



What Are We Paying For?

Landscaping is an important aspect of our operating expenses. Our beautiful green spaces and trees are a source of enjoyment for all. We have approximately 11 acres of grass, 3.67 linear miles of gardens and several hundred trees. Call the LANDSCAPE HOTLINE when you need to report a problem or ask a question. Director Connie Deady keeps track of the hotline all day, every day. Here is her landscaping update:

Annual Fall Tree Trimming

Trimming will start on October 26 and will take approximately 2-3 weeks.

Flushing the Gutters

All the gutters will be flushed after the tree trimming is completed, with spot flushing as needed thereafter.

Winter Reseeding

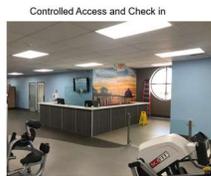
As winter approaches some of our grass varieties go dormant and turn brown so we reseed the grass to maintain our green spaces.

Reseeding on November 3

The lawns will be cut extra short on Nov. 3, followed by the reseeded. There is no danger to pets or people from the reseeded.

Reasons for Tree Trimming

- KEEP SIZE UNDER CONTROL
- CONTROL ROOT GROWTH
- SHAPE THE TREE AND TRAIN IT TO GROW IN THE RIGHT DIRECTION
- REMOVE EXTRA GROWTH IN THE CANOPY INTERIOR
- BALANCING THE TREE
- KEEPING TREES AWAY FROM OUR BUILDINGS
- REDUCING THE WEIGHT OF THE BRANCHES



Fitness Center Progress

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

lwindaderungs@gmail.com

Projects, Updates, Reminders and Trivia

THANKS TO DEBBIE TRAN FOR HER YEARS OF SERVICE

Debbie Tran will resign on October 21 after 6 years of service on the Mutual Five Board of Directors. She always managed our assets conservatively, for the greatest financial benefit to our shareholders. We will miss her sweet nature and the wonderful Vietnamese dishes she shared with us.

NEW DIRECTOR POSITIONS

Physical Properties Director Ken Cude will wear a new hat for the remainder of Debbie Tran's term to serve as the Mutual Five CFO. Ken has a long history of service on Leisure World boards and he was instrumental in formulating the 2020 and 2021 annual budgets. We are grateful for his continued service as our new CFO.

We welcome Ed Murphy as our new Mutual 5 board member. Ed will take Ken Cude's place as the Director of Physical Properties. Ken will continue to serve on the Physical Properties Committee. Ed will oversee Debbie Tran's building assignment.

SIDEWALK REPLACEMENT

The Physical Properties Committee meets 2-4 times monthly, discussing present needs and future projects. The committee recommended that we replace a stretch of sidewalk near buildings 71, 72, 97 and 98. The contract will be put to a vote on October 21 and we hope the project will start before the end of October.

ROOFING UPDATE

The next phase of our long-range plan to replace all roofs has been delayed slightly due to several factors. The four roofs that were scheduled for 2020 will actually be done in January 2021. We will keep you posted.

BE KIND TO OUR DIRECTORS

The people who serve on the board are volunteers. Please limit your calls to 8-4:30, Monday-Friday unless it's an emergency.



Next Meeting

NOVEMBER 18
9 A.M.

Directors' Corner

LINDA DeRUNGS

President

I will greatly miss Debbie Tran. Her sweet disposition along with her knowledge of our finances made her a valuable asset to the board. We wish her well as she explores new activities.

WAYNE GOULD

Vice President

The walklight outages around buildings 109, 110, 112, 113 and vicinity have been difficult to diagnose and repair. Please be patient. It's a work in progress.

KEN CUDE

CFO

I am looking forward to my new duties as the Mutual 5 CFO. I will also continue to serve on the Physical Properties Committee.

GLORIA SHANNON

Secretary

Please contact me if you would like to receive the iM5 newsletter by email. It will help reduce our printing costs.

CONNIE DEADY

Landscape Director

An easy and inexpensive way to beautify your garden is by adding ground cover. It also helps retain moisture and reduces weeds.

ED MURPHY

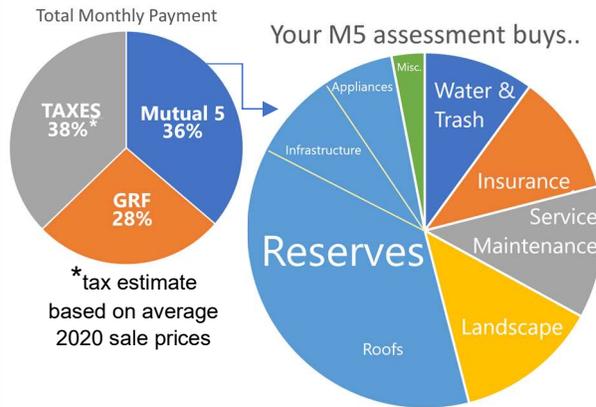
Physical Properties Director

I'm honored to be asked to fill the position of Physical Properties Director, and I will do all I can to serve the shareholders of Mutual 5.

KEVIN POWELL

Laundry Director

DO NOT overload washers! This results in overflow water on the floor and an \$85 service call to check it out. Careless behaviors result in extra costs for the Mutual, resulting in a higher assessment the following year.



Here's What to Expect

2021 ASSESSMENT



Your total 2021 combined assessment for Mutual 5 and GRF will rise 5.25% this year, compared to a 3% increase last year. There are two major factors driving the Mutual 5 budget for 2021. Interest rates are so low now that the Mutual's interest income has plunged 80% from our six-year average, requiring a larger contribution from shareholders. The other factor? Dealing with 57-year-old buildings and 57-year-old infrastructure.

WE BENEFIT FROM THE PAST

As an individual shareholder you often receive services far exceeding your annual assessment. Here's a for-instance: In the last 5 years your building was re-piped, and your unit may have been re-roofed. Did you know your new roof and pipes, your 1/12 of the building, cost more than you paid in your Mutual 5 assessment in FIVE YEARS? How is that possible? Your long-term maintenance is subsidized by the Mutual 5 shareholders who lived here years ago.

WHO YOU GONNA CALL?

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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

PLANNING FOR THE FUTURE

Now it's time to pay it forward. In 2021, 87% of the Mutual 5 assessment *increase* is devoted to restocking the Mutual's reserve fund, a savings account that has declined during the past decade. It will pay for the rest of our 53 roofs, future painting, gradually replacing four miles of sidewalks, and our continuing purchases of the Mutual's laundry equipment and shareholders' kitchen appliances. With the new budget, Mutual 5 will have put away 22% of its known needs for reserves. This will place us in a "moderate" level of financial risk according to our financial advisors, a status we hope to steadily improve to "low risk" in the next decade.

COMPARISON TO OTHER MUTUALS

How do we compare? While we don't yet know about all the other mutuals' 2021 assessments, we can say this: Mutual Five's 2020 assessment ranked third lowest among Leisure World's 16 mutuals. Taking care of our aging sewers to help prevent a major sewer failure, replacing roofs and concrete, maintaining our buildings, following the advice of our financial advisors—all these and more—make Mutual 5 a great place to live. We trust you enjoy Leisure World's quality of life and you continue to see it as Coastal Southern California's best residential value.