



Inspection Checklist

- A NOTICE will be posted on your door three days prior to the inspection
- Inspectors arrive from 9 a.m. to 1 p.m.
- You need not be present during the inspection
- Proof of insurance should be left on your kitchen counter near the sink (the policy or a recent statement)
- Leave your porch storage closet UNLOCKED the day of the inspection
- Clear areas near smoke detectors for access
- Washer/dryer units will also be inspected

Follow-up Letters

If a violation or problem is discovered, a follow-up letter will be mailed within a couple weeks detailing the corrections or problems in a unit. Shareholders will be expected to correct the problem by the deadline listed on the letter. A second inspection might be necessary to double-check these problems or corrections.



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An Update From CFO Ken Cude

The Budget Committee has completed its work on the 2022 budget. It was a challenging effort this year because of the major cost increases in WATER, LIABILITY INSURANCE, and WOOD PRODUCTS used in the ROOFING PROGRAM. There were also cost-of-living increases in the contracts for LANDSCAPING, PEST CONTROL, and in the Service Maintenance Department for work performed in our Mutual.

The 2022 Mutual 5 Carrying Charge as determined by the Budget Committee will increase 5.5%. This is separate and independent of any change in the GRF carrying charge. The budget will be discussed during the September 15, 2021, Board Meeting. A final decision will be made at the Board Meeting on October 20, 2021.

Members of the Budget Committee are Ken Cude, Chair; Vice President Ed Murphy; President Linda DeRungs; and shareholder adviser Steve Schneider. We are grateful for their time, effort and expertise in serving on the Committee.

Fire-Safety-Health-Sanitation Inspections

The biennial Fire Safety/Health Sanitation Inspections will start in September and conclude by the end of the first week in October. These inspections are crucial to the safety and welfare of all Mutual 5 shareholders. Full instructions will be presented on the posting notice that will be taped to your door.

Insurance Is A Requirement In Mutual Five

Mutual 5 shareholders, whether residing in their units or not, are required to carry HO6 insurance to cover the personal contents of their unit; to cover any damage to their unit for which they are responsible; and to cover any damage to adjacent units for which they are responsible. Please read the the two-page handout that was dropped at your door very carefully so you will understand your obligation. You must display your proof of insurance on your kitchen countertop. If you are not yet insured, call your agent immediately.



Next Meeting

SEPTEMBER 15
9 A.M.--Zoom Only

Directors' Corner

LINDA DeRUNGS

President

A sewer report will appear in each newsletter until sewer scopings are completed.

ED MURPHY

Vice President

Please have your insurance paperwork ready for the inspection. If you have 2 cars, please use your carport for one of them at all times.

KEN CUDE

CFO

Watch the September Board Meeting if you are interested in hearing about the 2022 budget.

GLORIA SHANNON

Secretary

When you call me or any other Director, please include your unit number!

CONNIE DEADY

Landscape Director

DO NOT water the trees or grass in front of your unit. Too much water can kill a tree.

WAYNE GOULD

Physical Properties Director

Past inspection hazards included 'daisy-chained' extension cords in one outlet; kids' artwork over stovetops; containers and other flammables in ovens or near stovetops

KEVIN POWELL

Laundry Director

Allow washers to complete their cycles. It won't start again until all the cycles are completed, giving the impression that the washer is broken.



SAVE OUR SEWERS!

The mysterious photo above is a snapshot of a section of the sewer under Building 71. The white blob in the middle is a clump of wipes and rags that was discovered last week during the first of 41 sewer inspections that are underway. Every Mutual 5 building will be scoped with a camera to determine the condition of our sewers, and the position of any clogs or problems. Here are the results of our first set of inspections:

Buildings 69 and 70: several areas of accumulated grease (not good); more grease in 70 than 69; no broken pipes; overall good report: let's keep oil and grease out of our sinks!

Building 71: a large clump of wipes and other white debris such as rags, diapers and pads; several areas of grease; no broken pipes.

Wipes are NOT flushable, regardless of the manufacturers' claims. Pads, diapers, rags, paper towels—anything that is not toilet paper—must NEVER be flushed down our toilets! All new shareholders have been warned during orientation that the only things that should be put in toilets are human waste and toilet paper—NOTHING ELSE! We hope that longtime shareholders will abide by this Mutual Five policy. If a sewer suddenly failed, the replacement cost would be \$70,000 or more, resulting in a one-year special assessment for every household of at least \$12 monthly.

WHO YOU GONNA CALL?

LINDA DeRUNGS 562-666-5476

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ED MURPHY 714-403-9539

edm92649@gmail.com

KEN CUDE 562-921-0024

cudekb@verizon.net

GLORIA SHANNON 714-313-9831

lw5secretary@gmail.com

CONNIE DEADY 562-804-5525

cmdedee@gmail.com

WAYNE GOULD 562-794-9346

capy235@aol.com

KEVIN POWELL 562-522-0282

kbpowell51@verizon.net

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

AUTHORIZED RESIDENT CONTACT FORM (white paper)

You received two important handouts with iM5 today. Read the cover letter carefully so you will understand what GRF needs on the white paper. The Authorized Resident Contact form is for the security department so they will know who is allowed to authorize visitors to enter the community.

EMERGENCY CONTACT FORM (pink paper)

This form is VERY important. You MUST fill out the pink form. Many emergency contacts in our files are incorrect or obsolete. Do not assume the data on file is correct. This is for your safety. Recently we have discovered that numerous emergency contacts could not be reached because the phone number was wrong or disconnected. And some shareholders have NO contacts on file. Please take this seriously.