



Village Management Services, Inc.

VillageBREEZE

SEPTEMBER 2019

A Joint Publication of the Laguna Woods Village Corporations



Photo by Mark Rabinowitch

In This Edition...

Golden Rain Foundation of Laguna Woods

2

Third Laguna Hills Mutual

4

United Laguna Woods Mutual

8

The Towers

13

For the Good of the Hood

14

In Your Neighborhood

16

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New Gate Arm System Brings Enhanced Security

By Tim Moy

The gate arms have greatly contributed to a safer community and increased efficiencies at each gatehouse. As you might know, a security study conducted several years ago described the Village as “porous.” That is certainly not the case now, thanks to the implementation of DwellingLive and the California Gate and Entry System. All gate ambassadors have received in-depth training in the new system, and the days of simply waving people through are long gone. Although the ambassadors are the friendly faces of the community, there is also an expectation that they will be firm and fair in upholding our gate access procedures. A few benefits are as follows:



- No more gate runners! Individuals can no longer wait until the ambassador is distracted and simply drive through in the resident lane. The gate barrier arms serve as a visual and physical deterrent to anyone who may want to enter the community without proper authorization. Only drivers who have registered vehicles and receive an RFID are capable of using the resident lanes.
- The gate arms act as a traffic-calming device. Drivers must approach the gates slowly to allow the RFID on the vehicle to trigger the gate barrier arm to open; slowing down promotes greater safety as vehicles enter the community.
- The gate access system enables staff to manage and deter illegal occupancy. The system tracks guests, non-resident owners and annual pass holders, as well as the number of times they are gaining access to the community.
- License plate readers (LPR) and PlateSmart technology capture every vehicle entering and leaving the community. This information is invaluable for enforcement of the rules and regulations of the community, specifically in the area of illegal occupancy and unauthorized guests. The LPR also connects any visiting vehicle to a manor because it captures the vehicle license plate with each new visitor who is entered into the DwellingLive system. This feature will provide a significant benefit to enforcing ongoing parking issues.
- The gate arms and cameras are an effective deterrent against criminal activity (trespassing, theft, etc.). Every vehicle entering the community is recorded and can be used in follow-up criminal investigations.

Golden Rain Foundation Update

By Joan Milliman, GRF Secretary

- A contract was awarded to Newland Landscape Inc. for the construction of landscaping improvements to the common area inside Garden Center 1. Newland provided the lowest bid and was recommended by staff.
 - GRF also awarded a contract to Premiere Shine Services to provide evening custodial services at all clubhouses throughout the Village for one year. Premiere Shine presented the lowest cost and currently services both the Community Center and the Village Greens.
 - A contract to Community Works Design Group was awarded in August to complete conceptual drawings on the improvements of the Gate 16 Golf Practice Driving Range to include regrading for drainage, golf ball containment and aesthetics.
- A driving range is essential for golfers to practice improving their strokes. Our present range has been in need of repair and upgrading for a long time, but especially after the heavy rains from previous seasons. Staff has been doing Band-Aid repairs for years, but the latest rains simply made it impossible through flooding and by creating ruts that made it dangerous to run the golf ball collector over the grounds.
- The Golf Pro Shop will now be selling topical CBD (hemp-based) products for pain relief (creams and lotions; no “ingestible” or “smokeable” products).
 - A land surveyor will be hired to determine and mark the exact boundaries between GRF and United Mutual along Aliso Creek so that work done by the hour can be charged to the correct corporation.

GOLDEN RAIN FOUNDATION BOARD OF DIRECTORS NOMINATIONS SET TO OPEN

Starting Friday, September 13, applications will be accepted for the Golden Rain Foundation Board of Directors. Applying to volunteer for a position on the board is a wonderful opportunity to make a real difference in the Village by helping fellow residents and tackling community issues. The term will expire in 2022.

Interested residents may pick up an application and instructions on the election process in the General Manager's Office in the Community Center from Corporate Secretary Cheryl Silva, or Assistant Corporate Secretary Daniel Hillburn. Be sure to return the completed application to Cheryl Silva

or Daniel Hillburn no later than Tuesday, September 24, 2019, at 5 p.m.





New Resolutions

By Roy Bruninghaus, past Secretary of Third Laguna Hills Mutual

On August 20, 2019, at its regular monthly meeting, Third Laguna Hills Mutual Board of Directors (the board) approved four resolutions, adopted new rules for laundry and recreation rooms in three-story buildings, approved changes to traffic school eligibility, adopted a fee schedule for interior inspection of vacant manors, approved an agreement with SageView Advisory Group for investment management services, and denied an off-schedule tree trimming request. One resolution (Revisions to Alteration Standard 22: Patio and Balcony Covers/Aluminum and Vinyl) was postponed for further study.

The four (4) resolutions approved by the board included:

- 1. Revisions to the Appeal Policy:** Streamlines the process and adds landscape requests, lease authorizations and care provider authorizations to the existing policy.
- 2. Revisions to the Move-in and Move-out Times Policy:** Moves may begin at 7 a.m. and may not begin after 4 p.m. Moves must be completed by 8 p.m.
- 3. Revisions to the Exterior Paint Color Palette:** Palette will be implemented during the 2020 paint program cycle. It is available now for viewing in the main hallway on the first floor of the Community Center.

- 4. Revisions to Alteration Standard 38: Patio Enclosures:** Enclosures can be installed only on a manor's original footprint. No wood framing is permitted. No heating or air conditioning of the enclosure is allowed.

The board placed six (6) resolutions on 28-day review and denied two tree removal/off-schedule trimming requests. The six (6) resolutions address the following topics:

- 1.** Prohibiting all new planting of fruit trees and vegetables in the common area
- 2.** A new Co-Occupancy Policy
- 3.** An amended Lease Policy
- 4.** An Alternative Heat Source Policy (for manors)
- 5.** A revised Standard 41: Solar Panels, 1 Story Buildings
- 6.** A 2020 Collection and Lien Enforcement Policy

For the full text of these resolutions and board actions, please see the minutes of the August 20, 2019, board meeting, which will be available on the Village website, once they are approved by the board at its September meeting, which takes place on Tuesday, September 17.

Help with Eradication of Rats

By Lynn Jarrett

Due to the explosion in the rat population in the Village, the VMS Landscaping Division developed a resolution that prohibits all new plantings of fruit trees and vegetables in common areas. Rats love to eat fruits and vegetables. Reducing the supply of food will help reduce the rat population in the Village. Third Board placed the resolution on 28-day review at its August 20, 2019, board meeting.

The best rat killers used world-wide are second-generation anticoagulant rodenticides (SGARs), but the State of California is contemplating banning these products because, even though they are deadly to rats, they can kill other forms of wildlife, specifically predators and scavengers that eat the poisoned rats. In response to the potential ban, new products are being developed and staff is investigating options.

The bait stations that are used in the Village contain a poisonous cube. The rats chew on the cube, which causes a vitamin deficiency. After ingesting the

bait, the rats move on and eventually die. The bait stations are checked periodically. If the cube is gone, staff knows that rats have been in the area and they replace the cube. If the station's cube hasn't been touched, the bait station is no longer needed, and staff removes it.

Rats create an expensive problem when they attack cars. Several years ago auto manufacturers thought they were doing an environmentally responsible thing when they wrapped their wires in soy-based coverings instead of petroleum-based coverings. These soy-based coverings attract rats, causing expensive damage to many cars. Rats also like to sharpen their teeth on the wires themselves. A rat can fill an engine intake with an acorn or plug up the air conditioning ducts with their nests.

To prevent rats from chewing car engine wires, some people try rodent-deterrent electrical tape, which is treated with a spicy capsaicin. This tape can be purchased online (search "rodent-deterrent tape").



Third Mutual Treasurer's Report

Through the reporting period of June 30, 2019, total revenue for Third Laguna Hills Mutual was \$17,521,000 compared to expenses of \$14,692,000, resulting in excess revenue over expenses of \$2,829,000.

The operating fund (without depreciation) shows an operating surplus of \$574,000 through the reporting period. \$9,383,000 came in from assessments and \$792,000 came from non-assessment revenue after backing out the unrealized gain. This is compared to operating expenditures of \$9,601,000 without depreciation, which is not funded through operations. Third ended the period better than budget by \$3,044,000, primarily due to timing of reserve program expenditures.

The most significant favorable variances from budget were attributable to:

Outside Services: \$2,125,000—Timing.

Budgets are spread evenly and certain reserve expenditures will occur later in the year, including landscape revitalization, exterior lighting, paving and waste line remediation.

Non-Assessment Revenue: \$574,000—More revenue received from chargeable services, primarily for water heater replacement, an expanded service. Additionally, we had higher reserve balances invested yielding more interest income. Favorable variance furthered by recording unrealized gains on available for sale investments, which were unbudgeted. This was previously adjusted at year end but after board direction, this will be adjusted quarterly throughout the year.

Employee Compensation: \$217,000—

Compensation and related costs came in just

over \$6.3 million, with \$4.8 million in operations and \$1.5 million in reserves. Combined, this category is favorable \$217,000 or 3.3 percent to budget, primarily due to carpentry (although budgeted throughout the year, some programs have not started) and timing of tree work, which is scheduled to begin in October. Although open positions also contributed to a savings, some overages occurred in operations due to timing of work for concrete repairs, underground garages and hours required for service requests.

Utilities and Telephone: \$135,000—Savings.

Less water usage for irrigation due to rainfall.

An unfavorable variance from uncollectible accounts (\$86,000) is due to illegal occupancy resident violations.

The reserve balance on June 30, 2019, was \$31,288,000. Year-to-date contributions and interest to reserves were \$7,047,000 while year-to-date expenditures were \$5,020,000. Historical fund balances for the past five years have averaged \$26 million. Third Mutual has been committed to supporting reserve requirements while providing more contingency funds for unexpected events.

Through June, Third sales totaled 186.



GARDEN VILLA NEWS

VMS CEO Jeff Parker to Speak at GVA General Membership Meeting

By Stuart Hack, GVA President

The next Garden Villa Association General Membership Meeting will be held on Thursday, September 12, at 10 a.m. in Clubhouse 5. This will be the first time that Laguna Woods Chief Operating Officer Jeff Parker will address GVA residents personally.

In addition, Velny Soren, VMS Maintenance Operations Manager, will make a presentation about maintenance projects for three-story buildings.

All residents of three-story buildings are invited to this bi-monthly General Membership meeting.

GVA MEMBERS ASKED TO CONTRIBUTE

The Garden Villa Association is asking its members, the residents of three-story buildings, to make contributions to fund its activities. GVA is designated as a club in Laguna Woods Village and its only source of revenue is voluntary contributions.

Currently, funding is needed to produce a Building Captain manual in three-ring binders, so new information and Laguna Woods Village rules and regulations can be inserted to replace or add to existing information. GVA Building Captains will find the new binder very useful in supporting the welfare of the buildings for which they have taken responsibility.

In addition, GVA pays to rent meeting rooms, like all other clubs, and printed materials are

regularly needed to provide information to its members.

To make a gift, please contact your Building Captain or Stuart Hack, President of the GVA, at GVALWV@gmail.com.





President's Report

By Juanita Skillman

As we move into election time for our board of directors, I am continually asked, "What does a board of directors do? What does a board director do? What makes a good board and what makes a good board director?" Here are my thoughts on these subjects:

What does a board of directors do? According to the Corporation and Civil Code (as well as the Davis-Stirling Act), the board of directors runs the corporation. This means ensuring that it is financially stable, ethically correct and meets the needs of its members (our residents). Without the corporation (United Laguna Woods Mutual), there would be no governance of United Laguna Woods co-ops. Without the members, there would be no mutual (no corporation). It is a fine line to walk, caring for the members AND keeping the mutual strong and vital.

What does a board director do? Each director, while an individual, is also part of a group of 11 members of the board who work together to set policies, develop budgets and work with our managing agent, Village Management Services Inc., to ensure their effective implementation.

What makes a good board? A willingness to work together for the good of the mutual and its members, using Roberts Rules of Order, which provides a guideline for a professional forum, policy making and forward thinking to ensure ALL of the current members are served and the mutual is protected and preserved for future members.



What makes a good board director? First and foremost, common sense. Directors come from varied backgrounds, educationally, culturally and professionally. All have something to contribute to the board and our community. All are volunteers. Only by adhering to our Code of Conduct and Directors Code of Ethics, can we, collectively, achieve success. Professionalism and common courtesy are vital for a board to work together for the good of the mutual and the members.

United Mutual's Board of Directors works hard. It is not a once-a-month-meeting kind of job. There are committees, subcommittees, task forces, and work groups to attend and participate in. There is a lot of material to read, digest and even do research for. We meet with vendors, consultants and members of other boards to work and collaborate for the good of the entire community of Laguna Woods Village. Often, outside interests, which we thought we would pursue when we retired, have to be put on the back burner during our time on the board.

Is it worth it? I think so. There is great satisfaction in serving our fellow residents, while maintaining and preserving the Village where we all chose to spend our golden years.

United Maintenance and Construction Committee

By Carl Randazzo, Chair

The United Maintenance and Construction (M&C) Committee met on August 28, however, this article is being written prior to that meeting due to the deadline requirements. At the meeting we will be discussing project logs and the Solar Power Plant Production report and re-addressing certain issues contained in the Solar Power Plant Task Force Report.

The United M&C Committee was established as follows: On January 12, 2010, pursuant to Article VII, Section 1 of the bylaws, the board of directors of the United Corporation re-established the M&C Committee as a standing committee. On March 9, 2010, in the United M&C Charter, it was established that the committee shall maintain a working liaison with the Maintenance Department of the managing agent's organization (currently Village Management Services Inc.) to ensure that the real property and fixtures owned and managed by United Mutual are maintained, reconditioned, improved or augmented as necessary or desired to meet the policies established by the board of directors, or as required by government agencies that have standing in establishing public policy. The committee shall also review budget requirements, service levels, all attendant costs and projected income related to services and projects to be provided by the managing agent or their subcontractors, and make necessary recommendations to the Finance Committee and board of directors. The foregoing is the overall basis for the establishment of the committee. The charter, however, also outlines other functions, which are specific off-shoots of its basic function.

Currently the M&C Committee is made up of five United directors and three advisors. According

to the bylaws, the advisors on this committee are not voting members, however, they have the backgrounds needed to support the committee in areas where the directors do not have direct knowledge of the subject in question, so committee members can make an informed decision. The M&C Committee reviews the documents submitted by VMS, and if funds need to be allocated to a project or task, they vote on that budget approval and forward their recommendation regarding that item onto the board for final approval and execution. The committee can only recommend to the board, they cannot actually give final approval of any funding or project. The full board of directors has the last say in any endeavor and/or expenditure.

Some of the projects and programs that are currently being worked within United Mutual are the exterior painting and prior-to-paint programs (dry rot), shepherds crook fencing installation, waste line remediation and replacement of PushMatic electrical panels. These are just some of the projects that are currently in progress, in addition to the normal maintenance and upkeep that needs to be done on a daily basis throughout United.



United Landscape Committee Report

By Maggie Blackwell, Chair

The Landscaping Division has purchased 10 new replacement lawn mowers, with a total inventory of 36 mowers. Turf mowing is seasonal; weekly mowing year-round is unnecessary and costly. Turf growth determines mowing frequency, which varies from every seven to nine days in the summer to two to three weeks in the winter, with spring and fall frequency falling between those ranges. Additionally, due to the high water needs of new plantings, we seed and plant in winter.

Turf edging is generally performed using a mix of herbicides and mechanical methods. Staff is experimenting with using a growth-retardant applications to slow kikuyu growth at turf edges, enabling less-frequent nontoxic herbicide applications.

Clipping pickup: Residents who need clippings or leaf pickup should call Resident Services at **949-597-4600** by 5 p.m. Thursday and place plant clippings curbside (not blocking the sidewalk) for pickup on Fridays.

A five-year tree-trimming program using ArborPro management system is underway. Certain trees will have up to one-quarter of their crowns removed so branches do not become brittle from too much

weight and break in storms. Trees will be trimmed by species—some every other year, others less frequently.

Recognizing landscape staff: Foremen wear white and lead men wear blue uniform shirts; crew members wear green shirts. If you have questions or a minor request, please approach only foremen or leads.

Unanimously approved:

1. 20,000 square feet is budgeted for turf reduction. Selected areas have wasteful water runoff, are hard to mow and have brown spots. A professional planner will design replacement plantings.

Sent to the United Board of Directors for approval:

1. To help control rodents, the committee unanimously passed a resolution prohibiting new planting of fruit trees and prohibiting all vegetables. Properly maintained existing trees may remain until the unit is sold or care deteriorates and landscape staff removes them.
2. The committee approved four resident landscape requests.



Residents Can Alleviate Sewer Clogging

By Cash Achrekar

United spends many thousands yearly to epoxy sewer lines. Yet epoxy doesn't fix all problems. Here are simple ways to avoid clogging.

Kitchen and Sink Drains

- Avoid putting any solid waste (for example, coffee grinds or food scraps like potato or carrot skins) down drains, even if you use a garbage disposal. The solids can settle anywhere in the pipes. Discard waste in the trash.
- DO NOT pour grease or oils in the sink. They solidify in cold pipes and bind with other garbage, causing a restriction. Instead, use paper towels to soak up grease and oils from pans, then discard in the trash.
- Run water for 20 seconds after using the garbage disposal.



Toilets

- Use as little toilet paper as possible.
- Flush while in process, then again during and after cleaning off to be sure the debris clears to the main sewer line.
- Do not flush Depends or other products down the toilet, no matter what they claim.
- Never flush Kleenex or wipes in toilet. They do not dissolve. They cling to small blockages, creating bigger blockages.

General Tips

- Conserve water, but clear the waste.
- Tell all residents if there is a clogged drain in your building, and contact Resident Services immediately by calling **949-597-4600**.
- Never use drain cleaners.



United Mutual Treasurer's Report

Through the reporting period of June 31, 2019, total revenue for United Laguna Woods Mutual was \$21,412,000 compared to expenses of \$21,238,000, resulting in net expense of \$174,000; \$14,023,000 came in from assessments and \$976,000 came in from non-assessment revenue. This is compared to operating expenditures of \$14,285,000 (without depreciation). After backing out depreciation, we can see a bottom line operating surplus of \$714,000 through the reporting period. Favorable variances from budget were attributable to:

Outside Services: \$618,000—

Timing. Budgets are spread evenly and certain reserve expenditures will occur later in the year, for programs such as waste line, paving, landscape renovation, countertops/floors/shower enclosures, building structures, and water heaters and permits.

Employee Compensation and Related:

\$350,000—Water heater replacements were budgeted to be performed by in-house plumbing staff, but are being completed by outside service providers. Favorable variance also resulted from negotiated savings in union medical expense at the time of union contract renewal.

Non Assessment Revenue: \$348,000—A favorable variance resulted from quarter-end reporting of unrealized gain (loss) on available for sale investments. Unrealized gain of \$239,000 resulted from favorable investment market conditions year-to-date. Additionally, we had higher reserve



balances invested, yielding more interest income.

Utilities and Telephone: \$128,000—Less water usage for irrigation due to rainfall in first quarter. An unfavorable variance from Materials and Supplies (\$213,000) is attributable to acceleration of water heater replacements; contractors are addressing a backlog of water heater replacement work, which was on hold during review of building code changes.

The reserve balance as of June 30 was \$21,277,000. Year-to-date contributions and interest to reserves were \$6,412,000, while year-to-date expenditures were \$6,848,000. Historical fund balances for the past five years have averaged \$21.5 million.

Through June, United resales totaled 160.

THE TOWERS

at Laguna Woods Village

President's Report

By Ryna Rothberg, Mutual No. Fifty President

Like the other mutual boards of directors in the Village, Mutual No. Fifty is composed of dedicated people of various backgrounds, but none of us comes with the knowledge and experience required to manage a complex homeowners association. That's why we hired a certified management company. And that's why I'm pleased to announce that our General Manager Kristen Orr has earned the designation of Certified Manager of Community Associations. Just as a CPA indicates expertise and competency in the field of accounting, the CMCA indicates that Kristen is proficient in the areas of HOA management. The directors—and indeed the entire Towers community—are pleased that Ms. Orr leads our staff and supports the board.

As part of our monthly Staff Recognition Program, the following people were acknowledged in August for their years of service to The Towers community:

Ed Presley (Maintenance): 38 years

Laura Garcia (Housekeeping): 8 years

Employee of the Month: Ariana Rodriguez, Administrative Coordinator (nominated by Kristen Orr).

At the August 15 board meeting, the directors approved two motions having to do with landscaping: one for the installation of Weathermatic controllers, which will automatically shut off the sprinklers when it rains, and the other for an evaluation of our total irrigation system. The board also voted to schedule a walk-about with Bemus, our landscape company, to determine the placement of color in our slopes, lawns and flower beds.

Addressing three areas of concern, the board directed

Towers Open House

Sunday, October 13 | 1 to 2 p.m.

Enjoy free refreshments and hors-d'oeuvres while learning about and exploring The Towers.

RSVP: 949-597-4278

staff to solicit bids from independent experts to determine 1. the cause of the on-going water intrusion in Tunnel Two; 2. the exterior slump stone water intrusion; and 3. the acoustical issue in Lortscher Hall.

An appropriation to replace the waste and vent stacks in the 04 series in Tower One was approved.

The 28-day notification having been satisfied, the second occupant fee was set at \$737.34.

Of the 36 mutual-owned units, 32 are rented, with 24 being long-term leases. To date, there have been 43 resales this year, including one owned by the mutual, as compared with 53 last year.

Last month, our Orientation Committee introduced, on a trial basis, an information station in the lobby. This is in addition to the introductory meeting, which is provided to all new residents.

The 2020 budget process is upon us, with two brainstorming sessions having been held last month to review the proposed reserve expenditures.

Although our new management firm (name and details to be given next month) doesn't officially take over until October 1, their team has been busy introducing themselves to our entire staff at two orientation meetings, one in English and the other in Spanish. They have also been working with Kristen Orr to familiarize themselves with our operation and to ensure a smooth transition for both staff and residents.

FOR THE GOOD OF THE HOOD

Make Your Vote Count in the 2019 Village Elections

Ballot packages for the upcoming elections for Third and United boards were mailed on Monday, August 26. Your vote matters, so return your election ballot early to make sure it is counted! The ballots must be returned no later than Thursday, September 26, and will be counted by the inspector of elections on Friday, September 27.

Drop off hand-delivered ballots in the ballot box in the lobby of the Community Center (24351 El Toro Road). Hand-delivered ballots must be received no later than Thursday, September 26, at 5 p.m.

If mailing your ballot, it must be received at the post office box by 11 a.m. on Thursday, September 26. The inspector of elections recommends putting your ballot in the mail no later than Wednesday, September 18, to ensure it arrives ahead of the submission deadline. After September 18, it's safer to drop your ballot off at the Community Center.

If your ballot becomes lost or damaged, contact the inspector of election's Duplicate Ballot Request Call



Center toll free at **855-240-0363** (24/7 throughout the election period). Tell the operator you are a United or Third Mutual member and need a replacement ballot. The inspector of elections will require you to provide your address, phone number and social security number. A new ballot will be mailed to you in one to two business days.

Important note: Even though Third Mutual has only four candidates for four vacancies, California law requires the association to complete this election in accordance with Corporations Code Section 7510 (c). Your vote in this election is required to make certain that quorum is reached and the election can proceed.



Tree Trimming Notice

Beginning September 16, crews will be in the Aliso Creek area trimming trees. The work will start in upper Aliso Creek (near Building 642) and work toward the Avenida Sevilla Bridge. The work is expected to be complete by September 20. Expect partial walkway closures adjacent to work. Signage will be posted.

New EV Chargers in Place Behind Community Center

The community recently installed three new ChargePoint CPE250 Level-III Fast Chargers and one new dual-port Level-II electric vehicle charger behind the Community Center. Department of Maintenance and Construction staff captured approximately \$178,000 in rebates from the Southern California Incentive Project for this work. In the past year, the community has seen a more than 50 percent increase in the number of electric vehicle decals, and forecasts indicate the trend will continue. New pricing is subject to change after board review, but discounts are available for residents who sign up at chargepoint.com. Tesla owners can purchase the necessary adapter for the charging station by visiting <https://shop.tesla.com/product/chademo-adapter>.



Landscaping Picks up Garden Clippings on Fridays

Good news for residents who love to garden. As of August 23, Landscaping Division staff will be out in the community on Fridays to pick up garden clippings. Please place green waste in a pile near the curb each Friday by 7 a.m. Do not include trash or nongreen waste.

- Call Resident Services ([949-597-4600](tel:949-597-4600)) prior to 5 p.m. the day before to ensure pickup
- Place clippings by curb for quick crew pickup
- Do not block the sidewalk with green waste

PLEASE REPORT VACANT MANORS

Both mutuals have unoccupied manor policies requiring vacant manors to be inspected periodically to check for leaks, rodent activity, etc. If you believe a manor in your neighborhood is unoccupied, please report it to Resident Services by calling [949-597-4600](tel:949-597-4600).



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 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