

PORTFOLIO SPECIALIST'S REPORT

March 2024



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

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

Large items:

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

Furniture, mattresses, tables, chairs, and all other large items may be taken to the North-West corner of Seal Beach Leisure World.

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

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

Mutual and GRF Elections will be beginning soon.

This is your community! Please see the 2024 GRF & Mutual Election and Annual Meeting Schedule in LW Weekly!

It's time to
VOTE!





ATTENTION

MUTUAL 12 SHAREHOLDERS

ANNUAL LUNCHEON

FRIDAY – APRIL 26, 2024 NOON - CLUBHOUSE 2

**BBQ CHICKEN, BAKED BEANS, MACARONI SALAD,
TANGY COLESLAW, CORNBREAD MUFFINS, FRESH
SEASONAL FRUIT PLATTER, PLUS DESSERT**

DOOR PRIZES, OPPORTUNITY DRAWINGS

Tickets available on April 1, 2024 – Building Captain or any Director

Shareholders - \$10.00

Guests/Caregivers - \$20.00

*****ps: Our Luncheon Committee is looking for volunteers to help us on Friday April 26 starting at 9 a.m. We appreciate all the help we can get. Call Susan (562) 596-3133 (leave a voice mail)**

A MESSAGE FROM THE LANDSCAPE COMMITTEE

Spring will arrive this month and we know many of you are anxious to start gardening after a long rainy winter. Please check landscape rule 12-7425-1 for guidelines on allowable plantings. You can also check with a Director if you have any questions. Remember Mutual 12 does not allow vegetables or invasive plants in the flowerbeds.

The large garden area near laundry room 45 is growing nicely. Why not take a stroll over there now that the weather is improving. There are two benches which were donated in the shade structure for you to relax on and watch the butterflies dance around each plant.

Happy Spring. Rose Marie, John Hoover, John Kaplan.

Mutual-12 President's Report March 14, 2024



1. A sad note, we lost a very good friend, colleague and Mutual Director in Mr. Daniel Addis who recently passed away. The board will advise of any future services when known.
2. As a reminder, your board follows a code of conduct in dealing with GRF staff, and your mutual board members. We appreciate that our shareholders are respecting all staff and board members.
3. We need to remember the service companies we have contracted to work in M-12, such as "4-Star Landscape" and others. These service companies report to your board, not to individual shareholders. Please remember if you have any issues with any of our contractors, bring them to the attention of your board members. Please do not approach these employees with complaints or suggestions. This causes confusion and slows their progress to complete whatever we have contracted them to do.
4. I have been advised that our Inspector will continue to secure an updated roofing schedule for us as soon as the roofing company can supply one. As you may know the roofing company is working on other mutuals as well as ours. We have asked to have buildings identified as to when the roofs will be replaced. Shareholders have identified termite rot that need to be fixed. Our inspector knows of these. These will be taken care of during the repair process of the new roofs or shortly after.

5. With the exception of a few units, our fire inspections have been completed. Letters have been sent to the Shareholders who were identified as needing “work”. These Shareholders will be reinspected in the near future.

6. Carport inspections have been completed. Letters have be sent to those Shareholders who need to bring their carports within policy 12-7502-1 compliance. We wish to thank all shareholders on doing an excellent job in cleaning up our carports. This keeps our insurance company happy. 😊

7. I have had a few questions about Directors not returning shareholders’ phone calls. If you call any Director and they do not answer, you should always leave a message. I have received many calls without a message being left for a callback. In my personal case, if your phone used to call me has an area code other than 310, 562 or 714, my system will automatically send your phone number to SPAM, and I may never know you called. I have not been able to change that. I suggest you always leave a message if the person you are calling does not answer. If you are calling for maintenance and your immediate Director is not available, go down the list and call any Director. The current list of Director phone numbers is posted in all our laundry rooms. Your board always assumes your calls are important, so please leave a message.

Have a wonderful day!

Respectfully Submitted

Rich Carson

President Mutual-12

INFORMATION FOR PET LICENSING

L. W. PET OWNERS

CATS can be registered now with Stock Transfer Dept.
Please bring your cat's records.

1. Record of spay or neutering
2. Proof of liability insurance

DOGS need to be registered with the Seal Beach Police Dept. Please go to their web site and preregister your dog's information, to get your dog's Seal Beach License.

<https://sealbeachpd.com/pet-registration/>

PLEASE DO THIS NOW SO YOU WON'T HAVE TO WAIT TO REGISTER YOUR PET WITH L. W.

Once the system is "live" residence will be contacted with the next steps for the license. This must happen before you can register your dog with the Stock Transfer Dept.

You will need the following information to register your dog.

1. Proof of Spay or neuter
2. Proof of pet inoculations
3. Proof of liability insurance
4. Seal Beach Dog License