

Matters

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



Aftermath of the fire at 47H on January 14; the entire living room and kitchen area were consumed in flames. Fast action of neighbors saved the resident and contained the fire to the one unit.

Heroic Action of Neighbors Recognized

Just after 1:30 P.M. on January 14, Jeongkon Kim and Bill Boudevin noticed flames and smoke coming from unit 47H. The two men sprang into action, Kim racing into the flaming apartment to rescue his neighbor and Boudevin attaching a hose and spraying water on the flames. Another neighbor, Bill Zedlow immediately began dialing 911 to report the incident.



Jeongkon Kim

The resident was pulled to safety while Boudevin continued to spray water on the flames until the firefighters were on site. "It seemed to take forever for the Fire Department to arrive, but it was just a few minutes" says Boudevin. "So much was happening all at once, so much smoke and intense



Bill Boudevin

flames." Kim and Boudevin were honored by the City of Seal Beach and Orange County for their lifesaving efforts. Kim was awarded the Orange County Fire Authority's Chief Award, the highest civilian honor; while Boudevin was awarded a Certificate of Merit, its second highest recognition. The presentations were made during the Feb. 28 Seal Beach Council Meeting. "Without the quick and selfless action of both men, this fire could have been much more

flames."

Kim and Boudevin were honored by the City of Seal Beach and Orange County for their lifesaving efforts. Kim was awarded the Orange



Bill Zedlow

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Are you interested in serving on the Mutual 1 Board of Directors?

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.

Mutual 1 shareholders will be voting for five (5) members of the Mutual 1 Board. Members serve a two-year term. The full board is made up of nine (9) members. Applications may be picked up now and must be returned to the Stock Transfer Office by March 30.

Please consider running, all Board members are volunteers.



Drought Continues

Mutual one has limited the amount of water for little lawn areas respecting the current drought conditions in the state. PLEASE do NOT water your lawn. You are permitted to water your plants but limit that as well. Remember roses and succulents need well drained soil and will prosper with limited watering.

After record-breaking snowfall at the start of the rainy season, January and February are the driest on record, prolonging California's drought; the dry spell follows the driest year in California since 1924 and aridity continues to dominate the West.

Nearly the entire state is in moderate drought, with about two-thirds in severe drought," says state climatologist Michael Anderson.

If precipitation totals hold, he expects this year to round out the driest three years on record — even drier than the three-year span between 2013 and 2015.



While painting is underway in Block One, Jurado Construction is laying replacement sidewalks in Blocks Two and Three (left).

Southern California Edison had a crew of a dozen or more men to replace transponders at Laundry Rooms 2, 3 and 4 that were original equipment first installed in the '60s (below).



Hutton painting has been on site since the second week in January, completing the first 15 buildings in the new color scheme. Buildings are power washed (left) scraped and caulked (upper left), plants covered, windows taped and sealed (above) and painted (lower left). To the right, a finished building displaying contrasting trim, with open deco blocks painted in the luna white

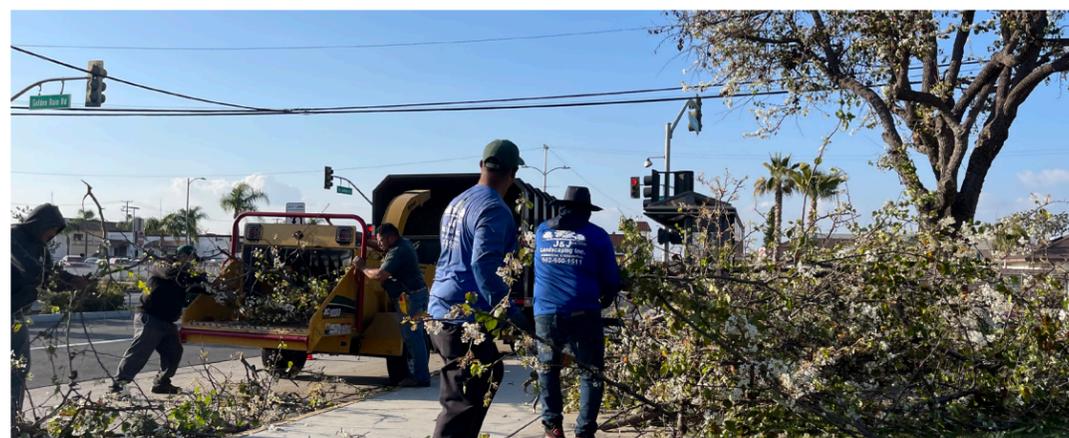
Below Bruno Alvarez carefully measures and fabricates replacement wood where needed when the painters discover rotted beams or braces.

Below center and to the right, J & J Landscaping prune and trim trees throughout the Mutual. Crew members were both on the ground and in the trees to complete the task.

Folks have been cleaning up their gardens as the 15 pot limit is being enforced, while limiting items on their porches.



Once the buildings are completed, new signage is being installed with building street addresses, building numbers and Mutual identification to help first responders, mail carriers and delivery personnel better able to find units.



Routine maintenance also goes on, (above) electricians from GRF Service Maintenance Department replace worn and deteriorating wires in a lamp post. Fire Avert has completed their installations, A-1 Plumbing is back on site to continue the sewer lining project, and our Inspector and Directors are completing the annual fire inspections.

So much going on in Mutual One, no matter where you look!

Fire

damaging as well as potentially causing bodily injury, or worse yet, a fire fatality.” said OCFA Division Chief Ron Roberts.

Kim said he was truly honored to receive the award, Boudevin called it his duty to help when he could. All of the neighbors were grateful for the quick response of the Orange County Firefighters and their ability to extinguish the fire.



Firefighters were quick to extinguish the fire on Jan 14, damage was contained to just the one unit due to the courageous actions of neighbors.

Visitors Coming?

Just a reminder, when you have visitors do remember to contact security at the Front Gate.

Security will require some bits of information to assure that your guests are accommodated.

You should also call in any special delivery personnel as well, i.e. DoorDash, special contractors, or service personnel. Standard delivery folks such as Amazon, and FedEx as well as service utilities such as Spectrum do not need to be called in.

Security

(562) 594-4754

Use your carport

Please be mindful of how limited on-street parking is. Use your carport space.

If you do not have a car and wish to “rent out” your carport, let a director know. We can help you find a tenant.

Board Meeting

Your Board will be meeting in Conference Room A and via Zoom on Thursday, March 24 at 9:00 AM.

Board Passes Insurance Requirement

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 carrier to ensure that you have proper insurance coverage. Also just a special note, neither the Mutual nor GRF has Earthquake insurance on its buildings.

We welcome:

- 1 C Caryl Bonpensiero**
- 3 D Kathleen McCready**
- 4 E Brian Burke & Hanna Nguyen**
- 4 L Irene Lopez**
- 8 C Dennis Bedford**
- 15 K Aeran Pak**
- 16 H Barbara Jones & Rob Worthington**
- 22 J Bing & Joung Yi**
- 28 A Maria Meeker & Glen Ota**
- 29 B James Rush**
- 30 G Julie O’Brien**
- 32 B Clara Enriquez**
- 32 F Susan Parker**
- 34 K Chris Wong**
- 35 B Leonard Bulick**
- 36 B HaVan Tu**
- 36 K Shelly Lu**
- 37 L Sandra Ellen Bush**
- 41 H Sin Ha & Chong Ki Kang**
- 49 C Norman Furuya**
- 54 K Kelly Johnson**
- 55 J James Plante**
- 55 L Delia & Paul Damour**
- 59 J Vivian Ceballos**
- 63 F Lena Gibson**
- 64 L James Forman**
- 66 C Lillian Eagleson**
- 66 L Juan Navarrete**
- 67 B Dong To & Thanh Le**

When was the last time you checked?

When you moved into Leisure World you may have had a land line and a mobile phone...today perhaps all you have is a cell phone, and perhaps that number is different from your former phone lines.

When was the last time you checked with Mutual Administration Stock Transfer office 431-6586 ext. 400 to see if your information is up to date and accurate?

Stop in or give them a call. That’s a good time to check that all of your emergency contacts are up to date as well. Also check your e-mail address to correct any changes and sign up for *Matters*.

Garden Expansions/Patio Additions/Cart Pads

Your Board has voted to amend our policies to allow garden expansions and patio additions.

These options as well as cart pad plans must be reviewed by the Architectural and Design Committee, Physical Properties and are subject to the approval of the Board.

Construction may not commence until you gain approval from the Board. Non-compliant structures will be removed.

New Photo IDs

Now is the time to get your new photo ID which expire on your birthday. Stop in the Stock Transfer Office and they will take your photo and issue it on the spot. Remember the office is closed on Wednesdays...so plan around that.