

**MINUTES OF THE REGULAR MONTHLY MEETING OF THE
BOARD OF DIRECTORS
SEAL BEACH MUTUAL FOURTEEN
March 21, 2023**

The Regular Monthly Meeting of the Board of Directors of Seal Beach Mutual Fourteen was called to order by President Melody at 1:00 p.m. on Tuesday, March 21, 2023, followed by the *Pledge of Allegiance* via Zoom Video and Building 5, Conference Room B.

SHAREHOLDER COMMENTS

Several shareholders made a comment.

ROLL CALL

Present: President Melody, Vice President Stefun, Secretary Moore, Chief Financial Officer Rosenfeld, Director Nevin, Directors Supple, and Shaddow.

Guests: Ten Mutual Fourteen shareholders (via zoom)
Twelve Mutual Fourteen shareholders (in-person)

Staff: Ms. Hopkins, Mutual Administrative Director (via zoom)
Mr. Meza, Building Inspector
Ms. Barua, Portfolio Specialist
Ms. Equite, Assistant Portfolio Specialist

MINUTES

The Regular Meeting Minutes of February 21, 2023 were approved by general consent of the board, stand as printed.

GUEST SPEAKER

Following a discussion and upon a MOTION duly made by Chief Financial Officer Rosenfeld and seconded by Director Shaddow, it was

RESOLVED to approve to accept the CliftonLarsonAllen LLP Engagement Letter for the 2022 audit and authorize the President to sign any necessary documentation.

The MOTION passed with six “yes” votes (Melody, Stefun, Moore, Rosenfeld, Nevin and Shaddow) and “one” abstention (Supple).

BUILDING INSPECTORS REPORT

Building Inspector Meza presented his report (attached).

Following a discussion and upon a MOTION duly made by Director Shaddow and seconded by Chief Financial Officer Rosenfeld, it was

RESOLVED to approve the patio pergola proposal for Unit 14-014-A. Work to be done at the shareholder’s expense.

The MOTION passed unanimously.

SECRETARY/CORRESPONDENCE

One correspondence received.

PRESIDENT’S REPORT

President Melody presented his report (attached).

NEW BUSINESS – ITEM C

Following a discussion and upon a MOTION duly made by Director Supple and seconded by Director Shaddow, it was

RESOLVED to form a work study committee led by Bob Stefun and Jack Nevin, with all board members to review and examine patios for inside units.

The MOTION passed with six “yes” votes (Stefun, Moore, Rosenfeld, Nevin, Shaddow, Supple) and one “no” vote (Melody).

VICE PRESIDENT’S REPORT

Vice President Stefun provided an update.

CHIEF FINANCIAL OFFICER’S REPORT

Chief Financial Officer Rosenfeld presented her report (attached).

CONSENT CALENDAR

Following a discussion and upon a MOTION duly made by Chief Financial Officer Rosenfeld and seconded by Director Shaddow, it was

RESOLVED that the Board authorizes the following transfers funds, per detailed and dated resolutions, by consent calendar.

Transfer/ Invoice Date	Amount	Originating/Destination Accounts or Payee
02/17/2023	\$15,000.00	US Bank Non-Restr. Money Mkt. to US Bank Checking
02/17/2023	\$33,195.50	US Bank Checking to US Bank Non-Restr. Money Mkt.
03/01/2023	\$43,350.00	US Bank Restricted Money Mkt. to US Bank Non-Restr. Money Mkt.
03/01/2023	\$45,000.00	US Bank Non-Restr. Money Mkt. to US Bank Checking
03/06/2023	\$168,831.57	ACH – Direct Debit from Multiple Shareholders to US Bank Checking
03/06/2023	\$83,425.46	US Bank Checking to GRF – US Bank Checking
03/07/2023	\$72,951.16	US Bank Checking to US Bank Impound (Property Taxes)

The MOTION passed unanimously.

UNFINISHED BUSINESS

Following a discussion and upon a MOTION duly made by President Melody and seconded by Director Shaddow, it was

RESOLVED to ratify proposed rule change by amending Article V – Landscape Maintenance Manual, Section 5.20 – Flag Pole of the Rules & Regulations; the 28-day posting requirement has been met.

The MOTION passed unanimously.

Following questions Mr. Meza left the meeting at 1:46 p.m.

NEW BUSINESS

Following a discussion and upon a MOTION duly made by Chief Financial Officer Rosenfeld and seconded by Secretary Moore, it was

RESOLVED to approve that the review of the Mutuals' operating accounts, reserve accounts, current year's actual operating revenues and expenses compared to the current year's budget, the latest account statements prepared by financial institutions where the mutual has its operating and reserve accounts, and the income and expense statement for the mutual's operating and reserve accounts have been approved; and, further, that per Civil Code Section 5500(a)-(f), the check register, monthly general ledger, and delinquent assessment receivable reports have been reviewed for the month of February 2023.

The MOTION passed unanimously.

Following a discussion and upon a MOTION duly made by Chief Financial Officer Rosenfeld and seconded by Secretary Moore, it was

RESOLVED to appoint Accurate Voting Services as Mutual Fourteen's Inspectors of Election for the 2023-2024 Election of Directors.

The MOTION passed with six "yes" votes (Melody, Moore, Rosenfeld, Nevin, Shaddow, and Supple) and one "no" vote (Stefun).

PORTFOLIO SPECIALIST'S REPORT

Senior Portfolio Specialist Barua presented the Portfolio Specialist Report (attached).

COMMITTEE REPORTS

Physical Property Committee

Vice President Stefun provided an update.

Landscape Committee

Director Nevin provided an update.

Emergency Information Committee

Director Shaddow presented her report (attached).

Parking Report

Director Shaddow presented her report (attached).

Caregivers

Director Supple provided an update.

Pet Committee

Director Supple provided an update.

GRF GENERAL PROJECT UPDATES

President Melody provided an update.

Mutual Administrative Director Hopkins left the meeting at 2:41 p.m. (via zoom)

DIRECTORS COMMENTS

Several Directors made a comment.

ANNOUNCEMENTS

- a. **NEXT BOARD MEETING:** Tuesday, April 18, 2023, at 1:00 p.m. held in Building 5, Conference Rm B and Zoom/Video Conference Call.

ADJOURNMENT

President Melody adjourned the meeting at 2:52 p.m. and announced that there would be an executive session following the meeting.

National Suicide Prevention Hotline Link and phone number -

<https://988lifeline.org/current-events/the-lifeline-and-988/>

Phone Number # 1-800-273-TALK (8255)

EXECUTIVE SESSION SUMMARY

The Mutual Board met in Executive Session on, March 21, 2023, at 3:10 p.m., and took the following actions:

The Board approved the Executive Session Meeting Minutes of February 21, 2023.

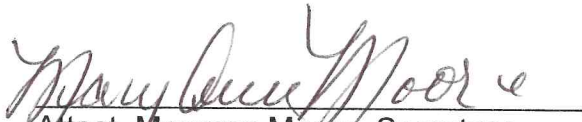
1. Legal Matters
 - a. Several legal matters were discussed.
2. Contracts
 - a. No contracts were discussed.

**BOARD OF DIRECTORS
MUTUAL FOURTEEN**

March 21, 2023

3. Assessments / Delinquencies
 - a. Several letters were drafted.
 - b. Several files were closed.
 - c. Several files to monitor.
4. Disciplinary Hearings
 - a. No disciplinary hearings occurred.

The Executive Session was adjourned at 3:39 p.m.


Attest, Maryann Moore, Secretary
SEAL BEACH MUTUAL FOURTEEN
RB/DE 03/21/23

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (14) Fourteen		INSPECTOR: Mike Meza
MUTUAL BOARD MEETING DATE: March, 2023		

PERMIT ACTIVITY

UNIT #	DESCRIPTION OF WORK	GRF/CITY PERMIT	PERMIT ISSUE	COMP. DATE	CHANGE ORDER	RECENT INSPECTION	CONTRACTOR
02-D	CART PAD AND WALK	GRF	12/01/22	02/01/23	NONE		J&J LANDSCAPING
02-F	FLOORING	GRF	12/30/22	01/30/23	NONE	FINAL 02/06/23	KARY'S CARPETS
14-A	PATIO	GRF	01/01/23	03/01/23	NONE		VICKERS CONSTRUCTION
19-F	UNIT REMODEL	BOTH	04/01/22	01/30/23	Yes	BROWN COAT 10/24/22	GRECO
23-C	FLOORING	GRF	01/01/23	02/01/23	NONE		KARY'S CARPETS
24-E	FLOORING	GRF	01/30/23	02/28/23	NONE	FINAL 02/10/23	KARY'S CARPETS
25-E	KITCHEN REMODEL	BOTH	11/21/22	01/21/23	NONE		OGAN CONSTRUCTION
25-E	UNIT REMODEL	BOTH	01/03/22	04/03/23	NONE	DRYWALL 01/04/23	OGAN CONSTRUCTION
29-E	FLOORING	GRF	03/10/23	04/30/23	NONE		KARY'S CARPETS
30-H	ABATEMENT	GRF	01/30/23	02/01/23	NONE	FINAL 02/09/23	BERGKVIST
32-A	CENTRAL AIR SYSTEM	BOTH	02/23/23	05/23/23	NONE		GREENWOOD
32-B	COUNTER TOPS	BOTH	03/08/23	05/26/23	NONE		MARCO CONSTRUCTION
33-C	ROOM ADDITION	BOTH	02/14/23	07/28/23	NONE		MARCO CONSTRUCTION
48-G	PATIO AND COVER	GRF	11/10/22	01/20/23	NONE		LOS AL BUILDERS
49-I	NEW PATIO	GRF	01/16/22	03/03/23	NONE		BERGKVIST
50-D	CENTRAL AIR SYSTEM	BOTH	12/21/23	03/21/23	NONE	FINAL 02/15/23	GREENWOOD
52-I	WINDOWS AND SKYLIGHT	BOTH	02/20/23	05/30/23	NONE		MP CONSTRUCTION

ESCROW ACTIVITY

Unit #	NMI	PLI	NBO	FI	FCOEI	ROF	ACTIVE, CLOSING, CLOSED, NMI
							8 4 0 1
2-F		11/02/22					
13-D	01/27/2023						
13-E		11/16/22					
13-H		01/19/23					
17-B		01/06/23	01/25/23	01/30/23	02/13/23	03/14/2023	
19-H		07/27/22					
21-H		02/02/23	03/03/23	03/03/23	03/15/23		
23-F		10/26/22					
24-B		01/06/23					
24-E		08/25/22					
32-H		09/02/22					
33-B		12/27/22	02/16/23	02/24/23	03/10/23		
53-E		12/27/22	02/08/23				

NMI = New Member Inspection
 PLI = Pre-Listing Inspection
 NBO = New Buyer Orientation
FI = Final Inspection
 FCOEI = Final COE Inspection
 ROF = Release of Funds

CONTRACTS

CONTRACTOR	PROJECT
J&J LANDSCAPE OCTOBER 31, 2024	Landscaping & Irrigation
EMPIRE PIPE DECEMBER 31, 2022	Annual inspection Out going line only
FENN MAY 31, 2023	Pest and rodent control services BID'S back on March 17, 2023
FENN PEST AND TERMITE JUNE 30, 2023	Bait station maintenance
MP CONSTRUCTION	Electrical panel installation completed.

INSPECTOR MONTHLY MUTUAL REPORT

MUTUAL: (14) Fourteen		INSPECTOR: Mike Meza
MUTUAL BOARD MEETING DATE:	March, 2023	

SPECIAL PROJECTS/ REQUEST

Contractor	Discription of Work
MJ JURADO	New sidewalk building 16 G thru F Completed
Vickers Construction	Install a Pergola over patio

SHAREHOLDER AND MUTUAL REQUEST

33-D Outlet not working	Inspect mutual sidewalks
14-C No lights	
01-C Solar power question	
33-D Outlet not working	
14-C Hood vent not working	
30-D Back to back disposal stoppage	
53-K Question about garden	
52-E Question about Escrow	
16-L Walk light out	
16-I Cooktop not working	
25-D Bathroom mirrior issues	
24-A Ceiling repair	
48-A Electrical issues	
28-I Bath fan not working	
29-E Open door for Advance Painting	
26-B Inspect tile lifting in porch	

P.O. Box 2069
Seal Beach CA 90740

Feb Actual	Feb Budget		2023 Y-T-D Actual	2023 Y-T-D Budget
100,179	100,178	Carrying Charges	200,358	200,356
38,568	38,568	Reserve Funding	77,136	77,136
138,747	138,746	Total Regular Assessments	277,495	277,492
452	518	Service Income	895	1,036
1,592	1,055	Financial Income	3,002	2,110
2,500	4,011	Other Income	3,000	8,022
4,544	5,584	Total Other Income	6,896	11,168
143,291	144,330	Total Mutual Income	284,391	288,660
63,379	63,379	GRF Trust Maintenance Fee	126,758	126,758
9,519	11,690	Utilities	17,881	23,380
2,635	1,033	Professional Fees	2,825	2,066
0	39	Office Supplies	81	78
2,411	18,752	Outside Services	17,039	37,504
12,389	10,870	Taxes & Insurance	24,777	21,740
38,568	38,568	Contributions to Reserves	77,136	77,136
128,901	144,331	Total Expenses Before Off-Budget	266,498	288,662
14,390	(1)	Excess Inc/(Exp) Before Off-Budget	17,893	(2)
13,552	0	Depreciation Expense	27,104	0
838	(1)	Excess Inc/(Exp) After Off-Budget	(9,211)	(2)
		Restricted Reserves		
4,960	0	Appliance Reserve Equity	32,397	0
4,467	0	Painting Reserve	206,593	0
4,097	0	Contingency Operating Equity	183,459	0
23,857	0	Roofing Reserve	438,300	0
(1,278)	0	Infrastructure Reserve	41,578	0
36,103	0	Total Restricted Reserves	902,327	0

CFO Report for March Meeting

Per the February month end financial statement Mutual 14 is under budget by (\$17,893) .

Due to all the rain water was under budget by (\$2,135).

The reserves ending balance for February is \$902,327 – Last year at this same time our reserves were \$677,255 so Mutual 14 is in very good financial standing.

Respectfully submitted

Adrienne Rosenfeld

PRESIDENT'S REPORT

Mutual 14

Montly Board Meeting

March 21, 2023

Welcome to the March meeting on this first day of Spring 2023. I'm happy to report that we had no damage from the recent storms. Mutual 14's buildings are in great shape. Let's pray that the weather will improve.

We currently have 6 units for sale and have sold 2 this month.

We have just learned of a program that if you qualify you will get a reduced internet fee from your provider. It is called the Affordable Connectivity Progam (ACP). You can obtain more information on their website [Affordable Connectivity.gov](https://www.AffordableConnectivity.gov).

Ballots will go out beginning in April. And the ballots will be counted the third Thursday in May on the 18th. I'm happy to report we have 7 shareholders running for the 7 board positions. Some may ask why are we having an election if only 7 people are running for 7 seats. According to Davis Stirling, the civil code we are governed by, the answer is that unless the ballots close 128 days before the election the law requires that we have a formal process.

We still must have a majority of the shareholders vote so please vote by mail or bring your ballots to the annual meeting. We will also be having a "Meet the Candidates" meeting on March 29th at 1 p.m. in Club House 4.

Thank you all for attending your Mutual 14 Board Meeting. I would ask that you encourage your neighbors to attend either in person or on Zoom. We are in this together, and may we continue to best, lowest monthly cost mutual in LW.

As your GRF board member, I am, as always, available to answer any questions regarding GRF board decisions.

Respectfully submitted,

Lee Melody
President

PARKING

Just a reminder that we live in a 55 plus community. That means that when we pull up facing a sidewalk we need to make sure that we do not impinge upon the sidewalk. This makes it harder for people in wheel chairs and scooters to pass safely by your car.

I am sure many of you would be upset if your front bumper was damaged from a scooter or a wheel chair trying to pass by.

Respectfully Submitted,
Maryann Shaddow

EMERGENCY PREP

I was reading a recommendation for seniors to prepare for an emergency. Beyond the normal kit here are a few take aways that might be helpful.

LABEL YOUR WHEEL CHAIRS

WALKERS

CANES

With your name and address!!!

ALSO consider changing your to go bag to a bag with wheels...

Duffle bag with wheels

Back pack with wheels

Carry on suitcase with wheels

These things make a difference when you are a senior...it is easier to wheel our bags then carry them in the event of a disaster.

Respectfully Submitted,

Maryann Shaddow Emergency Prep Chair

HOSPICE CARE AND WHO WILL PROVIDE SERVICES

CRITERIA

A physician determines that you have no more than 6 months to live.

1. There are hospice providers (specific agency for that purpose) They differ from Home Health Agencies. They do not provide home care other than a nurse visit and a bath person a few times/week. They provide continuous care during health emergencies or at the end of life. They can give you the names of several Home Health Agencies that do provide that service. It will be up to you or your family to determine which one you want to use that will best meet your needs.
2. You will usually be referred to hospice by your physician or social worker if you agree and require that service.
3. There are several agencies that provide services in Orange County. I urge you to interview more than one so you can sign on (you have to agree to sign) for an agency that you can relate to and meets your needs.

4. Who Will Visit You In Your Home for In Home Hospice

- a. An intake nurse who will do the initial assessment and explain hospice services to you.
- b. A nurse who will come to see you as often as necessary to monitor you and to assess your needs and make any changes necessary for your comfort and care. At least monthly.
- c. A physician if necessary or at your request
- d. A bath person (usually only twice/week) just for bath
- e. A religious leader for spiritual care (Pastor, Lay leader, Rabbi, Priest, etc.) tailored to your wishes
- f. A social worker for any needs you may have
 - i. Referrals to home health agencies
 - ii. Mental health counselling if needed
- g. A Medical Supply Delivery
- h. A Pharmacy Delivery

Mutual 14 Requirements

Caregivers (either private or through an agency) will need to have passes (IDs and parking) obtained in Stock Transfer **even if you are on hospice.**

The Hospice Nurses will have to be called in to Security in order for them to gain access to visit you.

Please contact the Director in charge of Caregivers for assistance if necessary.

What Is Hospice Care?

“You matter because of who you are. You matter to the last moment of your life, and we will do all we can , not only to help you die peacefully, but also to live until you die.”

--Dame Cicely Saunders, founder of the first modern hospice

Hospice care is a special kind of care that focuses on the quality of life for people who are experiencing an advanced, life-limiting illness and their caregivers. Hospice care provides compassionate care for people in the last phases of incurable disease so that they may live as fully and comfortably as possible.

The hospice philosophy accepts death as the final stage of life: it affirms life, but does not try to hasten or postpone death. Hospice care treats the person and symptoms of the disease, rather than treating the disease itself. A team of professionals work together to manage symptoms so that a person’s last days may be spent with dignity and quality, surrounded by their loved ones. Hospice care is also family-centered – it includes the patient and the family in making decisions.

When should hospice care start?

Hospice care is used when a disease, such as advanced cancer, gets to the point when treatment can no longer cure or control it. In general, hospice care should be used when a person is expected to live about 6 months or less if the illness runs its usual course. People with advanced cancer should have a discussion with their family members and doctor to decide together when hospice care should begin.

Studies show hospice care often is not started soon enough. Sometimes the doctor, patient, or family member will resist hospice because they think it means “giving up” or that there’s no hope. It's important to know that you can leave hospice and go into

active cancer treatment any time you want. But the hope that hospice brings is a quality life, making the best of each day during the last stages of advanced illness.

Some doctors don't bring up hospice, so the patient or family member might decide to start the conversation. If your treatment isn't working anymore and you've run out of treatment options, you might want to ask your doctor or a member of your cancer care team about hospice.

What does hospice care provide?

All hospice providers must offer certain services. But they tend to have different approaches to service, staffing patterns, and types of support services offered.

Palliative care and symptom control

Palliative care may also be called supportive care, symptom management, or comfort care. It can be given separately from hospice care (for example, while still in active cancer treatment), but it's often a part of hospice care if cancer is no longer being treated because it has worsened. Palliative care does not treat the cancer itself. Instead, it's used to prevent or treat symptoms and side effects as early as possible.

As part of hospice care, palliative care looks at how the cancer experience is affecting the whole person and help to relieve symptoms, pain, and stress. It gives patients options and allows them and their caregivers to take part in planning their care. It's about assuring that all their care needs are addressed. The specialized professionals who are part of the palliative care team can help look for and manage mental, physical, emotional, social, and spiritual issues that may come up.

The main goal of including palliative care into hospice services is to help patients be comfortable while allowing them to enjoy the last stage of life. This means that discomfort, pain, nausea, and other side effects are managed to make sure that you

feel as good as possible, yet are alert enough to enjoy the people around you and make important decisions.

Home care and inpatient hospice care

Although most hospice care is centered in the home, there might be times when you need to be in a hospital, extended-care facility, or an inpatient hospice center. Your home hospice team can arrange for inpatient care and will stay involved in your care and with your family. You can go back to in-home care when you and your family are ready.

Spiritual care

Since people differ in their spiritual needs and religious beliefs, spiritual care is set up to meet your specific needs. It might include helping you look at what death means to you, helping you say good-bye, or helping with a certain religious ceremony or ritual.

Family meetings

Regularly scheduled meetings, often led by the hospice nurse or social worker, keep family members informed about your condition and what to expect. These meetings also give everyone a chance to share feelings, talk about what's happening and what's needed, and learn about death and the process of dying. Family members can get great support and stress relief through these meetings. Daily updates may also be given informally as the nurse or nursing assistant talks with you and your caregivers during routine visits.

Coordination of care

The hospice team coordinates and supervises all care 7 days a week, 24 hours a day. This team is responsible for making sure that all involved services share information. This may include the inpatient facility, the doctor, and other community professionals,

such as pharmacists, clergy, and funeral directors. You and your caregivers are encouraged to contact your hospice team if you're having a problem, any time of the day or night. There's always someone on call to help you with whatever may arise. Hospice care assures you and your family that you are not alone and can get help at any time.

Respite care

For patients being cared for at home, some hospice services offer respite care to allow friends and family some time away from caregiving. Respite care can be given in up to 5-day periods of time, during which the person is cared for either in the hospice facility or in beds that are set aside in nursing homes or hospitals. Families can plan a mini-vacation, go to special events, or simply get much-needed rest at home while you're cared for in an inpatient setting.

Bereavement care

Bereavement is the period of mourning after a loss. The hospice care team works with surviving loved ones to help them through the grieving process. A trained volunteer, clergy member, or professional counselor provides support to survivors through visits, phone calls, and/or other contact, as well as through support groups. The hospice team can refer family members and caregiving friends to other medical or professional care if needed. Bereavement services are often provided for about a year after the patient's death.

Is hospice care the same as palliative care?

Hospice care and palliative care both aim to provide better quality of life and relief from symptoms and side effects for people with a serious illness. Both have special care teams that address a person's physical, emotional, mental, social, and spiritual

needs. But although hospice care often includes palliative care, they are not the same thing.

How they are different

- When care is given:
 - Hospice care is offered and provided for patients during their last phase of an incurable illness or near the end of life, such as in some people with advanced or metastatic cancer.
 - Palliative care can be offered and provided at any stage of a serious illness.
- What other care can be given:
 - Hospice care is provided when there is no active or curative treatment being given for the serious illness. "Treatment" during hospice care involves managing symptoms and side effects.
 - Palliative care can be provided while the patient is receiving active treatment. In other words, it can be given at the same time as chemo, radiation, or immunotherapy for cancer.
- What the care team does:
 - A hospice care team coordinates the majority of care for a patient, and communicates with the patient's medical care team.
 - A palliative care team is separate from the patient's medical care team that's giving and managing treatment for the illness, but communicates with the medical care team.

PORTFOLIO SPECIALIST'S REPORT

March 2023



If an overabundance of personal belongings gets in the way of living your life comfortably, speak to your healthcare professional.

Collecting and keeping too many things in your Unit, or on your patio/porch, might present a clear and present danger of rodent and insect infestation, and even the possibility of creating a fire hazard within your Unit.

Please note: It is against the Law to place electronic waste, smoke detectors, batteries, paint cans, sharps, pesticides and herbicides, auto parts and light bulbs, including fluorescent light bulbs, in either the **GREEN** or the **WHITE** Waste Containers.

Large items:

DO NOT leave any large items around the waste bin areas.

Furniture, mattresses, tables, chairs, and all other large items may be taken to the North-West corner of Seal Beach Leisure World. However, there are a number of local thrift stores who will pick up large items.

An assessment per item may be brought against an individual Unit for leaving these items in or around the waste bin areas.

If you are not sure or have any questions regarding proper disposal of any items, please ask your Building Captain or Mutual Director for clarification.



Mutual and GRF Elections will be beginning soon.

This is your community! Please see the 2023 GRF & Mutual Election and Annual Meeting Schedule in LW Weekly!



GUIDE TO RECYCLING...

SEPARATING RECYCLE PRODUCTS FROM TRASH

CALMET (the waste collection agency serving Leisure World) has provided a S.O.R.T. (Saving Our Resources Together) Guide for the disposal of products from the home. Plastic bags CANNOT be recycled. Please be sure to place recyclables from plastic bags into WHITE bin and place plastic bags into the GREEN trash bin.



GLASS

- o Clear
- Brown
- Green
- Liquor
- Soft Drink
- e Juice & Food Jars

RECYCLABLES

111411114

RECYCLABLES
ONLY



METAL

- Aluminum Foil
- o Aerosol Cans (Empty)
- Food Cans & Lids
- Wire Coat Hangers
- Soda & Juice Cans



PLASTIC

- Milk Jugs
- Soda, Juice & Water
- Soap Bottles
- o Containers with Numbers 1-7



PAPER

- Newspaper
- Junk Mail & Magazines
- o Envelopes & Paper
- o Wrapping Paper (non-metallic)
- Cereal Boxes
- o Egg Cartons
- e Paper Shopping Bags
- e Phone Books
- Cardboard Boxes (flattened)
- o Juice Drink Boxes



IT'S AGAINST THE LAW...

To place these items into either the GREEN or the WHITE Regular Waste Containers:

- Electronic Waste*
- Household Batteries*
- Pesticides & Herbicides
- Ⓡ Smoke Detectors
- Paint Cans & All Paint Products
- Auto Products
- Ⓡ Sharps
- Fluorescent/Light Bulbs*



HOUSEHOLD HAZARDOUS WASTE

The law prohibits putting any hazardous liquids or hazardous waste materials in your regular waste containers. These waste items MUST be handled separately and taken to a **Hazardous Waste Collection Center**. Closest centers are: Rainbow Disposal, 714-847-3581 or the O.C. Integrated Waste Management Dept. 714-834-6752.



E-WASTE, HOUSEHOLD BATTERIES & LIGHTING

Instructions for proper disposing of the following items:

- Ⓡ **E-Waste** Service Maintenance Dept. 562-431-6586, x369
- e **Household Batteries** Service Maintenance Dept. 562-431-6586, x369 or News Office
- **Fluorescent/Light Bulbs** Service Maintenance Dept. or Purchasing Office

LARGE ITEMS

Furniture, mattresses, water closets and other large items may be taken to the North-West corner of Leisure World. Travel North on Oak Hills Road, turn RIGHT into the Mini-Farm area. Please use the Resident Recycling Containers. Local Thrift Stores will also pick items up.

PLEASE NOTE: If you are not sure or have questions regarding proper disposal of these items, please ask your Building Captain or Mutual Director for clarification.



Rules and Regulations

1539 at the monthly Board Meeting. Once approved by the Mutual Board, the tree
1540 can be ordered then planted by the Mutual.

1541
1542 **5.18. Section 5.18 – Turf Areas.**

1543 Turf areas are described as the ground areas located outside the Unit's
1544 flowerbed area. The Mutual is responsible for the maintenance of this area.
1545 Shareholders are not permitted to install, maintain, remove, or relocate
1546 plants or any other landscaping materials, in the turf areas, around trees,
1547 irrigation corners on green belts, or around light poles. Any plants or other
1548 landscaping material that is placed in a turf area by a Shareholder may be
1549 removed at Shareholder's expense. The Mutual Board has the authority to
1550 authorize such removal. Shareholders are not permitted to install, relocate,
1551 or adjust turf area sprinklers. Shareholders are not permitted to hand-water
1552 turf areas except for areas inadequately irrigated by the sprinkler systems.
1553 The Mutual will not plant or replace trees in the Mutual turf areas unless
1554 there is an eight (8) foot clearance from the entrance walkway and an eight
1555 (8) foot clearance from the sidewalk, or an eight (8) foot radius. Temporary
1556 use of turf areas by Qualifying Residents requires prior written approval by a
1557 Director on the Mutual Board (examples could be a picnic, party, moving,
1558 construction material storage, holiday decorations, etc.).

1559
1560 **5.19. Section 5.19 – Lamp Posts.**

1561 Lamp posts may not be decorated or have anything attached to them,
1562 without Board approval.

1563
1564 **5.20. Section 5.20 – Flag Poles.**

1565 All Shareholders must obtain a permit from the Physical Property Department
1566 of the GRF prior to installing a flagpole. All Shareholders that wish to install
1567 a flagpole must comply with the following requirements:

1568 **5.20.1.** Must install the flagpole in the Shareholder's authorized garden
1569 area only at a maximum height of twenty (20) feet. The minimum
1570 height varies, but it must be high enough so that the flag does not
1571 touch the building or roof of the Unit when whipped by wind gusts.

1572 **5.20.2.** Components of the flagpole must be standard aluminum tubing
1573 with proper rope cable, flag clamps and a pulley system. The rope
1574 cable must have a means to be stretched and tied down so as to
1575 not flap in the wind.

1576 **5.20.3.** Flagpole must be erected on a concrete base within the
1577 Shareholder's authorized garden area.

1578 **5.20.3.1.** The dimensions of the concrete mounting base are:
1579 **a.** 24-inch square or round base with a standard
1580 shoe base imbedded in the concrete to attach
1581 the flagpole. The depth of the concrete base

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- 1582 must be a minimum of 2 feet embedded in the
- 1583 earth of the authorized garden area.
- 1584 **b.** The standard shoe base must be installed and
- 1585 leveled to allow the flagpole to be parallel to the
- 1586 building structure and vertical to earth’s gravity
- 1587 from the ground.
- 1588 **c.** The flagpole may not be attached to the
- 1589 structure of the building by any method.
- 1590 **5.20.4.** The flagpole must be maintained in good condition by the
- 1591 Shareholder. If it is not maintained in good condition by the
- 1592 Shareholder, the flagpole will be removed at the Shareholder’s
- 1593 expense.
- 1594 **5.20.5.** To remove the flagpole upon the sale or transfer of Unit, at
- 1595 Shareholder’s expense, unless the buyer signs an indemnity and
- 1596 release agreement with the Mutual.
- 1597 **5.20.6.** Shareholder must lower the flag at sunset every day it is flown.
- 1598 **their American Flag at sunset unless it is lit with a flag pole**
- 1599 **light.**

6. ARTICLE VI – TRAFFIC, VEHICLE OPERATION AND PARKING

- 1603 **6.1. Section 6.1 – Applicability.**
- 1604 The following Traffic, Vehicle Operation and Parking Rules are strictly
- 1605 enforced and are applicable to all persons controlling or operating vehicles
- 1606 on any property owned and/or regulated by the Mutual. This also refers to
- 1607 the streets, sidewalks, parking areas, clubhouses, grounds, and other
- 1608 amenities overseen by GRF. Per the Occupancy Agreement, all Qualifying
- 1609 Residents are solely responsible for the actions of their guests and invitees;
- 1610 therefore, they are solely responsible for any fines and penalties incurred by
- 1611 their guests and invitees. GRF vehicles, such as maintenance vehicles, or
- 1612 security vehicles assisting first responders or providing emergency services
- 1613 to a Shareholders Unit, are exempt from these rules when appropriate.
- 1614
- 1615 **6.2. Section 6.2 – Enforcement of California Vehicle Code.**
- 1616 In order to promote safety, all drivers and pedestrians shall follow the
- 1617 California Vehicle Code, except as specified otherwise herein.
- 1618
- 1619 **6.3. Section 6.3 – Definitions Applicable to this Article.**
- 1620 **6.3.1.** Alternative Dispute Resolution (ADR): A method of resolving
- 1621 disputed other than by litigation involving a neutral third party
- 1622 pursuant to Civil Code Sections 5925-5965.
- 1623 **6.3.2.** Assigned Parking: A defined parking location that has been
- 1624 designated for the use of a specific individual or group by the GRF.

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