

MUTUAL ONE BOARD MEETINGS TAKE PLACE ON THE 4TH THURSDAY OF THE MONTH IN BLDG. 5;
CONFERENCE ROOM B AT 9:00 AM

MUTUAL ONE MATTERS

LEISURE WORLD SEAL BEACH

Message from the President

2024 is almost upon us; 2023 has been a busy year - and your Mutual 1 and GRF Boards have been busy providing new services, which we believe, will benefit you and our community.

- * Mutual 1 is by far the most financially healthy of all 16 Mutuals in Leisure World. Your board has approved NO increase in mutual assessments for 2024 (GRF increase will be \$20). M1 reserve funds have been invested, as allowed by law, in short term treasury bonds, generating significant interest dollars to offset resident fees.
- * The majority of M1 infrastructure repairs are now complete - including new roofs, painting and sewer re-piping.
- * M1 is now officially a non-smoking community (on M1 property/outside your residence).
- * A number of M1 Rules and Regulations have been revised - fines increased from \$25 to \$100-\$500 in some instances. Plenty of time to plead for extenuating circumstances at requested hearings. We don't want the money. We want financial incentives for residents to abide by the rules and regulations and to be good neighbors.
- * For those moving into M1 from remote locations, M1 can now provide a New Buyer Orientation (NBO) online via ZOOM, if requested. I know when I moved to Leisure World, I had to make a special trip just for a NBO and another trip to move-in and close escrow. It still is preferred to greet new buyers in person and to develop a face-to-face relationship to go over what to expect when moving to Mutual 1.
- * Effective this month, new residents must have a TRUST set up before the close of escrow. For the rest of us, a WILL works for your spouse inheriting your property (until the spouse dies); today estates go through probate and are locked and inaccessible for close to two years — fees/taxes continue to accumulate, reducing what your relatives inherit —not good for you or for the Mutual. A TRUST can be settled almost immediately. Existing residents are encouraged to create a TRUST. I got one, the fee for me as a single person was \$675; (price may vary by attorney).
- * The GRF Access System that includes vehicle headlight tags, will be a replacement for the paper guest passes. In early 2024, the new access system will provide enhanced security for all of us and will allow for the removal of resident vehicles that are driven without a driver's license or insurance! Windshield Leisure World Decals are still required to park a vehicle in Mutual 1 carports.
- * The new GRF CINC System allows residents to access pertinent Leisure World and Mutual information deemed private to our community. You can still pay your monthly assessment by check and deliver it to Stock Transfer or pay through the internet.

2024 promises new challenges and opportunities. For Leisure World, water resource issues are with us to stay and a rash of rodents and coyotes have suddenly appeared for us to remedy. New M1 community get-togethers are being planned!

This is your community and we encourage you to participate in its governance - and thanks for letting me represent you.

Yours in service,

President Lieutenant Dan Weber

Message from the Vice President

When I was asked to write a column for Mutual One Matters, I thought “who would want to hear from me?” Rich Stolarz, Mutual One Inspector, and I had just finished the inspections on buildings #43-70 during the month of October. I had so many issues that I thought would be important for you to know about:

- * The importance of voting and quorum
- * Requiring a Trust to buy in Mutual One
- * Proper Insurance coverage with a Loss Assessment of \$50,000
- * Violations inside and outside of the unit
- * Finding Candidates to serve on the Mutual One Board of Directors for the next election
- * Legal issues facing our Mutual
- * Upcoming inspections in February 2024

However, those thoughts all went out the window when November 11th rolled around.

I moved to Leisure World in April 2001. I have been either traveling or busy and never took the time to attend the Veterans Day Service that occurs every year here in Leisure World as it did this morning in Clubhouse 2! The hour and half I spent with at least 250-300 other Leisure World residents made me feel very emotional. A single appreciation for those who served! After each Veteran's name was called, and they walked up to receive their certificate and recognition pin, I felt so proud to be observing this moment with them.

The best part of the service which also gave me chills, was at the end of the program when the orchestra started playing the song for each branch of service. The announcement was “please stand when you hear your song.” I was amazed at how many women, living here in Leisure World served! It was very impressive. Watching these proud Veterans stand with a salute to our flag was extremely emotional for me. Of course, it brought back memories of my own family. My dad, my stepdad, both husbands, all (7) uncles but 1, and three cousins served in the armed forces. Plus, one cousin who is still serving and our family is so proud that he was just promoted to Major!

With Thanksgiving and the December holidays approaching, please take time to not only Count Your Blessings, but thank every Veteran you meet for their service to our country. Without their sacrifice, we would not have the freedoms we share today. Happy Thanksgiving, Merry Christmas, Happy Holidays and Happy New Year to you and your families.

Thank you Veteran One and All,

Vice President Saundra Luther-Stark

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Next Inspections: In February/March we usually have inspections for buildings #1-42, however this next year may be different. GRF has hired a special inspector for all 16 Mutualls. His name is Tom and the schedule for 2024 is being created. The most important thing for all Shareholders to know is that if you are leaving during that time period, please put a copy of the Insurance Declarations on the counter top. Some laws and rules have changed and fines may be involved. The Inspector must verify your address, coverage period and the Loss Assessment of \$50,000. Only the Declaration page of your insurance will show this information. There will be no grace period, thank you in advance for complying.

Laundry Rooms: Mutual One has a 5 year lease for washers and dryers with a company names WASH. The laundry room hours are posted on the front door - 7:00am - 9:00pm. That means DO NOT start your wash after 7:30 pm....Please have consideration for your neighbors that live in units A & L. If a machine goes out, only you know what happened. That is why it is most important that you contact WASH and explain. Someone after you may put money in an inoperable machine. Service Maintenance does not repair our machines. Most of us have downloaded the WASH app on our phones. All you do is point the phone on the bar code on the machine and a menu will pop up, Click on the reason for the repair and it goes immediately to WASH. The repairman is usually here within 48 hours.

Helpline/Hotline: Your voicemail comes through as an e-mail. Many times when we answer the call, nothing is there. That means you didn't wait for the beep before speaking. Line #1 is for landscape questions; Line #2 is to schedule NBO's or questions for our Inspector, and #3 is for all other concerns. Call Service Maintenance directly for water leaks/toilet stoppages. Call Security if the incident occurs after 4:00pm or on weekends.