9:00 a.m.-12:30 p.m. **Training Sessions**

9:00-10:00 a.m. **Sexual Harassment in the Workplace**
Attorney - Adam Bouayad

10:00-10:30 a.m. **Executive Sessions 101**
Attorney - Lisa Tashjian

10:30-11:00 a.m. **Department of Fair Housing**
General info - Lisa Tashjian

11:00 a.m.-12:00 p.m. **You Are a Board Member 24/7**
Mutual Attorney - Ray Kaiser



Adam Bouayad

**WOLFLICK, SIMPSON,
KHACHATURIAN & BOUAYAD**

Adam is an associate attorney at Wolflick, Simpson, Khachaturian & Bouayad. Mr. Bouayad represents employers in all aspects of labor and employment law, including discrimination, retaliation, harassment, wage and hour issues, collective bargaining matters, personnel law advice, and in both single-plaintiff and class-action litigation.

He has served as lead trial counsel or second chair, prevailing in jury trials alleging: discrimination, harassment, retaliation, wrongful discharge, and wage/hour violations. Adam has also successfully defended employers in administrative proceedings before the EEOC, DFEH and Labor Commissioner.



Adam traveled extensively throughout the world before attending UCLA and receiving his B.A. in Political Science (cum laude) in 2002. He received his J.D. from California Western School of Law in 2006, where he served as an Honors Instructor for the legal skills program. Before joining Wolflick, Simpson, Khachaturian & Bouayad, Adam successfully represented school districts in labor and employment law matters at the firm of Walsh & Associates.

Adam also practices with, and is a partner in, the Workplace Rights Law Group, LLP.

Adam is a member of the California Bar, and is also admitted to practice in all U.S. District Courts in the State. When not practicing law, Mr. Bouayad enjoys international travel, running, surfing and spending time with his wife, daughter and rescue Mutts.

Lisa A. Tashjian

BEAUMONT TASHJIAN

Lisa A. Tashjian, Esq. is a partner with Beaumont Tashjian and has devoted her career to representing community associations. Ms. Tashjian focuses her practice on litigation including dispute resolution, arbitration and trial work and supervises the firm's attorney-managed assessment collections department.

In addition to her practice, Ms. Tashjian is active in various community association organizations, such as CAI and CACM.

She is past President of the CAI-Channel Islands Chapter and is past President of the CAI-Greater Los Angeles Chapter. She is also a member of the College of Community Association Lawyers, and is among fewer than 200 attorneys that have been granted membership in the College.



Raymond T. Kaiser

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Raymond T. Kaiser is the founding partner of the Law Firm of Kaiser & Swindells, established thirty five years ago. He has practiced law in the area of complex civil litigation over his entire forty year career. Mr. Kaiser is a Board Certified Civil Trial Specialist by the National Board of Trial Advocacy, and a Certified Legal Specialist in Admiralty and Maritime Law by the California Board of Legal Specialization of the State Bar of California. He holds the rank of Advocate as a member of the American Board of Trial Advocates (ABOTA).

He actively represents clients involving breach of contract, real estate litigation, transportation, admiralty and maritime litigation (as a proctor in admiralty), bodily injury and business litigation, and common interest development matters, including homeowner associations.

Mr. Kaiser has been rated "AV" by the Martindale-Hubbell Law Directory, its most prestigious rating, since 1991. He also has been selected as a Southern California "Super Lawyer" each year since 2007.

Mr. Kaiser received his Juris Doctorate, cum laude, from Loyola University School of Law in 1976. He was awarded the American Jurisprudence Award in Constitutional Law and was a member of the St. Thomas More Law Honor Society. He received his Bachelor of Arts degree, cum laude, with a major in physiological psychology from the University of Southern California in 1973.

Mr. Kaiser was admitted to practice law in the state courts of the State of California in 1976. He was also subsequently admitted to the United States District Courts for the Central, Northern and Southern Districts of California, as well as to the United States Court of Appeals, Ninth Circuit. In 1980, Mr. Kaiser was admitted to the United States Supreme Court on motion by former California Chief Justice Malcolm Lucas.

Raymond T. Kaiser is an active member of the California Association of Community Managers (CACM), the Maritime Law Association of the United States, Transportation Lawyers Association, Association of Business Trial Lawyers, the Propeller Club of Los Angeles-Long Beach and the Long Beach Bar Association.