

# Mutual One Board of Directors

## ANNOUNCEMENT

To Shareholders May 1, 2024

### **Fruits and Vegetables are no longer allowed.**

**History:** A few years ago, your Board modified a garden rule to allow fruits and vegetables to be grown in pots. This was against the advice of our legal counsel. The State of California stated that seniors should be allowed to grow fruits and vegetables in their gardens. Leisure World is a Co Op and therefore we **do not have gardens**. This rule does not apply to us. Note: GRF is providing a garden area.

**Current Issues:** On going for over 18 months, we have had mice. Complaints we have heard are: Mice climbing up my draperies; mice have crawled behind my storage unit on patio and have died; mice are crawling out from behind my refrigerator; my cat goes crazy chasing them; I opened my front door as a mouse ran away; can't do laundry as mice are in the laundry room. Every month there are more charges from Fenn, our exterminator, as we try to keep assessments as low as possible.

**Board Took Action:** On March 28, 2024 the Board Approved to eliminate fruits and vegetables anywhere in Mutual One. On April 25, 2024 the Board Ratified that rule.

**Deadline:** Regretfully you must remove your personal fruits and vegetables by **JUNE 30, 2024, or on July 1<sup>st</sup> the landscapers will.**

**SEAL BEACH MUTUAL NO. ONE****AMEND****Rules and Regulations****8. SHAREHOLDER GARDEN AREA SIZES**

If a shareholder garden area is to be converted into a patio by any means (concrete, tiles, stones, etc.) or any echo-friendly garden alignment changes or expansions; before work begins, it must be permitted and approved by the Board. (See patio rules and regulations)

**9. TREES**

- The limited planting area around shareholders' units does not allow for the planting of trees in the ground.
- Trees are allowed (above ground in pots) but cannot have roots extend through the pot into the soil of the flowerbed area and cannot come into contact with the unit walls or exterior decor.
- ~~Shareholders with fruit trees in pots (fruit trees are prohibited from being planted in the ground in the flowerbed area) are required to keep the ripened fruit picked and remove any fallen fruit immediately to deter rodents. For any non-compliance, the shareholder will be notified and given 30 days to comply; otherwise, the fruit tree will be removed by the Mutual at shareholder's expense with no compensation.~~

**10. PLANTS IN POTS**

- Plants in decorative pots are allowed above ground in the garden areas.
- ~~Fruits and vegetables are permitted only in pots(not in the ground) in the shareholder garden area. Mutual One does NOT allow fruits of vegetables anywhere.~~

**11. LAWN ORNAMENTS, DECORATIONS, OUTSIDE LIGHTING, SIGNS, FLAGS, AND INANIMATE OBJECTS**

Free-standing, hanging, and inanimate objects are permitted within the shareholder garden area with following limitations:

- Limit of 6.
- May not flash, blink, spin, rotate, or cause a public nuisance of any kind.
- Decorations including holiday decorations; landscape or accent lighting; wall- mounted flags and lanterns; for sale, for rent, garage sale, yard sale, and political campaign signs, as long as erected and taken down in a timely manner.
- No signs may be placed on common property.
- Every effort should be made not to disturb or adversely affect neighbors with the installation and operation of flood or security lights.
- The Board may request a homeowner to remove an item(s) if surrounding homeowners complain.
- Commercial advertising signs and flags are prohibited.

(October 2023)

**SEAL BEACH MUTUAL NO. ONE****Rules and Regulations**

irrigation corners on greenbelts, or around walkway light poles. Any items, including plants and other landscaping material that is placed in the common/turf area by a Shareholder may be removed at the Shareholder's expense. Directors have the authority to authorize such removal.

- Shareholders are not permitted to install, relocate, or adjust common/turf area sprinklers. Shareholders are not permitted to hand water common/turf areas except for areas inadequately irrigated by the sprinkler system.
- The Mutual will not plant or replace trees in common or turf areas that have less than an eight foot clearance from planting to the sidewalk and/or entrance walkway.
- Temporary use of common/turf areas by Shareholders, requires prior written approval by a Director (examples could include a picnic, party, moving, construction material storage, etc.).
- Walkway lights may not be decorated, have anything attached to them or any items (plants or decorative) placed at the base of the walkway light pole on common/turf areas.
- Any damages or fees incurred by the Mutual for items placed in the common or turf areas by Shareholders will be the responsibility of the Shareholder.
- Common/turf area trees will be removed due to age or disease and may be replaced with approval from the Board of Directors. Shareholders can speak to the Landscape Chairperson about donating a tree to the Mutual greenbelt area.

**13. APPROVED AND PROHIBITED PLANTS**

The list of approved plants is shown below (no other plants are to be placed in the flowerbeds). If a Shareholder has a question about a plant that does not appear on the approved list, the Shareholder needs to contact the Mutual One Landscape Chairperson for clarification and obtain written approval from the Chairperson prior to planting. If planted without prior written approval, the Mutual will remove, at its discretion, the offending plant(s) at the Shareholder's expense.

**Approved Plant List:**

If a Shareholder has a question about a plant that does not appear on the approved plant list, the Shareholder needs to contact the Landscape Director for clarification and written approval prior to planting. If planted prior to written approval, the Mutual will remove, at its discretion the offending plant, at the Shareholder's expense

Agepanthus	Holy Family
Daylily	Mexican Sage
Echeveria	Aloe
Euonymus Variegated	Impatiens
Fuchsia	Hydrangea
Heaven's Breath	Blonde Ambition
Hot Lips Sage	Lantana Little Lucky
Kniphofia-Red Hot Poker	Carex (Foothill Sedge)

(April 2024)

**SEAL BEACH MUTUAL NO. ONE**

**Rules and Regulations**

Nandia – Gulfstrea  
Penniselium Fairy Tails  
Pyracantha  
Raphilolepis - Pink Lady  
Roses  
Santa Barbara Nandia Gulfstream  
Statice Plant  
Verbena  
Vinca

Duranta  
Pink Muhlygrass  
Cape Honeysuckle  
Heather - Mexican Heather  
Lily of the Nile  
Marjorie Channon Pittosporum  
Carrissa Green Carpet  
Linrope

**PROHIBITED PLANT LIST**

Flowers or plants on the non-approved list shall not be planted in the garden area effective as of the date of the adoption of these rules. Additional prohibited flowers and plants may, in the future, be added to the list by the Board of Directors. The common name of the non-approved plants will be listed first, and the botanical or Latin names will follow in parentheses.

Asparagus Fern (Myer's Asparagus) Asparagus densiflorus, Myer's Cactus, large cactus  
Ivy (Hedera helix)  
Wild Mint (Mentha arvensis)  
Spiderwort (Tradescantia Virginiana)  
Bamboo (bambusa vulgaris)  
Ficus (Ficus spp.)

**Palms with a trunk diameter larger than 4 inches**

Elephant Ears (Colocasia Esculenta)  
Firestick Plant (Euphorbia Tirucalli)  
Split Leaf Philodendron (Jade)  
All vines

NOTE: Any tree or plant will be removed if deemed by the landscaper or Physical Property Inspectors to have roots that will cause damage to the sewers or infrastructure.