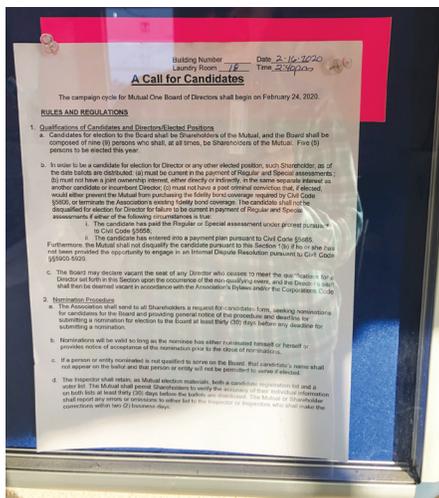


It's Election Time and Mutual One is calling for candidates to serve on our Board of Directors. If you have an interest in good government, please consider running for the Board. All positions are unpaid volunteers. This is one of the best ways to get involved in our community and to meet your neighbors. In particular we welcome candidates with knowledge in construction, physical properties, landscaping, business management, or accounting.

Our Board is made up of nine (9) members, we stagger the elections for continuity in governance. This year five (5) persons will be elected for a two-year term serving June 2020 through June of 2022. Candidates must be members of Mutual One and in "good standing."

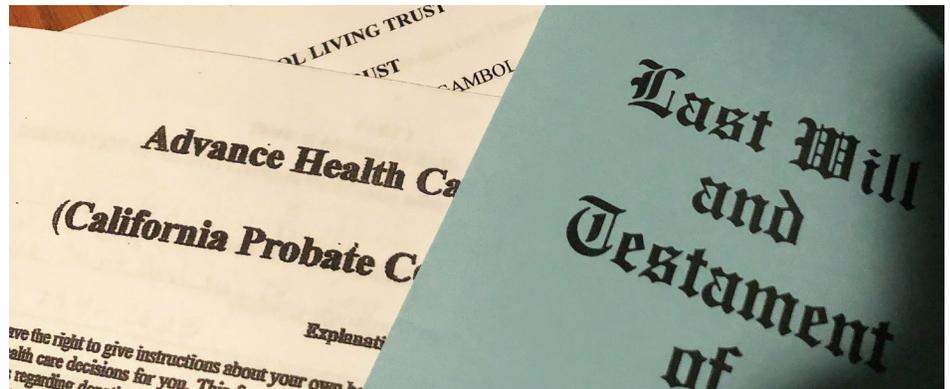
The candidate application process is open now. Applications will close on March 25, Ballots will be mailed in May. Our Mutual One Annual Meeting is the second Monday in June (June 8, 2020). Applications can be picked up at the Stock Transfer office.



Call for Candidate postings were placed in each laundry room. Please review that document for more information.

Matters

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



File of Life? Trust? Will? Power of Attorney?

When was the last time you took a look at your very special documents: your Notice of Next of Kin, Power of Attorney, Trust or Will? Yes it's a bit uncomfortable, most folks put it off...but you shouldn't. It's important that you review these sorts of documents annually.

In the little copy center/purchasing area by the Cafe, "File of Life" pamphlets are available for \$1. This comes in a handy magnetized little plastic holder that adheres nicely to your refrigerator. It provides space for names, phone numbers and contact information. It also organizes a listing of any medications you might be taking, medical equipment issues, i.e. hearing aids, glasses, prosthesis, medical alerts etc., a listing of your doctors, family and religious contacts. This can become invaluable should a crisis occur.

An up to date emergency contact list is vital as well. This past year,

some lists that we had to access for member's emergency issues were horribly out of date, with folks listed who were deceased, phone numbers that no longer worked, addresses that were no longer valid. The result was that it became difficult to contact loved ones, family, and associates who might best know the member's

Board Meeting
Your Board will be meeting on Thursday, Feb. 27, 9:00 am in the Administration Bldg. Conference Room A. Shareholders are invited to make comments during the first 15 minutes.



Monarch butterflies are noted for their exquisite coloring. In the past decade their numbers have dwindled significantly.



Prior to becoming a beautiful butterfly, the Monarch begins its middle weeks of life as a caterpillar. The caterpillars have voracious appetites and can literally strip the host milkweed plant of its leaves.

It's Spring welcome home Monarch!

The western monarch butterfly has been threatened with extinction with their numbers in the 1980s of over 10 million to fewer than 30,000 counted in California last year, an 86 percent drop in population. Scientists believe the drought and habitat destruction caused by wildfires and development have both contributed to the losses.

You can help thwart this decline by considering growing some milkweed in your garden space. Monarchs lay their eggs on milkweed; the caterpillars are sustained by the bush. After a two-three

week eating spree the caterpillar forms its chrysalis and a couple of weeks later the beautiful Monarch emerges.

Several folks in our Mutual grow milkweed. If you see any caterpillars, please don't pluck them off the plants. This is their source of food. We won't have pollinators if their young are destroyed.

Other species of butterflies frequent other plants, for instance the beautiful Mourning Cloak Butterfly prefers willow leaves. Swallowtails prefer parsley, carrots, and dill. The plants will survive and

come back fuller even if all of the leaves are eaten.

Xerces Society, a conservation agency, noted the drop off in Monarchs in 2019, despite extensive conservation efforts.

It is anticipated that the U.S. Fish and Wildlife Service may announce in June that the Monarch should be protected under the Endangered Species Act. Other pollinators like honey bees are also at risk.

Caregiver registered?

Mutual One residents who employ caregivers are reminded that your caregiver must be registered with Stock Transfer. They will be issued an official Leisure World identification tag which must be worn and visible when working. Please remember that they must re-register every six months. Stock Transfer office is open M-F from 8:00 AM until 4:30 PM.



Toilets and sinks are taped off to remind residents not to use the facilities on the day the sewer liner is being pulled. After installation A-1 personnel will remove the tape.

Sewer Update

Work continues on the sewer relining process. A-1 has completed buildings 30, 31, 32 and 33. They are currently working on Buildings 34, 35, and 36.

Sometimes excavation work is required at the ends of the buildings. A-1 will temporarily store equipment in the laundry hang-out areas adjacent to the buildings they are working on; when the work is completed they will restore the area. Please use caution when you are walking near their construction activities. Look out for hoses, electrical lines and other items.

Trust, Will, & Power of Attorney

wishes. A copy of this document should be kept on file at the Stock Transfer Office. Stop by to see if your information is current and up to date.

Having a will and trust documents are arguably the most important things you can do for yourself and your family. A Will goes into effect only after you die, while a Trust takes effect as soon as you create it. Both are estate planning devices that serve different purposes; both can work together to create a complete estate plan.

They can protect your spouse, children, grandchildren and assets. They can spell out clearly how you want your affairs handled when you pass on. They can insure that those charities and organizations you want to support will honor your legacy. A will additionally defines your wishes

regarding funeral expenses etc.

It's human nature to procrastinate, but it is also important to avoid the added stress on families during crisis. Having will/trust documents helps your family to make appropriate decisions following your wishes and intent. If you don't have these documents, make an appointment soon with an estate attorney so that you can put your affairs in order.

And make certain your loved ones know where to find these documents, where safety deposit keys, deeds and insurance policies are located.

One suggestion is to outline some of these key items and place that letter in a freezer bag in the freezer. Let your loved ones know it is there. It's easy to locate and protected should a fire or catastrophe occur.

Parking Policies are being enforced.

During the past two weeks Victor Rocha, security chief, and Larry Norlander, watch commander, issued over 30 tickets to shareholder's cars that were parked in our carports with expired or insufficient information.

All autos and motor vehicles in Mutual One carports must display a current Leisure World registration decal or a guest parking pass dated and signed by a director. If these items are not current or not displayed you will be issued a ticket and the tickets do carry fines. Tickets were also issued for automobiles with expired tags or



Victor Rocha and Larry Norlander patrolling our carports in the wee hours of the morning earlier this month.

those that did not display a valid license.

More on Elections:

Director's Training, March 2

A special training session for both GRF and Mutual Directors is scheduled for **March 2, 8:30 AM until 12:30 PM in Clubhouse 4**. Both sitting directors and candidates for the boards are invited to attend.

Topics to be covered are: Sexual Harassment in the Workplace, Executive Sessions 101, Department of Fair Housing, You are a Board member 24/7.

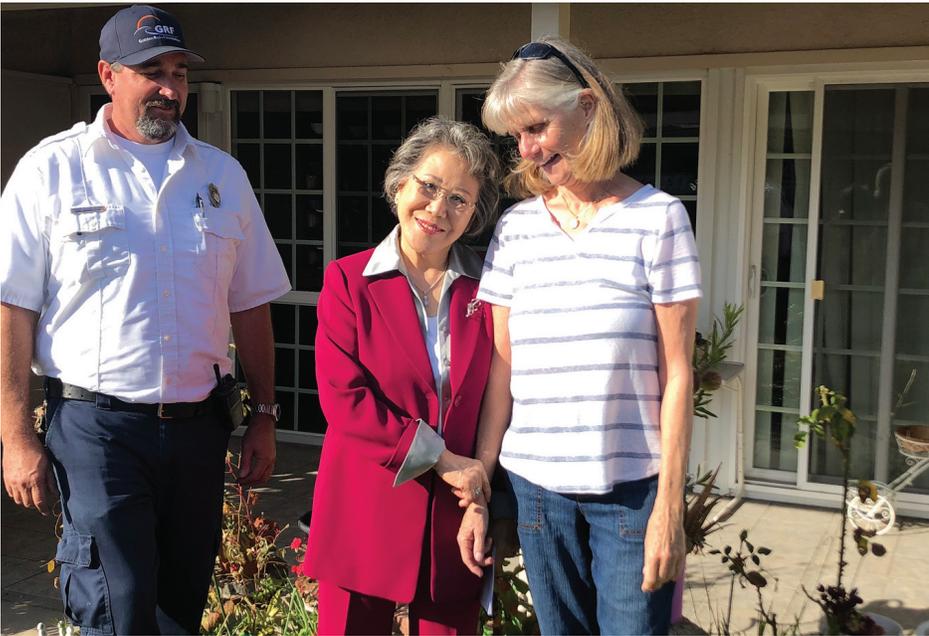
Three very experienced attorneys will be the presenters. If you are interested in becoming a director please consider attending this event. **RSVP to Ginni Houck at ginnih@lwsb.com or 562-431-6586, ext. 374.**

Town Hall Meeting

Once all of the candidates have declared their intention to run, Mutual One will host a Town Hall meeting where you will have the opportunity to meet the candidates. We anticipate that meeting will be in Club House 1, the date and time: to be determined. We will post it and place flags up as reminders.



Residents gathered for the Town Hall meeting in Club House 1 in early Autumn, 2019.



Board member, chief financial officer Denise Potterton, far right welcomes new member Kim Coppock, with Inspector Rich Stolarcz during the final inspection at the close of the New Buyer Orientation.

Welcome new neighbors

Please welcome these folks who purchased units in December and January:

- 2 F Ingrid Panl
- 9 D In Cho & Mi Yun
- 9 J Joyce Kim & Young Ji
- 27 C Susan Rivera
- 40 L Kimsay & Sarin Suon
- 48 K Alex Thai Nguyen & Hung Ton-That
- 55 B Jo Nell Bushner
- 61 E Linda Unkovich

Washing machine not working?

If you experience a malfunction with a washing machine or dryer in our laundry rooms, please report it immediately.

We lease our equipment from WASH laundry systems. They maintain the equipment, but it's impossible for them to know a machine is not in working order unless you notify them.

Each machine is labeled with a code and number as well as a bar-code. If you have a smart phone you can download their app and report any issues immediately.

800-342-5932

Place an out-of-order sticker on the machine so that others know not to use the equipment. Once repairs are made, WASH will put a new sign on the machine alerting users that all is well again.



The code and machine numbers along with a barcode are prominently displayed on each machine.

Service Maintenance

(562) 431-3548

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

Security

(562) 594-4754

Call security if you are expecting tradesmen or guests. Call Security on the weekends for any water or electrical emergency.

Helpline

(562) 804-8718

Call this number for all non-emergency issues. The "Helpline" is monitored only once or twice a day and often after business hours. Its purpose is to provide help to residents and offers you the opportunity to reach out to your Board members.

Fire Inspections

Completed

The Annual Fire Inspection process began last fall and was completed on February 21. Some units are scheduled for re-inspection. These are those units where a shareholder had blocked access to windows or were "overloaded" with household goods, paper, or belongings that our inspector believes creates a fire hazard. We appreciate the cooperation of our members in making our community safer and clearing their units to ensure safety.

