

# Matters

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



Mutual One does not allow subleasing or rental of units, we own shares of stock in the Mutual One Corporation, and thus are tenants.

## Mutual 1 Retains Restrictions.

This last year has been full of ups and downs for your Mutual 1 Board. The Directors have worked diligently to provide our community with uninterrupted services, welcomed dozens of new shareholders, and responded to the needs of our residents.

This newsletter is to alert you to a change in the law and how Mutual One is responding to such change. The California legislature recently passed Assembly Bill 3182, which Governor Newsom signed into law, effective January 1, 2021. This legislation expands the rights of homeowners in condominium homeowner associations to lease their units, and limits a homeowner association's rights to impose certain limitation on rental of units. While we understand that some of the Mutuals in Leisure World believe that the law applies to the apartment units here, our attorney does not.

Our attorney has stated that this law was not intended to apply to cooperative homeowner associations like Mutual One, since in a cooperative, each owner is a shareholder who owns a share of stock, and is then a tenant of the Mutual One Corporation. As you all know, our owners do not own our individual apartments but rather one share of stock in the Mutual One Corporation, combined with an occupancy agreement (which is really a lease) giving us the right to occupy our units. The law does not address or affect "subleasing" in any way. Therefore, our attorney states that this new law does not apply to us. Your Board of Directors has voted to support our attorney's opinion and will continue not to allow "subleasing" in Mutual One.

## Election Cycle Begins

Are you interested in serving on the Mutual 1 or Golden Rain Foundation (GRF) Boards of Directors?

If so, now is the time to register your interest with the Stock Transfer Office where you can pick up an application form. All shareholders in good standing are eligible to run for Board positions.

Mutual 1 shareholders will be voting for four members of the Mutual 1 Board and selecting two persons to represent us on the Golden Rain Foundation Board.

Applications may be picked up now and must be returned to the Stock Transfer Office by March 31.



## Board Passes Insurance Requirement

Effective this year, all shareholders must carry general liability Insurance (in the form of an H06 policy) with proper liability coverage.

The general liability insurance policy shall cover the entirety of the contents within the Unit, any damage to the interior of the Unit, any damage to property owned by third-parties, and any personal injury occurring in the Shareholder's Unit or adjacent property, for which the Shareholder is responsible. For more details, see policy: 7701.01 on the Mutual's website.

Please contact your insurance agent to ensure that you have proper coverage. Also note, neither the Mutual nor does the GRF have Earthquake insurance on its buildings.

## Please Don't Feed Wildlife

They sure are cute, but it is not a good thing to feed the squirrels or rabbits. California Code, sec. 251.1 forbids feeding wildlife.

When folks do this it interferes with the animal's ability to forage and fend for itself.

It also makes the little critters easy targets for more aggressive wildlife like hawks and coyotes, who in turn could target your small pet.

## Speaking of Coyotes...

One of our shareholders, Lane Daily, recently encountered a coyote in Laundry Room 7. The little fellow had snuck in the room to get away from the rain and was curled up in the corner.

When he was spotted, he was so spooked that he leaped up on the washers and dryers. Eye to eye with the intruder, our shareholder, Lane, backed out and watched as the coyote took off.

Good reason to remember to close the Laundry Room doors upon leaving.

## Speaking of Laundry Rooms...

Although it is nice for folks to share books and magazines in little spontaneous lending libraries, it is not so good to share food, religious, or political items there.

Recently we have seen foodstuffs left in the laundry rooms. Canned goods you no longer want should be taken to local food banks or churches; they have methods in place to distribute the food to the needy.

Open items and perishables should not be disposed of in the Laundry Rooms, especially items that are packaged in cardboard and cellophane which become attractive targets for rodents. Rather these items should be given to a neighbor or thrown out.



The new garden policy will allow for more interesting landscape elements such as this serpentine edging seen elsewhere in Leisure World.

## Garden Expansions and Patio Additions Are Approved.

Your Board has also voted to amend our policies to allow garden expansions and patio additions. Either of these options must be reviewed by the Architectural and Design Committee and subject to the approval of the Board.

“So many of our members expressed the desire to add patios and extend garden space,” says President Potterton, “Your Board listened to shareholders and responded with a new policy that allows for individual preference.”

The plans for these types of improvements must be professionally drawn and submitted with the application. The application then is reviewed by the Physical Properties Department and the Mutual's Architectural and Design Committee.

Shareholders must sign an Indemnity Agreement and secure sufficient liability insurance coverage. For more details see policy 7415.01 on the Mutual's website.



Patio areas will allow paving stones and non slip coverings. Improvements must be approved prior to installation.



This expanded entryway adds a dramatic approach to the unit, blending a garden and seating area.

# We will begin painting our buildings later this year.

For the past several months, our Paint Committee has been visiting other Mutuals, identifying paint jobs they liked and those they didn't. They've bantered about a variety of issues and decided on a palette of four colors for the stucco portions of the building and two trim colors for the decorative block, eaves, soffit, fascia, gutters, and down spouts.

"This palette will give our buildings a bit of differentiation," says Sandra Luther Stark, committee chair. "Many of our residents expressed a desire for a variety of colors. The committee selected four subtle earth tones that are represented in the natural terrain in our beach community."

Each building in each block will feature a different color, with the four colors repeating throughout the mutual. These four colors will also be used on the carports, each alternating as you proceed down the streets. Again, the carports will have contrasting trim.

Bid documents have recently gone out, painting is expected to commence later this summer and is expected take about a year and a half to complete the entire project.

Residents will need to begin to prepare for the painting. About 60 days prior to commencement, letters will go out to affected buildings and residents will be required to remove all patio furniture, pots, hangers, plants etc.

All additional hardware, i.e. loops for holiday lighting, hooks and brackets will need to be removed. Shades, curtains, screens etc. will need to be taken down as well. Any lattice that has been installed will need to be removed.



Vegetation will be trimmed to 18 inches below the roof line and six inches from the walls.

## Gardeners Will Begin More Aggressive Pruning.

To prep for the painting, our gardeners will begin the process of pruning plants that touch the buildings or come within 18 inches of the roof line. Plants should be at least six inches from the walls of the buildings.

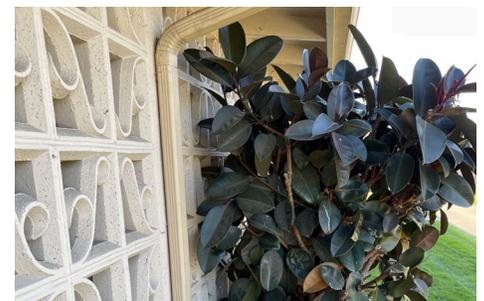
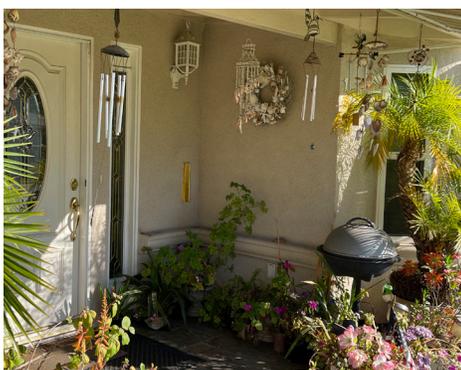
When the painting begins, the painters will need to have clear access to the walls...that means that all potted plants will need to be removed from the garden space to allow for ladders and an unencumbered access to the exterior walls from the ground up to the soffit.

The painters will do their best to work around in-ground plants but those that are within the 6-inch boundary may be cut back or removed.

The gardeners will begin pruning now so the plants are not shocked by aggressive grooming later.



Lattice, screens, hanging pots, potted plants, and potted plants in flower beds will have to be removed while the painters are at each building. Residents may want to consider thinning out their garden areas and removing excess plants.



In many locations plants will need significant cut back and pruning.

## Need Quarters?

Looking to do your laundry? We have quarters. Quarters are sold by the roll: 40 quarters=\$10, members can purchase up to \$20 at a time. Please call the Helpline and leave a message, we will get back to you within a day or two.



## Helpline

**(562) 804-8718**

Call this number for all non-emergency issues. The “Helpline” is monitored once or twice a day, often after business hours.

It’s purpose is to provide non-emergency help to residents and offers you the opportunity to reach out to your Board members. Use this line to report landscape, pest, and other issues of a general nature.

## Security

**(562) 594-4754**

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

## Service Maintenance

**(562) 431-3548**

Call Service Maintenance direct for maintenance and pest control. If you see gopher activity, please report the location and identify the area by unit number and building.

If you experience any water leak or issue, call Service Maintenance to let them know it is an emergency situation.

# Water Restrictions Now In Effect.

For years, California has been plagued with on again off again drought conditions. This year the City of Seal Beach has declared a ‘Water Emergency.’ Water usage has been on the increase, thus the city has decided to increase water rates and to impose water restrictions in an effort to reduce consumption. Sprinkling of lawns will be limited and individuals are being asked to limit watering their garden areas.

So, what to do?

There’s several ways to reduce your water consumption. Reduce the amount of time you are in the shower; if you have a bathtub, reduce the water level. Keep a plastic bucket in your shower and collect the water you first run to adjust temperature. After your shower use that water for your house plants and garden area.

If you have a dishwasher, do not run it until you have a full load. Scrape your dishes with a spatula, don’t pre-rinse. In fact most manufacturer suggest this method as sensors seek soiled dishes and if they are too clean, the dishwasher does not operate properly.

If you wash dishes by hand, use a plastic tub to wash and another to rinse. When you are done with the dishes, use that water on your flowers and plants. Don’t worry about the dish washing detergent...your plants will be happy with it; it deters spiders and other insects from eating their leaves and petals. That dishwater too can be used to mop up your floors.

Only do a full load of laundry and check the water level, adjust it to the load size.

Use a broom to clean off your sidewalk, porch and patio areas. Do not use the hose, this just wastes water and could subject you to a citation if found doing so.

Do not flood your garden area, the standing water attracts mosquitoes and other annoying insects, it can cause mold to develop. Hint: roses in particular do not like “wet feet” they flower more and respond best to intermittent watering. The roots literally need to dry, so that they learn to seek out water. Over watering can cause root rot, which is evident if leaves yellow, drop off, or new shoots wilt.



Using a water hose to wash off your sidewalk could result in a citation in Seal Beach where new water restrictions have recently been enacted. Please use care to securely shut off your spigots. Monitor toilets, if water is constantly running, call Service Maintenance to check the flapper and reduce the flow.





## Trash Bins, Recycling Bins, Toilets

Folks, let's try to do our best to recycle, reuse, and reduce. Remember to sort your trash. Items that are not recyclable should be put into the green bins, that's garbage, plastic

bubbles, styrofoam and things of that nature. Recyclable bottles, cans, and paper should be placed in the white bins. Please break down cardboard boxes. Large trash

items should be taken to the roll-off dumpsters at the mini-farm area at the end of Oakhills Drive; electronics to the dumpsters by the Service Maintenance area.



### NO FLUSH ITEMS

Even if the package says "flushable"

- Dental Floss
- Wet Wipes
- Diapers
- Feminine Hygiene Products
- Condoms and Wrappers
- Bandages and Wrappers
- Cotton Swabs
- Medication
- Fats, Oils, and Grease (FOG)
- Coffee Grounds or Food Items
- Paper Towels
- Rags
- Mop or Duster Heads
- Cat Litter
- Cigarette Butts
- Paint

**Hair (Extensions, Weaves, Wigs, or Accessories)**

Only human waste and toilet paper should be flushed down the toilet!

Everyday items such as wet wipes, feminine hygiene products, and paper towels don't dissolve quickly, or at all, in water. If a scrap of undissolved material gets caught on a nick, bend, or bump within a pipe, it can begin to accumulate more debris and may result in a sewer backup in your home, business, or neighborhood.

Flushing common household items can cause messy and expensive problems for your plumbing, the sanitary collection system, the wastewater treatment plant, and our waterways. These items should be disposed of in the trash.



# No Smoking In Common Areas With Goal Of Smoke-Free Environment.

In December your Board voted to establish strict rules addressing second hand smoke in common areas of the Mutual. It is our first step in making Mutual One a smoke-free environment.

Exposure to secondhand smoke can cause severe health effects in adults and children. In addition, exposing others to secondhand smoke creates conditions that interfere with the use and enjoyment of other shareholders units, thereby constituting a nuisance in violation of the Occupancy Agreement as well as state and local regulations.

Smoking is not permitted in any common area. Until January 1, 2023, smoking is permitted in the carport area.

Smoking is not permitted on any porch or patio, unless such porch or patio is fully Enclosed.

No shareholder or occupant shall cause a nuisance to any other occupant due to his/her Smoking. Secondhand Smoke that emanates from one area to another constitutes a nuisance.

Smoking within units is only permitted for those who are currently shareholders. Any unit that is vacated or transferred after December, 2020 will permanently become a smoke-free unit.

If you would like to read detailed information on this policy, go to the Mutual 1 website; Policy 7532.01

## Caregiver Registered?

Please make certain that your caregiver is registered with the Stock Transfer Office. Every six months their identification papers should be renewed. All Caregivers are also required to visibly wear an identification badge when on site.

These cars are properly showing their license plates. Car Covers are permitted, but the license plate and LW sticker must be visible. Only residents and guests of Mutual One are permitted to park in Mutual One car ports.



## We welcome:

These are the folks who have moved into Mutual One since November, if you see them around, please extend a warm welcome.

7 K Bing Yang

10 H Elsa Lee & Yang Sook Shin

16 L Joan Simonds

17 C Janice Lyon

22 L Raquel Dominguez

27 F Virginia Michelson

28 H Paul & Ellen Chung

44 D Carolyn Tamayo

45 F Jerry Martinez and Virginia & Mark Fantone

55 H Janet Butelo

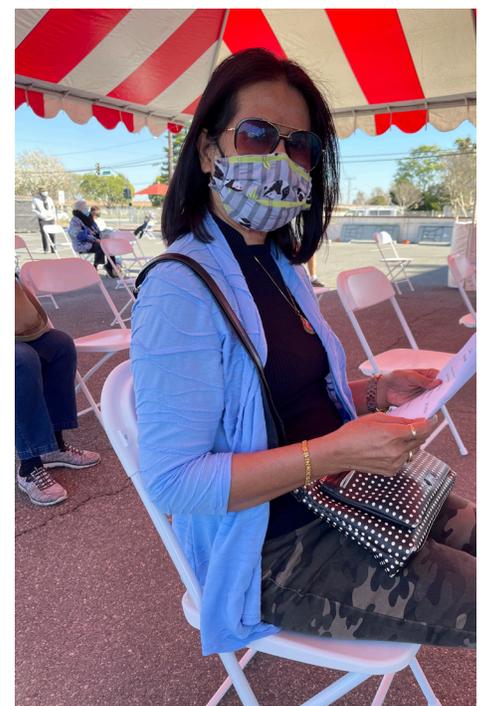
59 K Taekchoon Lee

66 L Diana Vandenberg

69 A Karen & Raymond White

70 E Robert Dufney

Chawtip Duffey eagerly awaits her moment to receive the COVID-19 vaccination at Club House 6. Hundreds of our residents took advantage of our on-site vaccination site. Many Mutual One residents volunteered to assist with the process.





Volunteer, Diana Woods confirms registration information of Debby DeGrazia, both from Mutual One during first phase of COVID Vaccinations.



Marilyn Millington patiently awaits her name to be called for vaccination.



Lorraine Blakenship was pleased to be able to get COVID Vaccine right here in LW.



Braving chilly temperatures and a bit of a breeze residents of Leisure World were delighted to be able to secure their vaccination on site, folks did not have to wait too long.



Josefina Law often takes advantage of the Dial-a-Ride service for grocery shopping.

### Door to Door Access

It takes a little bit of planning, but residents are learning that the Seal Beach Dial-a-Ride is a great service. The service is free (we suggest a tip to the drivers) to persons 60+, but you must make your reservation a day in advance. Call: (877) 224-8294 Operating hours are from 7:30 a.m. to 4:30 p.m. Rides are available to any city location and up to 3 miles in Orange County.

You must pre-register with the program at (714) 427-2555.

## On the lighter side:

These are from a book called *Disorder in the American Courts* by Marcelle Boren and are things people actually said in court, word for word, taken down and published by court reporters that had the torment of staying calm while the exchanges were taking place. For your enjoyment....

**Attorney:** What was the first thing your husband said to you that morning?

**Witness:** He said, 'Where am I, Cathy?'

**Attorney:** And why did that upset you?

**Witness:** My name is Susan!

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**Attorney:** What gear were you in at the moment of the impact?

**Witness:** Gucci sweats and Reeboks.

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**Attorney:** Are you sexually active?

**Witness:** No, I just lie there.

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**Attorney:** What is your date of birth?

**Witness:** July 18th.

**Attorney:** What year?

**Witness:** Every year.

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**Attorney:** How old is your son, the one living with you?

**Witness:** Thirty-eight or thirty-five, I can't remember which.

**Attorney:** How long has he lived with you?

**Witness:** Forty-five years.

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**Attorney:** This myasthenia gravis, does it affect your memory at all?

**Witness:** Yes.

**Attorney:** And in what ways does it affect your memory?

**Witness:** I forget..

**Attorney:** You forget? Can you give us an example of something you forgot?

**Attorney:** Now doctor, isn't it true that when a person dies in his sleep, he doesn't know about it until the next morning?

**Witness:** Did you actually pass the bar exam?

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**Attorney:** The youngest son, the 20-year-old, how old is he?

**Witness:** He's 20, much like your IQ.

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**Attorney:** So the date of conception (of the baby) was August 8th?

**Witness:** Yes.

**Attorney:** And what were you doing at that time?

**Witness:** Getting laid

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**Attorney:** She had three children, right?

**Witness:** Yes.

**Attorney:** How many were boys?

**Witness:** None.

**Attorney:** Were there any girls?

**Witness:** Your Honor, I think I need a different attorney. Can I get a new attorney?

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**Attorney:** How was your first marriage terminated?

**Witness:** By death..

**Attorney:** And by whose death was it terminated?

**Witness:** Take a guess.

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**Attorney:** Can you describe the individual?

**Witness:** He was about medium height and had a beard

**Attorney:** Was this a male or a female?

**Witness:** Unless the Circus was in town I'm going with male.

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**Attorney:** Is your appearance here this morning pursuant to a deposition notice which I sent to your attorney?

**Witness:** No, this is how I dress when I go to work.

**Attorney:** Doctor, how many of your autopsies have you performed on dead people?

**Witness:** All of them. The live ones put up too much of a fight.

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**Attorney:** ALL your responses MUST be oral, OK? What school did you go to?

**Witness:** Oral...

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**Attorney:** Do you recall the time that you examined the body?

**Witness:** The autopsy started around 8:30 PM

**Attorney:** And Mr. Denton was dead at the time?

**Witness:** If not, he was by the time I finished.

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**Attorney:** Are you qualified to give a urine sample?

**Witness:** Are you qualified to ask that question?

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**Attorney:** Doctor, before you performed the autopsy, did you check for a pulse?

**Witness:** No.

**Attorney:** Did you check for blood pressure?

**Witness:** No.

**Attorney:** Did you check for breathing?

**Witness:** No..

**Attorney:** So, then it is possible that the patient was alive when you began the autopsy?

**Witness:** No.

**Attorney:** How can you be so sure, Doctor?

**Witness:** Because his brain was sitting on my desk in a jar.

**Attorney:** I see, but could the patient have still been alive, nevertheless?

**Witness:** Yes, it is possible that he could have been alive and practicing law.