

# VillageBREEZE

A Joint Publication of the Laguna Woods Village Corporations

## In This Edition...

**This month in GRF**, see something, say something. Plus the Recreation Roundup and more on [pages 2-6](#)

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**Third** gets a head start on spring cleaning by tidying up alterations procedures. Also in this edition, learn about the Garden Villa Breezeway pilot program and more. See [pages 7-12](#).

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**United** talks all about assessments. Plus, setting the record straight on hot United topics and more, [pages 13-18](#).

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**The Towers** rang in the New Year with music, food, fun and friends. See [pages 21-23](#)

## Happy Love Month!



Couples dance the night away at Laguna Woods Village! Check out our Saturday night Dances at Clubhouse 5, and share the love year-round. Photos by Mark Rabinowitch.



### 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](http://www.lagunawoodsvillage.com), and click the sign-up link at the top of any page.



## Life-Threatening Behavior – a Step Closer

By GRF Secretary Joan Milliman

**Public safety is everyone's responsibility. If you see suspicious activity, report it to local law enforcement or our Village Security Department.**

We hear the word “terrorism” and we may think of a car bomb or 911, but what about other life-threatening situations? Would you recognize one if you saw it or heard it? Would you know what to do? Would fear overcome your good judgment?

**What is a possible life-threatening behavior or situation?** It all has to do with the lack of predictability of an individual or situation. If you observe someone making threats, either to himself or others, take it seriously and report it to law enforcement or someone in authority. If someone is talking suicide or homicide, take it seriously, don't wait, report it to someone in authority or law enforcement. If someone is waving a weapon around, report it, don't wait to see if they are serious. If someone's shouting incoherently, crying uncontrollably, making uncontrolled violent gestures, etc., get out of the way and report it.

Here in the Village, we recently had a situation, of which most everyone is now aware. Sheriff deputies were called to a manor reference a resident brandishing a firearm. Upon their arrival, the subject would not comply with their



directives to “put down the gun” and was ultimately shot and later died at the hospital. Luckily, no one else was injured. What a tragedy for this person, the family and the Village.

Because residents living southeast of Aliso Creek were blocked access by the Sheriffs, our Staff, headed by Brad Hudson and Lori Moss, acted immediately and directed residents to park at the Performing Arts Center from which they were shuttled home by Staff. They were also fed pizza and treated to a movie. The Sheriff's command post was in the Community until 2 a.m. Would any other HOA have been so responsive and thoughtful?

Because life-threatening behavior is a step closer to the reporter than merely suspicious behavior, many have conflicts about making such a report. Here are a couple of those conflicts:

1. Denial or a tendency not to believe what is being observed, a kind of shock that

prevents action. False thinking sets in: “Maybe it’s a joke” or “I can help work it out on my own.”

2. Fear of retribution from the one acting out. “Maybe they’ll come after me!”

These seem to be the two biggest deterrents to reporting an incident. What’s the answer? Report it and let law enforcement or a person in authority determine whether the behavior needs to be investigated.

**To report suspicious activity or behavior,** contact your local law enforcement agency.

Describe specifically what you observed, including:

- **Who** or **what** you saw;
- **When** you saw it;
- **Where** it occurred; and
- **Why** it’s suspicious.

If there is an immediate emergency, call 911.

For information on See Something, Say Something, visit the U.S. Department of Homeland Security site [here](#).

## Recreation Roundup

The New Year began with a bang in Recreation! The sound of hammers, drills and improvements is in the air while many renovation projects are afoot starting with new flooring, kitchen and appliances in the Bridge room, and new flooring and new blinds in the lounge at Clubhouse 7.



*New artificial greens and terracotta banks at the Lawn Bowling greens.*

Lawn Bowling is receiving a much needed renovation of the greens on both courts making it regulation play for potential tournaments and sheer enjoyment, for all resident players. Hoots

and howls may be heard if you visit the Garden Centers these days! Four feral cats were adopted for Garden Center 2 and two Barn owl houses are under construction at Garden Center 1. Please do not feed the animals, as these critters are being utilized to keep unwelcome critters from frequenting the Garden Center.

The 15th Annual Village Games are set to begin Sunday, April 8, with the Opening Ceremony at Clubhouse 2. Last year, over 400 Village residents participated, including more than a dozen residents over the age of 90. Hundreds of gold, silver and bronze medals were awarded to the champions who participated in: archery, badminton, basketball, bicycling, billiards, bocce ball, bridge, cribbage, equestrian, golf, horseshoes, lawn bowling, paddle tennis, petanque, pickleball, poker, shuffleboard, softball, swimming, table tennis, target shooting, tennis and volleyball...Oh my!

Village Games’ registration will begin March 12 at



the Fitness Centers during regular operating hours and is open for participation of Laguna Woods Village residents only. Village Clubs are encouraged to participate as sponsors in support of their fellow participants. Sponsorship opportunities were mailed to the club presidents February 2 and are due back by February 26. For more information, contact the Recreation and Special Events Department Office at 949-597-4273.



*Aquatic Fitness. Photo by Mark Rabinowitch.*

Create a new you this New Year by attending any of the latest classes. Many of the new fitness classes are already underway, but additional classes are being added such as:

- Jan's Swimming Clinic: Tuesdays at Pool 2, two sessions, beginning at noon or 1 p.m. beginning February 20 drop-in).

Back by popular demand are a couple of returning classes:

- How to Write a Novel in Seven Easy Steps with Professor Alan Dale Dickinson: Attend a preview on March 1 at Clubhouse 2 in the Los Olivos room from 9 to 10 a.m.

with no registration required. This seven-week class runs March 8 through April 19. A \$29 materials fee will be collected.

- Aquatic Fitness with Casey Chavez begins March 20 at Pool 1 each Tuesday and Thursday 5 to 5:50 p.m. Cost is \$4 per class. Registration begins February 20 in the Recreation and Special Events Department office.

Don't miss these opportunities to exercise your body and mind!

If you are still looking to take your sweetie out during the LOVE MONTH, be sure to call the 19 Restaurant & Lounge at 949-206-1525 to make a reservation for a delicious meal that is sure to wow your date. You can also "Spread the Love" at any of the monthly dinners, such as the Italian buffet, steak dinner, brisket dinner, or soup and salad buffet.

*"Nothing can dim the light which shines from within."* —Maya Angelou. Keep your light alive by attending the Health and Wellness Expo on March 7. The no cost event will be held at Clubhouse 2, 10 a.m. to 3 p.m. The Expo will host guest speakers, health screenings, fitness demos, nutrition, wellness-based businesses, education seminars and much more.

One man's trash is another man's treasure! The third annual Village Bazaar will be held on April 7. Registration begins March 8 at Clubhouse 5 (\$10 each registration). Spots fill up fast, so mark



your calendar for this popular event.



*The Equestrian Center. Photo by Ted Miller.*

“I-rish” you a lucky day March 17 at Clubhouse 2 when you join us for St. Patrick’s Day dinner with doors opening at 5 p.m. Tickets go on sale February 16 for \$16 each.

Hop on down to the Equestrian Center with your family in tow to enjoy Easter Saturday, March 31, 10a.m. to 1 p.m. This free event includes food for purchase, egg hunt, pony rides, mega slide, arts and crafts, horse parade and the Easter bunny himself. A free shuttle service will be provided when you park at the Maintenance center.

Have questions...please call us at 949-597-4273.

### Building/Block Captains Sought

Have you ever considered serving as a Building/Block Captain? The position is a great way to stay involved, meet new people and contribute to a friendly and safe community. Whether it is supporting neighbors or acting as a liaison to the various boards or staff, Captains play an important part in preserving our outstanding way of life in this exclusive retirement community.

At a minimum, the number of Building Captains is one person plus an alternate for every floor in a multi-story building. Otherwise, Block Captains are needed for every 12 manors. The program is similar to Neighborhood Watch, which enlists the active participation of residents in cooperation with the Security Department to reduce crime, solve problems and improve the

quality of life in a neighborhood.

Captains play a critical role during a disaster, like a major earthquake, when first-responders are not readily available. Captains check on the welfare of neighbors and report injuries and property damage to the assigned reporting center. A unique benefit of living within this community is that key resources are available to assist residents in the event of a major incident. For example, the Village bus fleet can be used for transport or clubhouses can serve as triage centers or shelters.

The Disaster Preparedness Task Force provides training opportunities throughout the year including introductory Good Neighbor Captain training. Ask for details at [chief@vmsinc.org](mailto:chief@vmsinc.org).

## GRF Projects: February 2018

For details on these projects and other upcoming capital projects, click here to see the [GRF Project Log](#).

**History Center:** HVAC and Roofing replacement

**Lawn Bowling:** Greens replacement.

**Clubhouse 2:** Pool 2 filter and spa heater replacement.

**Clubhouse 7:** Bridge Room carpet replacement commencing January 29, 2018.  
Main Lounge woods floor repair/refinishing commencing late January, 2018.

**Clubhouse 4:** Replacement of Pool 4 waterline tile, re-plastering the pool, replacement of the pool filter, and replacement of the pool water heater.

**Clubhouse 6:** Replacement of Pool 6 waterline tile, re-plastering the pool, and replacement of the pool filter.



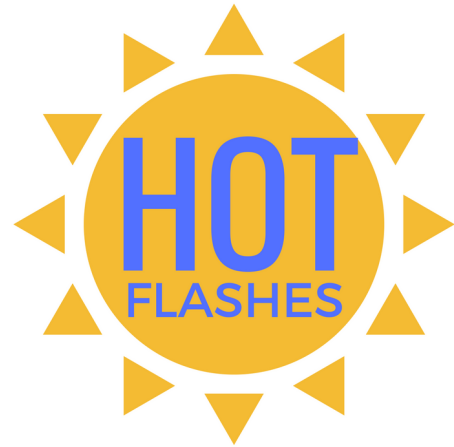


## Hot Flashes

By Third Secretary Burt Baum

**New Year's Hangover**—We are sure that many of you are well into fulfilling your New Year's resolutions. You have already lost 10 pounds and are walking and exercising at least four hours a day. But the beginning of the year is also a good time for straightening up and doing some prosaic things around your manor to avoid problems. Here are some items to consider:

- Look for potential leaky and messy situations. Based on our experience you should check the water heater for its age and possible leaks and also look for leaks in the water supply line leading to your refrigerator's ice maker. Leaks here can cause major and expensive problems for you and the Mutual (Moisture intrusion efforts for Third are budgeted at \$1.3 million for 2018). Also make minimal use of your disposal by throwing kitchen waste into the trash so as not to overload your waste lines and cause back-ups.
- Change the batteries in your smoke detectors.
- Have working flashlights and a fire extinguisher or two on hand.
- Visit the Disaster Preparedness office and get information and supplies for an



emergency—see article by Steve Parsons in this issue.

**Tidying Up Alteration Standards**—the Board has also been engaged in January housecleaning efforts and, as part of the effort to make our alteration standards easier to understand and follow, is in the process of approving the following four updated versions (with more to come):

1. General Requirements for all Alterations Standards
2. Three-Story Patios, Balconies, Breezeways and Walkways
3. Air Conditioning and Heat Pumps
4. Block Walls

Incidentally, if you are contemplating any alterations of your manor, whether inside or out, make sure you visit the Alterations Division on



the first floor of the Community Center before you start, to obtain advice on how to proceed and if permits are required.

**Improving and Maintaining the Mutual**—We want to make sure that Third is in good shape in the coming year and here are five major projects and programs that we are spending money on with that objective in mind:

1. Painting: \$2.5 million
2. Roof Replacement and Maintenance: \$1.9 million
3. Dry Rot: \$1.0 million
4. Waste Line Remediation: \$750,000
5. Building Structures Repair/Modification: \$750,000

**It Ain't Gonna Rain No More**—It certainly looks

### **Garden Villa Breezeway Pilot Project**

By Third Director Suzy Caine

The Garden Villa Breezeway Project, which entails the replacement of the green carpeting in the breezeways (common areas) of the first floors of the Garden Villas with appropriately designed, light-weight [ML1], concrete, has been in the planning stages for the past three years. The goals of this project are to

1. Level surfaces,
2. Repair dry rot between the current surface and the building wall,
3. Reduce the leaks and potential mold formation in the garage located below the breezeway surface,

that way. It's time to forget last year's heavy rains and start saving the water we have. By doing so, we will be acting responsibly and keeping the Mutual's water bills (and your assessments) down. Here are some things to do:

- Limit showers to five minutes
- Avoid running water continuously when not using it
- Check for and fix leaky toilets and faucets
- Run washing machines and dish washers with full loads
- Don't flush toilet needlessly

4. Reduce maintenance costs,
5. Maintain the garden-like atmosphere in the Garden Villas

The first phase of this program includes a two-month pilot project in March involving three buildings in the Gate 5 area (2384, 2385, and 2386). This pilot project will test the viability of the approach and enable us to proceed in the most cost-effective manner as we move on to the other Garden Villas.

The project requires first floor breezeway residents to move personal plants and furniture before the start date. Those who are unable to do this will have help available on a Saturday before the project starts. Walkways will be wide,

allowing safe passage for people, walkers, wheelchairs and pets. The Maintenance and Construction Department will give plenty of notice to Building Captains as to the exact procedure and additional details.

Color-coded areas have been designated for limited common use (this means where compliant personal plants and furniture can be placed). These areas are located near residents' doorways, on each side of the front doors. More information will be distributed to residents regarding recommended types of plants, pots and outdoor furniture that can be used in these areas.

Two social areas are also designated, typically at either end of the new Breezeways. Each building can decide how to set up these areas.



*Artist's Rendering*

We appreciate your cooperation as we carry out this effort and look forward to your suggestions and comments.

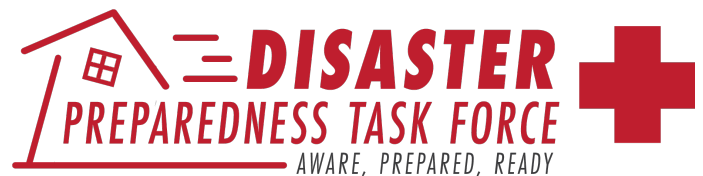
### Disaster Preparedness Task Force

By Third Treasurer Steve Parsons

We have received inquiries asking if the community is prepared in case a serious fire occurs. The answer is “yes, and more than that.” Tim Moy, Security Director, has put together an award-winning Disaster Preparedness Plan, which residents can view on the Laguna Woods website [here](#).

Here are some recent events and activities:

- The South County Senior Summit, which will take place on April 20 in the Performing Arts Center, will have “Preparing for an Emergency” as the main theme.



- We are identifying locations for animals in case of emergencies. Loma Ridge has been designated as the horse shelter. The Orange County Emergency Task Force will inform us of care locations for other animals, once they are chosen.
- We have about 100 Building/Block Captains throughout the Village, but need another 150. Call us at 949-268-2356 or visit the Disaster Preparedness Office on the first floor of the Community Center if you would like to volunteer for this very important activity.

- We also need residents who are medical professionals and those who have first aid certification to help the Task Force. You will be covered by the “Good Samaritan”

rule during an emergency.

- The Emergency Operations Center will be located in the Board Room eventually.

## Meet Director Roy Bruninghaus

By Third Adviser Carol St. Hilaire

Roy Bruninghaus, the newest member of the Third Board, can best be described as a man who has been around—in the good sense. He came to Laguna Woods about 18 months ago, after moving to California from Plymouth, Massachusetts, to be near his son and two grandchildren (four others live in Texas) and to escape from the cold. Plymouth, you may remember from elementary school, is where the Pilgrims landed on the legendary rock, which is referred to as the “pebble,” by the townspeople, Roy reports.

Roy has lived in many places besides Plymouth and California, including New York, New Jersey, Connecticut, Virginia and North Carolina. He has held a variety of important positions over the years. During his travels he obtained a B.A. in English at Wesleyan University in Connecticut and later a Master’s degree in Educational Administration and Supervision at the University of North Carolina in Chapel Hill.

After his B.A., he taught English and coached soccer, baseball and sailing at prep schools in Virginia and Massachusetts. His Master’s degree led to management positions at the North Carolina Department of Health and Human Resources, where he worked for 15 years. Roy



*Roy Bruninghaus*

then joined IBM (you can see the influence in his dress) where he sold information technology support services to the Kentucky Department of Education, and then moved to Plymouth to sell Disaster Recovery IT contracts to customers in New England. Despite the many years Roy spent in North Carolina, he still retains his distinctive Boston accent with no trace of a southern drawl.

While living in Plymouth, Roy participated in two volunteer activities which gave him valuable board experience. For four years, he served as Managing Director on the Condo Board of the HOA he lived in and on the board of a charter school. As a Director on Third, Roy wants to use his experience to work with staff to



quantitatively assess the programs, projects and services provided to see if they are meeting the needs of residents and improving the quality of their lives. He wants to listen to residents, other board members and staff and learn as much as possible about an issue before making a

decision. "A good board member gets along with colleagues, because we are all in this together," he says.

Welcome to the Third Board, Roy.



At our next Board meeting on February 20, resolutions on Updated Alteration Standards, Water Heater Replacement, Pest Control, Trellis Removal, Attics and the Yellow Stake program will be introduced.

## Garden Villa NEWS



### Garden Villa News

By Garden Villa Association President  
Lynn Jarrett

On March 1, the Garden Villa Association (GVA) will kick off a campaign to clean out the storage rooms in the LH21 buildings to address the complaints of many residents. A resolution was adopted by Third Board years ago that spells out the do's and don'ts of how those rooms are to be utilized. The storage space is to be utilized on an equitable basis by residents of the floor in which they live. The ability to use the storage

rooms is at the sole, but reasonable discretion of the Board, and may be revoked at any time, with or without cause, if a resident violates rules. The days of storing huge stacks of newspapers, empty boxes and just plain junk are over. It's time to take back those rooms that have become cluttered and may present a safety hazard, and allow this shared storage space to be utilized by all. A few residents have taken over some of the rooms and made them their own personal domain with some even going so far as installing locks on the doors. Some have placed too many items in second floor rooms that house the

water heaters, which could also be a safety hazard. There are even stored items of deceased residents or others who no longer live in the community. Two-week notices of clean-out dates will be given to residents and will be taped to each of the storage room doors. This project

will begin with LH21 buildings located in Gate 14 and continue throughout the year until work on all 28 buildings has been completed and rooms are again usable.

### Third Projects: January 2018

#### Paint Program

Cul-de-sac 214

#### Prior to Paint Program

Cul-de-sac s 225 and 223

#### Carport Cleaning Program

Carports 3362-3417, 5368-5372, 3498-3532, 5001-5367, 3418-3497, 3212-3325, 3000-3211

#### Weeding and Pruning

Buildings 2387-2395, 3176-3195, 5109-5154, 5250-5264 and 5406-5420

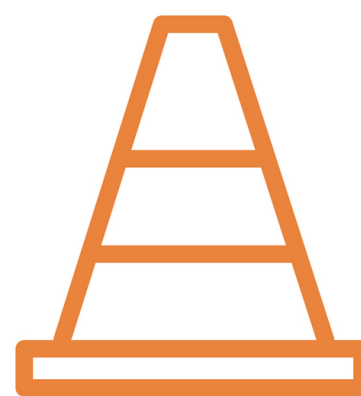
#### Weed Spraying

Buildings 22387-2395, 2396-2405, 3032-3083, 5109-5154 and 5250-5264

#### Tree Maintenance

Buildings 3204-3211, 3354-3359 and 4001-4004

IN YOUR



NEIGHBORHOOD

For the comprehensive Third Capital Project Log, [click here](#)

If you would like more information, contact Resident Services at 949-597-4600 or [residentservices@vmsinc.org](mailto:residentservices@vmsinc.org).



## All About Assessments

Your monthly assessment check is made out to Laguna Woods Village. The United Assessment letter for 2018 lists mutual operating and reserves, GRF operating and reserves, property tax, supplemental property tax and property insurance for mutual property.

Each amount is then disbursed to the above-named purposes; United has no claim on property tax amounts or GRF assessments.

GRF Trust Facilities Fee is paid only when there is a sale.

Village structure was set at origination. Governing documents require GRF to provide amenities and community services continually. GRF sets assessments to meet the needs of providing the service to residents. Mutuals are required to pay the GRF assessment monthly for



every unit. United sets assessments to cover expenses.

GRF has reserves for facilities. Reserves are collected slowly for many years to fund updates, improvements, creation or replacement of facilities. Assessments designated for reserves and facilities fee from buyers are both used to fund GRF projects. The facilities fee, collected from buyers, helps GRF keep assessments low.

## Financial Qualifications Policy

By United Director Steve Leonard

After hearing resident concerns about monthly assessment increases and reviewing County affordable housing income levels, estimates of retirement income and recommendations by staff, the Governing Documents Committee determined changes were necessary to raise the income requirement for prospective

shareholders and transferees from \$36,000 to \$40,000. Per resolution, when there is more than one occupant using the unit as the primary residence, the income and assets can be calculated collectively.

In the past, guarantors have been able to guarantee more than one unit on a single statement of income and assets. That is no longer allowed. The primary reason for the



change is that guarantors die, financial circumstances change, and the individual can no longer afford to continue the guarantor role, leaving a hardship for the member, and no notice to the Mutual.

Presently, there are 482 units with guarantors in United Mutual indicating an increasing trend of residents that don't meet financial requirements, in the face of increasing costs for infrastructure improvements. The Governing Documents Committee recognized the seriousness of the increase in guarantors, and proposed eliminating the use of guarantors.

Guarantors are defined in the United By-Laws,

but there is no indication their use is mandatory or even suggested, as there is no other mention of them in the By-Laws and no mention in the Occupancy Agreement. The guarantor concept is controlled by resolution as policy, and therefore may be changed by resolution.

These changes were recommended to protect the financial integrity of the Corporation and preserve property values. The Governing Documents Committee unanimously recommended amendments to the Financial Qualifications Policy which was introduced at the December 12, 2017, Board meeting, and final adoptions occurred on February 13, 2018.

### Water? Water? What Kind of Water? Where?

By United Secretary and Landscape Chair Maggie Blackwell

United member Dave Chamber, registered civil engineer and attendee at El Toro Water District meetings reported at the January Board meeting on Water District progress. To date, in Third Mutual, on the western side of Moulton, reclaimed water is used for landscaping as well as GRF landscaping at Gates 5 and 6 and at the golf course. This represents a substantial savings for Third and GRF. Reclaimed water lines are completely separate and never blend or mix with domestic/ potable water lines. Reclaimed water comes from the treatment plant, located around the golf course.

Residential domestic/potable water comes from



a variety of sources including wells. No mixing ever occurs. The pipes are color coded and noticeably different, so don't drink purple pipe water!

For United, work by El Toro Water District will commence soon to install reclaimed water inside the Gate 5 area. You will receive notice in advance of the construction. The procedure used

has no unattended open trench at any time. The trencher digs out a section, the pipes are inserted and connected and the trench is closed. This makes the project much safer and less disruptive for residents.

The reclaimed water supply available from the treatment center is not sufficient to serve United Gates 1-4. Primarily due to the numerous cables, piping and various service lines that run under El

Toro Road, and the amount of disruption, make the project cost prohibitive. However, some landscape water savings will be realized from the purple pipe install at Gate 5 , and so the Board supports the project.

For more information on water supply and recycling go to [www.etwd.com](http://www.etwd.com) and view numerous videos and reports.

### Setting the Record Straight

By United Director Steve Leonard

1. "There are enough Board Members on Governing Documents Committee to pass resolutions, without Board approval, that residents might not agree with"

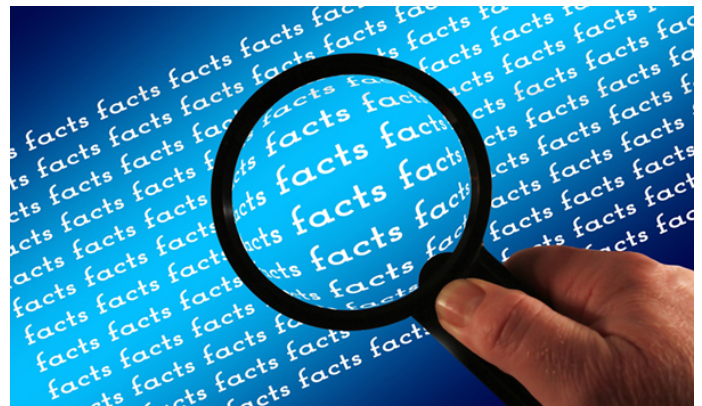
False. There are four board members on the committee. A resolution requires that a majority of six Directors must vote for resolution passage, and those votes must occur at a Board meeting.

2. Approved occupying members are "pushed out of their manors when someone or some group deems them "inactive seniors."

False. Board Members regularly approve caregiver application requests. No one is evicted for disability, although keep in mind that a unit was not designed to take the place of a skilled nursing facility.

3. "Modifying financial requirements is new"

False. Over 12 modifications have occurred to the Policy since 1986.



4. FACT – The Community (Laguna Woods Village) was marketed as "The World's Largest Country Club City" for "Active, Interesting People Over 55" since inception. It was never marketed as "affordable senior housing." Ross Cortese reportedly cringed when hearing such statements.

Director fiduciary duty requires protecting current United Members. As mentioned above, the number of Guarantors has multiplied by 10 since 2001. Underfunded applicants place strains on Social Services and Security. It is evident that some families' members put very, very low income and underfunded relatives, without sufficient resources in United Mutual.

Then in order to attempt to pay assessments, extra rooms are illegally rented to individuals who have not been property vetted, and nuisance violations occur including: parking, vandalism, clutter, theft and others.

The Village was not intended to be a rental community. HUD required United units to be owner-occupied. In 1984, United received HUD

approval to sublease units for up to six months in a 12-month period. Current rules allow subleasing 90 days to 12 months.

United cooperative is age qualified. Shareholders must meet legal requirements for membership under a renewable, three-year occupancy agreement. Non-qualifying heirs may neither reside in nor sub-lease the unit.

### **Senate Bill 721: What You Need to Know Regarding This Potential New Law**

By United Legal Counsel

Current law allows local agencies to inspect any buildings, including those of homeowners' associations, such as United, to ensure that they are in compliance with State and local safety standards.

Senate Bill 721 seeks to expand current law, specifically, by requiring inspections of "exterior elevated elements," such as balconies, porches, stairways and decks, to be performed by licensed civil or structural engineers, or certified building inspectors. Moreover, the Board, under this proposed new law, would be charged with the task of having these inspections conducted at least once every six years.

I testified before the Senate Judiciary Committee in Sacramento on January 9, 2018, and emphasized that if this law is passed, compliance would require communities, including United, to perform highly intrusive inspections and destructive testing. This testing



could cost more than \$5,000 per balcony, deck or other elevated element. As you can imagine, with 2,002 balconies alone in United, the costs for inspecting all of them in compliance with this proposed new law would be significant.

Building safety is of the utmost importance, and United takes this seriously by following the current law. Current law requires detailed visual inspections of all common areas every three years. Senate Bill 721 proposes a prohibitively costly solution to a problem that doesn't exist in homeowners' associations. As such, United is continuing to monitor the progress of this proposed legislation.



Should you have any questions or concerns regarding Senate Bill 721 and how it affects you as a member of United, feel free to contact the author, Senator Jerry Hill, either via mail at 1528

South El Camino Real, Suite 303, San Mateo, CA 94402, phone 650-212-3313, or electronically: [sd13.senate.ca.gov/send-e-mail](mailto:sd13.senate.ca.gov/send-e-mail).

## Alterations?

Prior to doing any work on your Unit, please contact the Alterations Division by dropping by Window 7 at the Community Center in Resident Services.

Staff will assist you with requirements prior to beginning an alteration. Ask for the United Laguna Woods Mutual Member Guidelines for Alterations handout. This handout will guide you through the steps and answer questions regarding alterations.

## How do I apply for an Alteration Permit?

Members must have a completed Mutual Consent application, which is available in Resident Services at Window 7 or online at [www.lagunawoodsvillage.com](http://www.lagunawoodsvillage.com). The complete application needs to be accompanied by three sets of 11X17 plans containing accurate existing and proposed floor plans, a scope of the work, a list of all proposed alterations and any site specific issues.

Mutual consents approved by the Staff, with all the proper documentation in place, can be issued in as quickly as an hour.

## Variance Requests

Variance requests are required when a member



proposes an alteration that is non-standard; these can vary from adding a door to adding a room. A variance request must meet the same minimum documentation requirements as a Mutual Consent, followed by Staff review and report preparation. Often additional information is requested of the Member. The Staff Report is then presented to the Architectural Controls and Standards Committee. The Committee Members discuss the proposal and decide if a field investigation is necessary. The Committee's recommendation is forwarded to the Board for a final decision.

The Member is mailed a letter with the Board's decision and any conditions, which must be met. The Mutual Consent is issued, and if necessary, the Member will need to get a permit from the City of Laguna Woods.

The permit must be displayed in the front

window of the Member's unit until the City signs off the final inspection. The signed permit must be presented to Window 7 at Resident Services, in order for the Member to receive any monies

left from the Conformance Deposit that was posted.

## United Projects: February 2018

### Paint Program

Cul-de-sacs 24 and 40

### Prior-to-Paint Program

Cul-de-sacs 47 and 48

### Carport Cleaning Program

Carports 600-756, 600-756, 774-945, 467-599, 961-969, 38-45, and 65-232

### Weeding and Pruning

Buildings 126-161, 686-701 and 918-932

### Turf Relandscape Project

Cul-de-sacs 8 and 40

### Tree Maintenance

Buildings 2091-2100

### Lawn Repair Schedule:

Buildings 118-135, 266-288 and 319-345



For the comprehensive United Capital Project Log, [click here](#).

If you would like more information, contact Resident Services at 949-597-4600 or [residentservices@vmsinc.org](mailto:residentservices@vmsinc.org).

# THE TOWERS *at Laguna Woods Village*

## Party Time... at the Towers

By Village Breeze Volunteer Saretta Berlin

Everyone enjoys a great party, and the month of February presented a number of attractive possibilities for residents of the Towers and their guests.

The Activities Committee wisely passed up the opportunity to celebrate Groundhog Day, which was February 2, in order to focus more attention on planning the annual Super Bowl Party on Sunday, February 4. The event was held in the Key Club, the festivities got underway early with a pre-game lineup starting at 3:30 p.m. As guests settled in, they were greeted with an array of snacks and beverages and given time to handicap their choices and try their luck in the annual Super Bowl pool. Wine and beer were available for purchase.

The dinner buffet featured cherished Super Bowl specialties: hot dogs with chili, hamburgers, spicy Buffalo chicken wings, and barbecued pork ribs. Cole slaw, potato salad and other vegetable sides were served along with dessert.



On February 9, the Key Club was again the site of a celebration, this time the opening of the Olympic Games. Each attendee was adorned with a medal and welcomed with Olympic spirit represented by flags from participating countries. The buffet table was themed 'All-American' decorated in red, white and blue in support of the flag and our athletes. The menu featured classic American cuisine: meatloaf with gravy, macaroni and cheese, broccoli and salads, along with fresh peach cobbler.



special holiday-themed menu. The tables were set with pink table cloths and specially folded napkins, created by resident artist, German Cuenca. Activities Staff and residents combined

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their efforts to put on a special Valentine's Day evening, featuring three Towers' couples battling it out in 'The Newlywed Game – Towers Edition.'

## About Us

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