



Candle safety

This holiday season, consider a flameless candle. They are safe and provide the same ambiance as real candles. Some are aromatic.

If you insist on using lit candles, extinguish all candles when leaving a room or before going to sleep. Be sure the wick ember is no longer glowing.

Never burn a candle on or near anything that can catch fire. Keep lit candles away from furniture, drapes, bedding, carpets, books, paper, flammable decorations, etc.

From 2012-2016, U.S. fire departments responded to an estimated 8,200 home structure fires that were started by candles annually. These fires caused an annual average of 80 deaths, 770 injuries and \$264 million in direct property damage.

Board Meeting Change

Due to the holidays, your Board will be meeting on Monday, Nov. 25, 1:00 pm in the Administration Bldg. Conference Room A.

Shareholders are invited to make comments during the first 15 minutes.

Matters

An occasional newsletter for Shareholders of Mutual 1 in Leisure World, Seal Beach, CA

| | | | |
|--------------------------------|--------|--------|--------|
| State & Federal Taxes | 56.29 | 53.89 | 2.40 |
| Property & Liability Insurance | 0.95 | 0.77 | 0.18 |
| Total Taxes & Insurance | 23.35 | 20.29 | 3.06 |
| Operating Expenses | 24.30 | 21.06 | 3.24 |
| Income from Services | 115.61 | 113.17 | 2.44 |
| Merchandise Sales | 0.00 | 0.00 | 0.00 |
| Dry Machines | 5.73 | 4.94 | 0.79 |
| Services Income | 5.73 | 4.94 | 0.79 |
| Financial Income | 3.18 | 3.94 | (0.76) |
| Investment Income | 0.00 | 0.00 | 0.00 |
| Investment Income Allocation | 0.17 | 0.15 | 0.02 |
| Charges | 3.46 | 3.46 | 0.00 |
| Collection Fees | 2.17 | 0.00 | 2.17 |
| Other Fees | 0.00 | 0.00 | 0.00 |
| Operating Income | 8.98 | 7.55 | 1.43 |
| Operating Cost | 14.71 | 12.49 | 2.22 |
| Funding | 100.90 | 100.68 | 0.22 |
| Mutual Costs | 109.10 | 109.10 | 0.00 |
| Trust Cost | 210.00 | 209.78 | 0.22 |
| Assessment** | 163.11 | 158.20 | 4.91 |
| Property taxes are | 373.11 | 367.98 | 5.13 |

| Average Monthly Per Apartment | | | Operating In Do | |
|-------------------------------|-------|--------|-----------------|------|
| 2020 | 2019 | Change | 2020 | 2019 |
| 5.43 | 5.53 | (0.10) | 54,995 | 405 |
| 0.04 | 0.01 | 0.03 | 156,579 | |
| 15.46 | 17.66 | (2.20) | 90,038 | |
| 8.89 | 8.54 | 0.35 | 302,017 | |
| 29.82 | 31.74 | (1.92) | | |
| 0.56 | 0.56 | 0.00 | 5,672 | |
| 0.00 | 0.00 | 0.00 | 0 | |
| 4.64 | 5.92 | (1.28) | 46,994 | |
| 0.00 | 0.00 | 0.00 | 0 | |
| 5.20 | 6.48 | (1.28) | 52,666 | |
| 0.35 | 0.30 | 0.05 | 3,545 | |
| 28.45 | 24.68 | 3.77 | 288,142 | |
| 4.64 | 1.48 | 3.16 | 46,994 | |
| | 1.88 | 0.09 | 19,952 | |

Mutual One passes 2020 operating budget

Your Board of Directors approved the 2020 Operating Budget of \$3,778,858 resulting in a regular monthly assessment of \$373.11 per apartment per month, for an increase of \$5.13 per month over the total regular assessment of 2019. This increase represents both the GRF assessment increase of \$4.91 and the Mutual's increase of \$.22. Your board has worked hard to hold down expenses and monitor expenditures.

The complete Mutual 1 budget was distributed last week in the *LW News*. If you did not receive a copy you can ask for an additional copy at the Stock Transfer Office.



Download it now. MyShake app, an earthquake warning app may provide seconds of warning before an earthquake happens. The app, developed by UC Berkeley, is available as a free download for

both iOS and Android operating systems and can be easily installed on your smart phone.

It will give early warning for everyone through all of California. A few seconds of warning can give people enough notice to drop, cover, and hold on before the shaking begins.



Residents of the 21, 24, and 25 building green space gather to celebrate Marion Carvell's 95th birthday on November 8.

Marion Carvell celebrates her 95th

Residents from buildings 21, 23 and 25 gathered on the green to celebrate **Marion Carvell's** 95th birthday, though this particular quadrangle in Mutual 1 seldom needs an excuse to gather. Throughout the summer months they often get together for cookouts, luncheons, and chatter on the green. If your green does something similar, please forward some snaps with identification to the Mutual 1 website and we'll include you in our online gallery and an upcoming issue of Matters.



Above, Marion, the birthday girl with the postman, below, Ken Lancaster arrived all the way from Alaska to manage the grill.

Among the attendees were: Vicki Fletcher & Sherri Mink, Josie Law & Maria Steger, and Marlan Chan above, and below: party planners Carol Sims & Lori Petricone, Penny Mazman and David Julian.



Sewer re-lining progress



Other party attendees included from the top: Harry Konishi, Betty West, Marty and Bill Hultquist center row, Gary Monahan and Jill Brennan.

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MyShake

The app is still in development, but officials felt it was too important to delay launch.

They say it may give false alarms, or be delayed, but still believe it also may save people's lives. Download it for free from the app store.

“Nothing can replace families having a plan for earthquakes and other emergencies. And we know the Big One might be right around the corner. I encourage every Californian to download this app and ensure your family is earthquake ready,” stated **Governor Newsom**.



A-1 Plumbing crews are on the ground and on the roofs as they continue to clear our sewer lines and install a plastic sheath that should last for decades.

The sewer relining project is now in Block 2, Buildings 21, 22, 23 and 24 have been completed. Work has begun on buildings 25 and 26. Work will be suspended during Thanksgiving week and Christmas week.

Please remember that when the plumbers are working on your building, and in particular the days they tape off your spigots and drains, absolutely NO water can go down the drain. Residents who do not honor that prohibition will be assessed the damage.

Residents are also reminded

Keeping your drains clear

It was the consensus of four very experienced plumbers that the supposed treatment of a salt, baking soda, vinegar concoction was NOT the best or even a good method to keep your drains clear or clean smelling. Rather it was sure to help them clog.

Here's their solutions: To keep your shower, bathroom, and kitchen drains tidy, pour a pot of boiling water down the drain

that just because the sewers have been relined, it does not mean that anything can be flushed. NOT true! Adult diapers, wipes (even if the manufacturer says they are flushable) rags, cotton swabs and other objects will clog the newly relined sewers.



followed by a cup of household bleach, wait a few minutes and put down another pot of boiling water.

To keep the garbage disposal “sweet smelling” and clear, drop in a tray of ice cubes and either a cup of lemon juice or some lemon peels. Run the garbage disposal. The ice cubes will solidify any greasy buildup and the lemon juice will cut the grease and allow it to discharge.

Looking for a part-time job?

You've retired and you're getting a little bored, can't quite keep a calendar, perhaps a part-time job would suit you. Consider working here in Leisure World. There's plenty of opportunity to find a rewarding part-time job: Bus Driver, Security, Recreation.

Those three areas are always looking for folks. The pay is currently \$13.25/hour, in January it jumps to \$15. Generally, you work about 20 hours per week. Depending upon the department the work shifts may float.

Bus Drivers work two days a week, and the shift moves one day, so you work M and T this week, then next week T and W, and then the next W and Th etc. Drivers are assigned a route, but learn all the routes and often fill in for one another. The workdays are primarily day shifts, with some evenings during special occasions, i.e. Amphitheater, Holiday Lights and special events. [90% of the drivers are Leisure World residents]

Security has shift work, meaning you might be assigned any shift in the 24/7 workweek. Part-time folks float too, and the assignments vary from gate, dispatch, or patrol depending

Fire inspections halfway!

It was appropriate to begin the annual fire inspections in October (Fire Prevention Month). Buildings 1- 42 will be completed before the holidays. Buildings 43-70 will be completed in January-February 2020. These inspections are conducted annually to protect all of our residents. We appreciate your cooperation.



Fred Byun, Mutual 1 resident, has been driving the bus in Leisure World 10 years.

upon your experience and preferences. [over 70% are Leisure World residents]

Recreation work-days float as well, there's positions at the starting shed in golf, at the sign-in stations for both the pool and exercise equipment room etc. [90% are Leisure World residents]

All the jobs are quite rewarding, interesting and fun. They get you out into the community and folks really appreciate the service. The pay will cover your monthly assessment. Interested? Say you saw it in *Matters*.

Policy change approved

Residents are now encouraged to call Service Maintenance direct for maintenance and pest control. Call the Helpline to report landscape and all other issues.

Service Maintenance

(562) 431-3548

Security

(562) 594-4754

Helpline

(562) 804-8718

Welcome new neighbors

It is so nice to welcome these folks to Leisure World, Mutual 1:

15 A Barbara Rosenthal

19 C Deanna Schiaraffa

19 E Bruce Keough

**23 D Juan & Olivia
Campos**

24 B Danny Makos

**25 K Brian Haas &
Heather Burke**

28 I Mary La Clare

29 E Kathleen Nadeau

42 J Carolyn Sholmire

44 B Kathleen Martinez

**56 A Robert & Sylvia
Schiada**

64 K Betty Kelly

Board approves Fire Avert

Your Board has approved the installation of Fire Avert, a system to cut power to the stove should the fire alarm sound. The system was first demonstrated on *Shark Tank*, director **Sandra Luther Stark** was intrigued and contacted the company president, **Peter Thorpe**.

The original design was developed for ranges, a plug-in devise that could easily be installed, however, 95 percent of the stoves in Mutual 1 are cooktops, requiring a modification to the original design.

Thorpe immediately sought engineering to adapt the devise and developed a unit that could be hard-wired to our stovetops. The system cuts power to the burners should the fire alarm in your unit sound. Fire Avert is currently producing these units; we hope to install them in 2020.