



## What Are We Paying For?

Leisure World is the best value in Coastal Southern California. The Board has worked hard to keep the increases in the monthly assessments as low as possible. Sharing operating expenses with our fellow shareholders, combined with a volunteer board to manage it, make Mutual 5 very affordable. There are 3 parts to the monthly assessment:

### 1 Taxes

Rates vary from unit to unit

### 2 GRF Assessment

Covers all services and amenities outside Mutual 5

### 3 Mutual 5 Assessment

Covers all operating expenses, infrastructure and reserve funding inside Mutual 5

WATER • TRASH • GUTTERS  
ROOFING REPAIRS  
ROOF PLASTIC • SAND BAGS  
ROOF REPLACEMENT  
SEWERS • LANDSCAPING  
PEST CONTROL • LAUNDRY  
TERMITE CONTROL / REPAIR  
CONCRETE • REFRIGERATORS  
OVENS • COOKTOPS • SINKS  
TOILETS • FAUCETS • DOORS  
SHOWERS • DISPOSALS  
COUNTERTOPS • CABINETS  
SMOKE DETECTORS  
LIGHT FIXTURES • WASHERS  
DRYERS • WATER HEATERS  
PLUMBING STOPPAGES  
PLUMBING REPAIRS • POWER  
TREE TRIMMING • PAINTING  
IRRIGATION MAINTENANCE  
WALK LIGHTS • INSURANCE  
STUCCO & WOOD REPAIRS  
TREE REMOVAL • SIGNAGE  
ROAD REPLACEMENT  
SIDEWALK REPLACEMENT  
SERVICE CALLS • LOCKSMITH  
RESERVE FUNDING  
LEGAL FEES • and MORE...



## The Future of Mutual 5 Depends on Our Planning

### MAINTAINING MUTUAL 5

The proper maintenance of Mutual 5 is key to the quality of daily life and the longevity of our 57-year-old property. Repairs are made as soon as possible when problems are discovered. Big projects like painting all 41 buildings, replacing water pipes (completed in 2019), major concrete projects and roof replacement are all planned years in advance.

The monthly assessment includes a sum set aside in reserve to pay for these future projects. The Budget Committee has been working on the 2021 budget since July and it will be finalized in October. Decisions are based on averages from the past, predictions and recommendations from the reserve study, and the long-range plans for the expensive infrastructure projects mentioned previously.

### RISING COSTS

There are several budget items with increases beyond our control that will affect the 2021 budget. Water rates, electricity, garbage services, pest

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Send a photo for the next issue of **iM5** attached to an email:

[lwbindaderungs@gmail.com](mailto:lwbindaderungs@gmail.com)

control, and the biggest one of all—insurance—have all increased. There are increases in the cost of concrete, roofing and other services we rely on. These increases affect our long-range planning and our ability to complete projects as soon as we would like.

### COMPARISONS

Did you know that we have 3.99 linear miles of sidewalks in Mutual 5? Director Ken Cude figured it out using Google Earth. The cost of replacing our 57-year-old sidewalks all at once would be approximately \$1,516,392 so we replace them gradually.

When the reroofing of our 41 buildings began in 2016, a roof on a 2-bedroom building cost \$79,124. The same roof on our 2020 contract is \$122,094. We are replacing 4-5 roofs annually.

Have you ever hired a landscaper? We have over 11 acres of grass and 3.67 linear miles of gardens in M5. Your portion of our landscaping expense is only \$6.50 per week.



Next Meeting

OCTOBER 21  
9 A.M.

## Directors' Corner

### LINDA DeRUNGS

President

Enjoy the newsletter! It will be posted online and distributed at your doorstep if you don't have Wi-Fi.

### WAYNE GOULD

Vice President

Our thanks to shareholders who take large & oversize items to the 1.8 instead of leaving them by our dumpsters. The mutual is charged when service maintenance is called to remove these large items.

### DEBBIE TRAN

CFO

Our portfolio income is way down due to very low interest rates at this time. We are building our reserves to prepare for future projects such as the completion of our reroofing, painting all buildings and sewer relining.

### GLORIA SHANNON

Secretary

Give me a call if you have any questions about pets, caregivers, carports or carport rentals.

### CONNIE DEADY

Landscape Director

We continue to restore the utility areas at the ends of our buildings, and tree trimming will begin at the end of October.

### KEN CUDE

Physical Properties Director

Our 2020 roofing project has been delayed and we will keep shareholders informed of the new schedule when we know for sure when it will begin.

### KEVIN POWELL

Laundry Director

Thank you shareholders for keeping the laundry rooms clean. We continue to repair and replace the older machines. Please be patient because it takes several weeks for parts and new machines to arrive.



## What's Up In Mutual 5

### FREE ISN'T REALLY FREE

Since every shareholder owns 1/492 of Mutual 5 we are all responsible for treating Mutual property with great care. One of the Mutual's major expenses is service maintenance orders (SROs). These calls are essential to the upkeep of our common property. The budgeted amount for service calls in 2020 was \$95,999! But there are many things we can all do to keep the service maintenance costs under control in order to keep assessment increases to a minimum.

### REFRIGERATORS

Many refrigerators are failing prematurely. Here is how you can help.

NEVER squeeze food wall-to-wall, side-to-side, top-to-bottom in either compartment. This prevents circulation that can result in expensive repairs, or even the failure of the appliance.



### PLUMBING

The single most expensive item in the monthly SRO report is clogged drains. Many months the cost is over \$1,000. What can you do to help?

**NO WIPES IN THE PIPES**—these new products do not dissolve, and they are bad for toilets and sewers.

**DISPOSALS**—put all wet garbage in your garbage can and take it to the trash bin because it clogs the garbage disposal and adds debris to our 57-year-old sewers.

### SAVE OUR SEWERS

Taking care of our aging sewers will help prevent a major sewer failure that could result in a special assessment. Our sewers are inspected twice a year and so far, so good.

## WHO YOU GONNA CALL?

LINDA DeRUNGS 562-666-5476

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KEVIN POWELL 562-522-0282

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Security 562-594-4754

Service Maintenance 562-431-3548

Landscape Hotline 562-804-5525

### DECAL RENEWAL

Make your appointment to renew expired decals:

\*Call 562-594-4754 to make an appointment in Building 5.

\*Bring the following:  
Resident ID Card  
Valid Driver's License  
Car Registration  
Car Insurance Card

### NEW "5" DECAL

When you register your car you will also get a small "5" decal placed in the corner of your back window. This makes it easier for Directors to do carport checks and identify cars parked on the curb. If your decal has not expired but you would like to help us, you can call security for a quick appointment to get your "5" decal.