



Save water and work by planting a drought-resistant garden. See the July issue for ideas.

What Are We Paying For?

Service Maintenance completed 22,076 repair orders in Leisure World last year! Repairs are handled as quickly as possible, but understand that emergency repairs like plumbing stoppages, flooding, and electrical outages take priority. All other requests will be handled as soon as possible.

TIPS AND ADVICE:

Never let a repair go undone because you are afraid of being charged. Your Occupancy Agreement requires you keep your unit in good repair. The Mutual is obligated to repair standard equipment. And the hourly rate GRF charges for a non-standard repair is very reasonable compared to outside our walls.

Allow "key access" for quicker service so repairs can be done in your absence.

Warning: If you make an appointment, and you have not granted key access, and **you are not there** when they arrive, you will be billed for a portion of an hour. Missed appointments waste time and money.



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The Importance of Funding Infrastructure Reserves

A portion of our monthly Mutual 5 assessment is deposited into a Reserve Fund for current and future repair/replacement projects like the "Big 4"—roofing, painting, repiping and concrete. Our repiping was completed in 2019. Cudos to former President Coven and the 2019 Board. A portion of our 59-year-old concrete is replaced as needed every year. Repainting the whole Mutual is several years down the road. And we are about half done with reroofing. Mutual 5 has a long-range plan for all these projects. We need to replace 4-5 roofs annually, and the roofs are selected according to the roof's age and history of leaks. CFO Ken Cude, our wizard of the spread sheet, keeps our financial projections up-to-date so we can calculate the funding we need. Unfortunately, materials costs have greatly increased, so we will likely spend considerably more on our next roofing contract. Just as you benefit from past shareholders' reserve contributions, we must continue to increase our Reserve Funding in order to complete projects in the years ahead.

Mandatory Water Conservation Ordinance

The City of Seal Beach has implemented its Mandatory Water Conservation Ordinance. A City inspector will be conducting spot inspections in our community to assure compliance with water conservation. Unfortunately, too many shareholders are ignoring the guidelines we have already laid out. Shareholders not complying will receive a warning. It's a fine after a second offense. A new Mutual fine schedule will go into effect this summer. Avoid a fine:

- Please do not wash down walkways and sidewalks. Use a broom.
- Please do not water the grass. Our irrigation system is sufficient.
- Never turn on your garden hose and walk away.
- Replace your leaky garden hose and repair your leaky personal irrigation.
- Turn off the faucet while brushing teeth and take shorter showers.
- Call Service Maintenance to repair leaky plumbing and running toilets.

Did you know that 30-60% of domestic drinking water is used to water yards and gardens? Much of it gets wasted from over-watering and evaporation. Do the right thing for the sake of our Mutual, our water bill, the environment, and our beautiful California.



Next Meeting

AUGUST 18
9 A.M.

Directors' Corner

LINDA DeRUNGS

President

It's exciting to see all the renovations and new gardens. (See photos)

WAYNE GOULD

Vice President

The City of SB will be inspecting LW. Only water your garden, NO GRASS. You could be cited by the city.

KEN CUDE

CFO

Water rates increased 18% in May. SAVE MORE WATER!

GLORIA SHANNON

Secretary

Please call me if you would like to rent your vacant carport spot to another M5 Shareholder.

CONNIE DEADY

Landscape Director

J&J will be fertilizing soon. A warning will be posted on July 11 and the fertilizing will be done on July 13. Walk your dogs in the green belt between Mutual 4 and 5.

ED MURPHY

Physical Properties Director

I'm excited to start a new term on the Board, with all the continuous improvements we foresee in the upcoming year.

KEVIN POWELL

Laundry Director

A too-large bed covering was placed in a washing machine in LR 97. The machine was discovered "dancing" all over the floor. This might have caused serious damage to the machine.



STOVETOP FIRES

There have been three incidents involving smoke or fire in M5 since 2019. Fortunately, none of them were serious. STAND BY YOUR PAN!

ROOFING UPDATE

The Board rejected the bid for our next roofing project due to the pandemic-related increases in building materials. The Physical Properties Committee is monitoring costs and will be calling for more bids later this year.

IRRIGATION SCHEDULE

Many thanks to shareholders who reported a possible irrigation problem along Building 110. It turned out to be a stuck control valve needing to be replaced. Our irrigation schedule follows City of Seal Beach guidelines.

ASBESTOS ABATEMENT

Most shareholders realize that our units' early 1960s construction makes it possible that there is asbestos in our "popcorn" ceilings, wallboard and flooring. The GOOD news: asbestos is safe if left undisturbed. However, we have experienced incidents in which shareholders have attempted to do renovations themselves. This is not only dangerous; It can result in you paying for costly corrective asbestos abatement. Certified contractors must do all renovation work so there is no danger of contamination. Contractors MUST do the work.

WHO YOU GONNA CALL?

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ALWAYS DIAL THE AREA CODE!

Security	562-594-4754
Service Maintenance	562-431-3548
Landscape Hotline	562-804-5525
GRF Switchboard	562-431-6586
Billing	Ext. 330
Stock Transfer	Ext. 339
M5 Inspector	Ext. 397

OCCUPANCY VIOLATIONS

Because of a recent violation, the Mutual's Board of Directors remind our shareholders of the Occupancy Agreement terms they signed when they moved into Leisure World. Among the pledges: No guest may stay overnight more than 60 days during any 12-month period. Non-resident co-owners cannot live in a unit, even if the Owner/Shareholder is present. Co-occupants must vacate when the Owner/Shareholder passes away. Please abide by the promise you made when you signed your occupancy agreement.

CAREGIVER REGISTRATION

Mutual 5's recent updated list of caregivers was shorter than expected. Mutual Secretary Gloria Shannon suspects not all caregivers are registered with Stock Transfer. ALL caregivers must be registered, and must always wear their badges.