



Village Management Services, Inc.

VillageBREEZE

SEPTEMBER 2018

A Joint Publication of the Laguna Woods Village Corporations

In This Edition...

Golden Rain Foundation of Laguna Woods	2
Third Laguna Hills Mutual	5
United Laguna Woods Mutual	9
The Towers	13
In Your Neighborhood	14

Members of the Laguna Woods Village Garden Centers Club volunteered their time to plant many different varieties of squash in a vacant plot. In August, they picked the beautiful bounty and donated it to the Second Harvest Food Bank of Orange County.

SHARE THE BREEZE

Forward this email to a friend! **Click here** to sign up to receive the Village Breeze by email, or visit www.lagunawoodsvillage.com, and click the sign-up link at the top of any page.



Are You a Victim?

By Joan Milliman

Residents are not allowed to sell, advertise or solicit for products or services for sale in Village clubhouses. However, recently, Residents have been renting rooms, saying their purpose is for education, only to have a sales representative for whatever product or service is being offered take over the meeting and engage in testimonials about how great their product is. This is soliciting! The sales rep proceeds to tell their audience how the audience can procure said product or service. In addition, the sales rep or company has likely promised the Resident who rented the room a percentage of all sales made. (See the [GRF Recreation and Special Events Department Policies and Procedures](#), Room Reservations, A. Nos. 3 and 4.)

People are always looking for ways to make a little extra money, but this method is neither permitted in the clubhouses nor a good investment for the Resident. Often, in the long run, the Resident could actually lose money and/or be fined. One can lose money if they have to buy product(s) for demonstration and cannot sell anything. Beware and be careful you are not just being used by a seller who wants access to the Village.

Another form of “selling” is to overcharge for speakers or seminars and pocket the difference. Residents who host speakers or seminars should really have a bill or written agreement to present to Recreation to show the cost of such speakers or seminars.

Fire Risk Reduced By Vegetation Removal

After experiencing the smoke from the Holy Fire over the Village in August, awareness of fire risk is especially relevant. The VMS Landscape Department has been working closely with the Orange County Fire Authority to assure that the risk to homes from fires in Laguna Canyon and other areas impacting the Village is reduced as much as possible. A major vegetation abatement project began several weeks ago on the slope areas to the rear of Bahia Blanca West. The work progressed moving toward Santa Maria Avenue. The project will continue to slopes within neighborhoods that OCFA has identified as being of concern. Appropriately trimming the landscaping near these manors will reduce risk of spot fires starting from flying embers.

Workers are removing dead brush on the slopes, cutting down living acacia to three feet and raising the lower limbs of trees to 12 feet above the ground, leaving a wide path of separation between the wall and the slope. Updates will continue to appear in Village communications, including the weekly “What’s Up in the Village” email, until the project is complete.

Lifeguard Honored, Surprised With a Hug From Woman He Saved

At its August Board Meeting, the Golden Rain Foundation honored a heroic lifeguard and group of dedicated volunteer members of the Disaster Preparedness Task Force (DPTF).

Lifeguard Emilio Basurto was recognized for saving the life of a swimmer who suffered a medical emergency in Pool 4 in July. Upon seeing that someone was in distress, Lifeguard Basurto entered the pool in less than 30 seconds, extracted the swimmer from the pool and performed life-saving techniques. The Golden Rain Foundation contracts with Premier Aquatics for lifeguard and pool maintenance services in the Village.

As Lifeguard Basurto stood before the room to accept his award, murmuring was heard from the crowd. In a twist of fate, seated in the audience was another person who owes her life to Lifeguard Basurto's expert skills. At the urging of the crowd, a woman rose and went over to give Emilio a big hug. Back in 2017, Trish Cassidy was swimming at Pool 5 when she suffered a medical emergency. Lifeguard Basurto was the lifeguard on duty. He saw her hanging on the lane lines and immediately knew something was very wrong. He jumped in, got her out of the pool and performed CPR.

Tuesday was not the first time Ms. Cassidy was able to express her thanks to Lifeguard Basurto. After her rescue, she spent three weeks in the hospital but eventually made a full recovery. "Once I was back on my feet and could go, I went to the pool to track Emilio down," Ms. Cassidy said. "He couldn't believe I came back. He gave me a big hug."

Ms. Cassidy is not just a recipient of emergency response; she's also a dedicated emergency volunteer. She spent nine years as the Secretary of the Disaster Preparedness Task Force Committee and today remains a Good Neighbor Captain for her building. Ms. Cassidy attended Tuesday's GRF meeting because a number of volunteers were being honored by GRF for their longtime participation in the DPTF.

The DPTF has a long history in Laguna Woods Village. It was founded in 1989 by Village Residents and is made up of volunteers who function under GRF and in cooperation with the Security Department. Its purpose has always been to educate, inform and prepare our community in the event of a major disaster. Volunteers like Ms. Cassidy are trained to assist Village Residents and first responders in the event of an emergency.

In addition to Trish, the following DPTF volunteers were recognized for their outstanding service at Tuesday's GRF Board Meeting: Joanne Foster, Marie Gates, Doug Gibson, Lorrie Gibson, Kathleen Mathews, Paula Page (posthumously), Jim Riedel, Betty Rockefeller, Ernie Senser, Tom Soule, Bob Tucker and Robert Yates. These dedicated DPTF volunteers and countless others have made a powerful impact on the community.

The DPTF needs volunteers, especially Good Neighbor Captains, who help check on Residents in their buildings or cul-de-sacs in the event of a fire, earthquake or other disasters. Captains also assist in reporting injuries, building damage, utility outages or other hazards to the Village's Emergency Operation Center.

To inquire about getting involved with the Disaster Preparedness Task Force, please contact Debbie Ballesteros, Administrative Assistant, at 949-268-2356 or email disasterpreparedness@vmsinc.org.

Fire and Water

Probably the two largest risks here in the Village are caused either by fire or water.

To prevent or warn of fire, in addition to working fire alarms, it is recommended that every residence have at least one fire extinguisher in a handy location and an electric shut off for the stove. (Check out website for This Caring Home at thiscaringhome.org.) Too many fires start when something is left on the stove or in the oven and catches fire. It is also recommended that you carry fire insurance in addition to your normal homeowners insurance.

External fires, away from the Village, often release a lot of smoke into the air. It is best to shelter in place with windows and doors closed when this happens. Warnings are issued through email, Village Television and robo calls, if necessary.

As far as water is concerned, moisture detectors under sinks, near ice makers and under hot water heaters help with water intrusion. You can use special plates under hot water heaters to catch leaks and special devices that shut off the water and electricity to the tank when a leak is detected. Thousands of dollars can be saved if that leak is detected early and repaired.

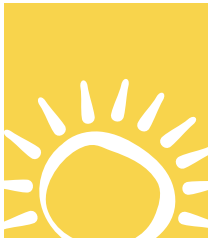
Tom Sirkel: An Exceptional Leader and Committed Resident Bids the Village Adieu

The September meeting of the Board of Directors of the Golden Rain Foundation was the final meeting led by Tom Sirkel as President. The GRF Board has achieved many accomplishments over the last 24 months, and the one thing Tom is most proud of is how well the Board has come together as a cohesive team working for the good of the Village. As a result, interactions with the boards of the Mutuels and VMS have improved resulting in improved communication and cooperation among all groups. In his outgoing remarks, Tom asked all Residents to preserve the legacy of cooperation that has been achieved and build upon it moving into the future.

Tom, thank you for your hard work and exceptional leadership,
Joan Milliman

Don't Forget to Vote

Be sure to view one of the several videos of Board candidates and vote. Ballots were mailed the last week of August and are due back by Wednesday, September 26. The counting of ballots by the Inspector of Elections will take place on Friday, September 28.



HOT FLASHES

By Third Secretary Burt Baum

Like Old Man River, the Third Board just keeps rolling along. At its last meeting, the Board approved three old resolutions and introduced five new ones, one of which we discuss below.

Revised Non-Emergency Chargeable Maintenance Services Policy

We often get complaints about how we are always cutting back on service (“it was never like this in the good old days”). We are therefore pleased to announce that this resolution, which is in the 30-day waiting period, will significantly expand non-emergency carpentry, electrical, plumbing, paving and heating/cooling services for Third members for which the Mutual is not normally responsible. The service will be provided on a nonprofit basis. The charge to the owner will be based on a \$25 service fee, the labor cost that the Mutual is charged for the employee, the time involved and the cost of materials used.

So, if a Member wanted a bathroom toilet paper holder installed, light switches or outlets replaced, a clogged drain repaired, or an oil stain on the pavement cleaned up, he or she would simply call Resident Services for it to be scheduled. Once the resolution is passed and any bugs eliminated, Residents will be able to obtain a list of all the services and their estimated costs.

OTHER HAPPENINGS

There’s a lot going on outside the Board Room, as well. Here’s a rundown:

- Water works. The El Toro Water District, our one and only water company, has finished the installation of the recycled water lines in the Gate 9 area. They have paved over their excavations and will now be directing their efforts to connecting the lines to our irrigation system. Have no fear, the recycled water system, which will be used for landscaping, is completely separated from the drinking water pipes, so there is no danger of anyone drinking recycled water.
- Slope clearance. Work on clearing brush to reduce fire hazards in the northwest area (Gate 11) has been intensified and an area twice the size of what was planned originally will be tackled. Residents in the area will be notified as the effort progresses.

- Ridge Route vegetation clearing and security fencing. The brush clearing part of the project has been completed. Shepherd's crooks will be installed on the perimeter walls as the next step to help improve overall security in this area.
- How dry we'll be. No it's not due to the drought. We are in the process of getting bids to replace all our residential dryers with commercial, coin-operated ones. We are scheduled to get them in November and install them in December.
- Lights on. The transfer process involving the 788 street lights we bought from SCE will be finished in November. Trials of LED fixtures will start this month. Upgrades in walkway lighting in Gates 5, 6, 7 and 8 are ongoing.
- Recreational vehicles parked along Avenida Sosiega. This is a temporary situation while concrete and asphalt repairs are made to Recreational Vehicle (RV) Lot A (located off Mouton next to the golf course and across from Subway and Papa John's Pizza), so please be patient. RV Lot A will be closed through the end of October. Last word. Don't forget to vote in our Board election. Even though there are only three candidates for three seats in Third, we need a quorum of voters or we will have to hold the costly election again.

Smoke Alarms

All manors should have working smoke detectors that will alert you in the event of a fire. The Orange County Fire Authority offers the following tips about smoke detector installation and inspection:

- Install smoke alarms both inside and outside each bedroom and sleeping area.
- Every level of the home should have smoke alarms.
- Smoke rises—install smoke alarms on the ceiling or high up on the wall.
- Use interconnected smoke alarms. When one alarm sounds, they all sound.
- Consider special alarms with strobe lights or bed shakers if people in your household are deaf or hard-of-hearing.
- Replace all smoke alarms every 10 years.
- Test all smoke alarms at least once a month by pressing the test button to be sure the alarm is still working.
- Change 9-volt smoke alarm batteries twice a year. Smoke alarms with long-life batteries work for up to 10 years, so they never need changing. Just replace every 10 years.
- Change the battery right away if the alarm chirps, warning that the battery is low.

Going forward, Third Mutual is considering making smoke detector installation and maintenance a chargeable service. The first reading of a resolution that would put this plan into effect took place on Tuesday, August 21, at the regular meeting of the Third Mutual Board of Directors. The resolution, on 30-day notice, will be voted on at the next Board Meeting on Tuesday, September 18, at 9:30 a.m. in the Board Room.

New Third Compliance Rules Enforcement Matrix

In 2004, the Third Laguna Hills Mutual Board of Directors established a member disciplinary process for the purposes of holding disciplinary hearings and ensuring progressive discipline. Each Resident of the Community is obligated to comply with the rules, terms and conditions as set forth in the governing documents, and the Board of Directors is obligated to evaluate and impose, if appropriate, member-discipline under its Bylaws and the California Civil Code.

Following is the disciplinary process when violations occur:

- Upon notice of alleged violation, staff investigates and files an incident report (IR) and/or notice of clutter violation (NOV).
- By way of the initial investigation, should staff identify objective evidence of a violation by a Member or their guests, staff will send a letter to the offending party describing the allegation(s) and the disciplinary action that may ensue if not corrected.
- Staff will monitor the situation and if compliance with the request is not evident, an additional IR and/or NOV is filed, and a letter is sent to the offending party advising that a disciplinary hearing may be scheduled with the Board of Directors to determine if member discipline is merited. If the alleged violation has been resolved, no further action is required.
- If a disciplinary hearing is merited, staff will proceed with noticing the Member for a hearing.
- During a disciplinary hearing the Member has the right to meet before the Board of Directors in executive session. If the Board finds the Member to be in violation of the governing documents, the Board may impose a fine based on the monetary fee schedule, suspend Member privileges, and/or consider legal action.

On average, the member-disciplinary process takes approximately 45 days from time a complaint is reported to the time a disciplinary hearing is scheduled. Additionally, at present time, approximately 80 percent of disciplinary cases are resolved with a courtesy notice. In the past, all compliance issues were handled the same. Recently, the Board and VMS, Inc. staff recognized a need to establish a systematic and fair means to address violations in a timelier, more efficient manner.

On August 21, 2018, the Board approved a disciplinary violations matrix that identifies serious compliance issues that will be immediately scheduled for a disciplinary hearing (“fineable”), those that will be handled normally and those that will be given a courtesy notice (“warn-able”). Some examples of “fineable” items include illegal occupancy, construction work without a permit, injury to person and damage to property. Some examples of “warn-able” items that would receive a courtesy notice include expired permits, clutter on a patio or a barking dog.

The member disciplinary process is coordinated by the Compliance Division. A complaint may be registered by calling the Security Department at **949-580-1400** or the Compliance Division Hotline at **949-268-CALL(2255)** or by email at compliance@vmsinc.org. All violation reporting is handled confidentially.



Garden Villa Association Update

By Lynn Jarrett, President of the Garden Villa Association

GVA Receives City Commendation for 26 Years of Service

The Garden Villa Association was formed in August 1992 by Residents of the 81 three-story buildings in Laguna Woods Village to promote livable, well-maintained buildings and common areas. The Association's focus is on the care, maintenance and improvement of these buildings. It works to facilitate effective communication between and among Residents of the buildings, the homeowners' association (Third Laguna Hills Mutual) and property management (Village Management Services, Inc.). The GVA provides opportunities for Residents to gain a working knowledge of local affairs and develop leadership skills, while also actively participating in the betterment of the community. All of these points were mentioned in a Commendation that was presented to the GVA in August by the City of Laguna Woods.

Each of the City Council members made wonderful comments. Noel Hatch congratulated the GVA for what we represent, mentioning that he has lived here in the community for 20 years and stating that the GVA is well known throughout the Third Mutual

community. He said that it has been a unified force—we always work for the common goals of the people and come to a resolution when needed. Mr. Hatch sees us as a homeowners association within a homeowners association that has performed extremely well.

Mayor Pro Tem Cynthia Connors, who has served on Third Board in the past, said that she is thankful that we look out for Residents' collective interests, ensuring that common areas are well taken care of, Residents are informed, budget issues reflect fairly for services Residents receive, and plans are put in place where needed.

Council member Shari Horne stated that the GVA Building Captains work together as a team and that the GVA has always been "of the people, by the people and for the people."

Current GVA Board Members include President Lynn Jarrett and Officers Stuart Hack, Hal Horne, Marti Mangan, Sharon Molineri, Randy Scott and Cindy Baker, who are also Regional Reps with many Building Captains assigned to each.



President's Report

By Juanita Skillman, President

As the process of budgeting for the coming year draws to a close, I would like to share the specifics regarding proposed 2019 assessments for Residents in United Mutual.

History

First, let's take a look at the history of assessments in United. Just the Mutual portion, without GRF, has increased from \$347.13 per manor per month in 2015 to \$375.69 in 2019. This shows us that the annual increase in our basic assessment has averaged 2 percent per year. This rate of increase is less than the consumer price index (or inflation) over the same time period in Orange County. This portion of the business plan covers all Mutual operations (such as wages, utilities, insurance) and reserve contributions. Of course, each manor pays more than this amount because we are required to pass along the property tax bills from Orange County Tax Assessor, which is a unique amount for each manor based on assessed values and when you purchased. This table illustrates the monthly basic assessment for United Mutual (excluding GRF portion) from 2015 to the proposed 2019 assessment.

YEAR	Assessment
2015	\$347.13
2016	\$362.87
2017	\$363.56
2018	\$370.42
2019	\$375.69
Average increase of 2% per year	

2019 Proposed United Assessment versus 2018 Assessment

Once we add in our share of the GRF budget, the total basic assessment for next year is \$578.52 per manor per month, an increase of \$9.53 in the assessment or 2 percent when compared to the current year. We have made an effort to control costs in operations while funding important reserve programs. The table to the right illustrates the total monthly assessment for 2018 compared to the proposed total monthly assessment for 2019, showing the change in both operations and reserve funds.

	2018 Approved	2019 Proposed	Change
MUTUAL	\$370.42	\$375.69	\$5.27
		Operating:	(0.73)
		Funds:	6.00
GRF	\$198.57	\$202.83	\$4.26
		Operating:	5.26
		Funds:	(1.00)
Total	\$568.99	\$578.52	\$9.53

United Reserve Funding

It's imperative that we are fiscally responsible and protect the level of the reserve funding. Reserves not only cover planned expenditures to replace an asset at the end of its useful life, but these funds also help address significant expenses that may arise due to our aging infrastructure, including waste line remediation, moisture intrusion and dry rot. Even with these major expenses, we expect to end 2018 with reserve balances similar to recent years, as shown in the table to the right.

YEAR	Ending Balances
2014	\$21,194,416
2015	\$21,527,179
2016	\$20,448,095
2017	\$22,432,530
2018	\$21,829,465
Maintaining Reserve Funding	

United Landscape Committee Report

By Maggie Blackwell, Chair

United Landscape follows a two-season pattern. The cooler cycle is October to April and the warmer cycle is May to September. However, California plants are free-spirited, behaving without regard for the calendar in our temperate climate. (After all, the Tournament of Roses Parade falls during our winter calendar, but it's usually sunny, much to the delight of those watching television with snow and rain outside.)

Mowing cycles and height are constantly adjusted according to growth and density on a cycle of every seven to nine days May through September, and 14 to 21 days October through April. Current actions include light shrub pruning, dead flower removal, raking grass and debris, dead plant removal, weeding and edging as needed. A private gardener may tend to your yellow staked area, your exclusive-use personal planting area (up to about six feet from your walls), or to nearby curbing or edging, but no more. United is responsible for the common area. Consult your escrow paperwork for information or see the [Landscape Maintenance Manual](#) posted on the website.

United has 163 irrigation controllers managed by a central computer. Weather sensitized, they automatically adjust watering schedules by plant evapotranspiration rates. United does not use recycled water; all water is potable. Orange County requires water conservation practices. Residents must conserve. Follow the water conservation guidelines provided by the Orange County Water District: <https://www.ocwd.com/learning-center/water-use-efficiency/conservation-strategies>. Water your yellow staked areas and personal plantings only as necessary on schedule. Select plants for private gardens appropriately.

The next Landscape Committee meeting is October 11, at 9 a.m. in the Board Room.

United Architectural Standards and Controls Committee Report

By Janey Dorrell, Chair

With the heat still upon us, it's good to know the rules regarding air conditioning units.

Through-the-Wall Air Conditioning Heat Pump Units

- All units must be installed in knock-out plane areas, under windows, or as determined the Alteration Department.
- Units must not be located more than 12 inches off the floor from the bottom of the unit, unless otherwise approved by the Alteration Department due to site conditions.
- No unit may project directly into a walkway area or a breezeway
- Window mounted units are prohibited.
- Sleeves must be painted to match the color of the wall.
- Above grade installation of heat pumps requires condensation drain line.

Central and Ductless Units

- Condenser location must be approved by Alteration Department. Consideration will be given to effected or adjoining units prior to permit issuance. Member required to submit signed Neighbor Awareness forms.
- Condenser must not exceed 48 inches high, 37 inches wide or 36 inches deep.
- Only one outdoor condensing unit per manor.
- Landscape and irrigation revisions to accommodate the location of a condenser must be made by the Mutual at Member expense.
- Roof-mounted condensers prohibited.
- Condensers must be ground level, mounted on approved concrete or plastic pad within 24 inches of the building wall, with a 36-inch clearance from bedroom windows, other equipment, utility boxes, vents and walkways.
- Cutting or altering roof trusses for the installation of any portion in attic spaces is strictly prohibited.

Before installing any type of HVAC or heat pump, Residents are advised to contact the Alterations Department in Community Center [949-597-4616](tel:949-597-4616) to have the alteration reviewed for approval.

United Finance Committee Report

By Gary Morrison, United Treasurer and Finance Committee Chair

Various interpretations of United's reserve budget at recent meetings may have been misleading to Residents. To clarify:

We budget for major repairs such as relining the waste lines. We get estimates from vendors and choose one. We budget the agreed amount for the repairs and divide work up into units per year. We are relining 200 waste lines: total cost \$1 million. Once work commences, unforeseen problems or delays may arise. A sewer line may have disintegrated from age or the lining collapses. Because of the delay, the projected work is unfinished. Since the work is still required and rescheduled, the budgeted amount is not available to spend elsewhere.

If a project is delayed for any reason, the unspent money remains in reserves. To ensure we keep up with changes like this, we update the reserves study annually to reflect current balances and projected expenditures. Most HOAs have a goal to be 100 percent funded in reserves requirements. Here at Laguna Woods Village, we use a cash-flow method to prepare our reserves. Specifically in United, our goal is to keep reserves above a threshold of \$10 million. The threshold helps ensure we have sufficient funding for the planned work and rescheduled work, while leaving money set aside for unforeseen changes in scopes of work, cost of labor or materials, unexpected deterioration of our aging assets, unforeseen needs, or the acceleration of more urgent remediation or compliance work.

United Communications Committee Report

By Maggie Blackwell, Chair

Director elections are exciting. Be sure to vote personally. Do not give your unmarked ballot to anyone else. No United member is to have more than one ballot in any election. Read the ballot and the Laguna Woods Globe, watch the interviews, vote for the people you want, seal and turn in/mail in your ballot. Make sure to sign the envelope you place the ballot in. Your vote will not be counted if the envelope does not contain your signature. Directors are to follow the Davis-Stirling Act (Civil Code section 4000 et seq.), the Civil Code and the Corporations Code.

Laws are specific for volunteer HOA boards. The Condominium Bluebook for California HOAs in the Association Governance Overview page 31, 8, the Standard for Board Decisions: Business Judgment Rule (restating the Corporation Code section 7231):

“...each director and the board as a whole must act in good faith and in a manner the director believes to be in the best interests of the association. Further, each director must act with the care that an ordinarily prudent person in a similar position would exercise under similar circumstances. The business judgment rule also permits boards to rely on the opinions, reports, statements, and financial data provided by: (1) officers and employees of the association whom the board reasonably believes to be competent; (2) legal counsel, independent accountants and other persons as to matters which the board believes to be within such person’s professional competence; and (3) a committee of the board as to matters within its designated authority, provided that the board reasonably believes the committee merits confidence.”

Village Energy Task Force Report

By Carl Randazzo, United Member

The Energy Committee met August 1, 2018. The new revised charter was presented and minor, suggested changes were voted on and accepted. The Committee is now called the Village Energy Task Force. The Task Force is made up of two Directors from each of the United, GRF and Third Boards. It will also include Advisers who have a working knowledge of energy matters. Residents interested in becoming an Adviser should attend one of the meetings and share what you could add to our knowledge base. The revised Charter will be brought before each of Board for approval. It is anticipated that approvals will be made. The current chairman of the Village Energy Task Force will remain in place until after the elections of the new Directors in September.

United approved up to \$50,000 for an electrical consultant to perform the services below and issue a report:

1. Review current United Mutual electric infrastructure with an eye toward the current, five- and 10-year load capacity needs for electric panels, transformers etc.
2. Perform an analysis and report on the findings of the electric infrastructure review.
3. Prepare a strategic action plan for recommended electric infrastructure upgrades, as well as EV charging, solar and any other recommended upgrades that will make our systems more efficient and thus reduce our operating costs.

THE TOWERS

at Laguna Woods Village



Aloha From the Towers

The Towers hosted its first-ever summer luau on Saturday, August 11, on the Zen Garden Patio from 5 to 7 p.m., with many people staying afterwards to enjoy conversation and a beautiful summer evening. About 100 Towers' Residents and their guests attended. In the Polynesian tradition, a whole pig was roasted, and guests also enjoyed many other delicacies, including coconut shrimp and festive salads. Margaritas and beer were on sale. Each table was lined with grass skirts and adorned with colorful flower leis, Hawaiian center pieces and complimentary sunglasses.



Tupua Polynesian Entertainment put on a Polynesian variety show featuring four dancers and performances representing Hawaii, Tahiti, Samoa and Aotearoa. Some crowd favorites were the traditional hula dancing and the Hawaiian slap dance. It was high energy and great fun to watch the performers—Residents who did not attend the event could even enjoy the music from the comfort of their balconies. The event was such a success, it's sure to be an annual tradition.



IN YOUR NEIGHBORHOOD

To find out what's going on in and around your neighborhood click on the project logs below.

GRF PROJECT LOG

[CLICK HERE TO DOWNLOAD](#)

UNITED MUTUAL PROJECT LOG

[CLICK HERE TO DOWNLOAD](#)

THIRD MUTUAL PROJECT LOG

[CLICK HERE TO DOWNLOAD](#)

GRF FACILITIES SWEEPING SCHEDULE

1ST FRIDAY OF THE MONTH

4 to 5:30 a.m. Clubhouse 1
5:30 to 6 a.m. Clubhouse 2

2ND FRIDAY OF THE MONTH

4 to 5:30 a.m. Clubhouse 3
5:30 to 6 a.m. Clubhouse 4

3RD FRIDAY OF THE MONTH

4 to 6 a.m. Clubhouse 7
6 to 7 a.m. Clubhouse 5
7 to 8 a.m. Clubhouse 6

4TH FRIDAY OF THE MONTH

4 to 7 a.m. Maintenance Center
Garden Centers
Equestrian Center Lot

5TH FRIDAY OF THE MONTH (WHEN APPLIES)

4 to 7 a.m. RV Lots
Golf Maintenance

STREET SWEEPING SCHEDULE

MONDAY TO FRIDAY

7:30 a.m. to 3:30 p.m.
Cul-de-sacs

MONDAY

7:30 to 11:30 a.m.
Gates 1, 2, 3 – Calle Aragon to Via Estrada North

11:30 a.m. to 3:30 p.m.
Gates 1, 2, 3 – Calle Aragon to Via Estrada South

TUESDAY

7:30 to 11:30 a.m.
Gates 5, 6 - All streets in this area

11:30 a.m. to 3:30 p.m.
Gates 11, 14 – All streets in this area

WEDNESDAY

7:30 to 11:30 a.m.
Gates 7, 8 – Calle Sonora/Alta Vista (East Area)

11:30 a.m. to 3:30 p.m.
Gates 7, 8, 9 – Calle Sonora/Alta Vista (West Area)

THURSDAY

7:30 to 11:30 a.m.
Gate 10 – East of Ave. Sosiega & North of Monte Hermoso

11:30 a.m. to 3:30 p.m.
Gate 9 – South of Monte Hermoso

FRIDAY

GRF Facilities. Please see GRF Facilities Sweeping Schedule.

Every other week
Gate 9 – Towers Parking Lot
Gate 11 – Check area and re-sweep if needed

*All times are approximate and subject to change