



What Are We Paying For?

Mutual 5 has 3.99 linear miles of sidewalks. All the carport roadways have already been repaved, and we are gradually replacing the original sidewalks as needed. Now built to code with rebar, they will last 50 years. CFO Ken Cude created this summary of sidewalk projects since 2018:

2018

96F	\$2,152
Swale	\$9,667
108D-F	\$6,450

2019

71/72	\$6,921
108-117 walk	\$58,456

2020

CP 68 walk	\$5,403
72-101	\$20,351
105G	\$2,000
97i/98A	\$6,097
Misc.	\$2,227
97,98,71,71	\$39,507

2021

110F	\$4,145
103-105	\$24,060
107	\$7,944

2022

Walks between 107-112, 109-112, 110-111	\$97,527
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TOTAL CONCRETE for WALKS in 2018-2022

24,992 sq. ft. in 5 years
\$296,910



Concrete Project Update

Please stay away from the sidewalk project and DO NOT try to cut across any caution tape. GO AROUND!

Laundry Room 112 is closed until further notice. The concrete will be completed by the end of the day on Friday, May 6.

The landscapers will be working on Saturday, May 7, to begin restoring the edges of the sidewalks with sod, and readjusting the irrigation.

USE CAUTION AT ALL TIMES!

Projects, Updates, Reminders and Trivia

FIRE HAZARD ALERT: RANGE HOOD FILTERS and BATH FAN LIGHT BULBS

RANGE HOOD FILTERS are the responsibility of shareholders. The Mutual does not cover the cost of cleaning or replacing filters. To prevent fires, the filters should be cleaned or changed annually, especially if you cook daily on your stovetop. They are not easy to remove and re-install, so shareholders should CALL SERVICE MAINTENANCE. It's a short, inexpensive service call—much less costly than a fire.

BATH FAN LIGHT BULBS are only meant to serve as night lights, and are designed for low-watt bulbs ONLY. Replacing them with higher-watt bulbs can result in a fire. Recently two melted bulbs were taken out of a Mutual 5 bath fan. Only low-watt bulbs should be used.

SERVICE MAINTENANCE will replace your bath fan bulb for a small charge when it burns out. NEVER replace it yourself with a high-watt bulb.

REMINDERS AND TIDBITS

WATERING VIOLATIONS are being reported regularly by shareholders to the Board of Directors.

- Do not water the grass. The irrigation system waters the grass.
- Do not wash off the sidewalk daily.
- Please save water!

SMOKE ALARMS beep when they need attention. Call immediately for assistance.

- Never disengage a beeping smoke alarm. You will be charged for the service call to reengage it.
- Smoke alarm repairs are a priority. Call Service Maintenance on M-F, 8-4:30; or call Security at all other times.

SAVE OUR SEWERS by observing Mutual 5 policies.

- Never put food or grease down your garbage disposal or toilet.
- No wipes in the pipes.
- Only the 3 Ps in a toilet.

Please read the sewer article on p.2.



Next Meeting

May 18, 9 A.M.

Directors' Corner

LINDA DeRUNGS

President

Please read the iM5 newsletter! We are now publishing it every 1-3 months.

ED MURPHY

Vice President

Be a good neighbor. Use your carport to free up space for visitors, vendors and 2-car families.

KEN CUDE

CFO

The Board of Directors is getting ready to begin working on the 2023 budget.

LAURA GARDNER

Secretary

Please DO NOT remove anything from the Laundry Room bulletin boards. Dial Extension 2 to reach me on the hotline.

GLORIA SHANNON

Landscape Director

PLEASE dial Extension 1 to reach me on the hotline. Shareholders are ignoring the recording so messages are not getting to me.

WAYNE GOULD

Physical Properties Director

Our next roofing project is scheduled for this summer. It includes buildings 70, 100, 101, 113 and 120.

KEVIN POWELL

Laundry Director

Always put powder detergent in the bottom of the washer drum, NEVER in the agitator.

MUTUAL 5 SEWER CONCERNS

It is discouraging to hear shareholder comments implying that Mutual 5 is not solving plumbing problems to their satisfaction. All shareholders are responsible for reporting slow or clogged drains immediately. A clog in one unit can cause a clog or a backup in another unit. These clogs are caused by shareholders, not Mutual neglect.

All Mutual Presidents voice the same complaints during monthly president's meetings: "Wipes in the pipes... Large quantities of food being stuffed down garbage disposals... Shareholders being told over and over to put all food and grease in their garbage cans... All manner of things being flushed down toilets."

Our drain pipes and sewers are nearly 60 years old. We DO annually inspect Mutual 5 sewers, scanning by video to check for breaks, buildups and other problems. While other Mutu- als have experienced expensive repairs, Mutual Five had few problems—until recently.

We've just completed substantial repairs in two of our buildings. Sewer damage requires intervention, which leads to wear and tear on our sewers, which leads to very high repair costs, which inconveniences your fellow shareholders.

Sewer repairs are expensive. If you're motivated by money, consider this:

The recent repairs cost each Mutual 5 household about \$122. It's up to every one of us to take care of our plumbing to help prevent these costly repairs.

LET'S BEAUTIFY OUR MUTUAL

Recently many shareholders have been sprucing up their properties with new landscaping, new mow strips and more! Look for ideas to upgrade your garden during your walks. Let's make Mutual 5 even more beautiful.

WHO YOU GONNA CALL?

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Service Maintenance 562-431-3548

GRF 562-431-6586

PROOF OF INSURANCE

After several months of alerting our shareholders to show proof of HO-6 insurance on their units we are at about 90% compliance. Please show your proof of insurance to a Director.

A MESSAGE from the PRESIDENT

The Boards of past and present have worked hard to fulfill the obligation to maintain, improve and replace the infrastructure of Mutual 5. For the sake of our many newcomers, and to remind our long-time shareholders, here's the progress on our "BIG 6 GOALS:"

FRESHWATER PIPE REPLACEMENT

Complete!

NEW METER CABINET DOORS

Complete!

REPAVING CARPORT ROADWAYS

Complete!

REROOFING 41 BUILDINGS

50% Complete

SIDEWALK REPLACEMENT

As needed annually

24,992 square feet completed to date

PAINTING THE WHOLE MUTUAL

To be done within the next few years