

UNITED LAGUNA WOODS VILLAGE
Real Estate Informational Meeting

Frequently Asked Questions

Q – Is United Laguna Woods Village (“United”) a condominium community?

A – No. United is a stock cooperative corporation, formed to operate and manage residential dwellings and surrounding common areas. United owns ALL property in its community, including the manors, i.e., residential dwellings. United’s members own a membership certificate, a.k.a., a stock certificate, and, with membership, they have the exclusive right to occupy a manor pursuant to an Occupancy Agreement.

Q – What documents and laws govern United and its members?

A – United and its Board of Directors, members and residents are governed by various “governing documents”, including Articles of Incorporation, Bylaws, Occupancy Agreement, Written Resolutions and Rules (adopted by the Board of Directors), Recognition Agreements, etc. Various laws also govern United, including, but not limited to, the California Civil Code, Corporations Code, Vehicle Code, Health & Safety Code, State and Federal Fair Housing Acts, etc.

Q – What is the hierarchy of the governing documents and the law?

A – Generally, the law controls over the governing documents. Further, the Bylaws and Occupancy Agreement control over written Board Resolutions and Rules. Exceptions do apply. Further, the Articles and Bylaws can be changed by a vote of the members. Resolutions and rules can be changed by the Board of Directors, including rules and regulations addressing financial qualifications and eligibility for membership/purchase.

Q – Who operates and manages United?

A – The Board of Directors, elected by the members, operates and manages United. The Board of Directors delegates certain management functions to Village Management Services, Inc. (“VMS”). VMS is United’s managing agent and takes direction from the Board of Directors.

Q – Does VMS make rules and policy for United?

A – No. The Board of Directors makes all resolutions and rules for United. VMS only takes direction from the Board of Directors. All resolutions and rules are adopted by the Board of Directors in meetings opened to all members in the community.

Q – Can anyone occupy a manor in United?

A – No. Only persons 55 and older can occupy a manor. Certain qualified residents, such as care-givers and spouses, may also occupy a manor. Additionally, qualified residents must be approved by the Board of Directors.

Q – Can ANYONE purchase a membership and right to occupy a manor in United?

A – No. Membership is limited to persons 55 and older. Membership is also limited to persons that meet certain, specified financial requirements. The Bylaws are clear that members must be at least 55 and they must occupy their manor upon purchase; therefore, persons younger than 55 are prohibited from purchasing a membership. United is an age-restricted, senior citizen community and all permanent residents must be 55 or older.

Q – Can members meet the financial requirements to qualify for membership by obtaining a guarantor?

A – Yes, but the Board will be considering eliminating guarantors in the coming months. Currently, members can meet the financial requirements by obtaining a guarantor. The member AND guarantor must meet certain, specified financial requirements.

Q – Can members sublease their manors?

A – Individuals that were members as of August 8, 2016, may sublease their manors provided they obtain the prior written approval from the Board of Directors, through VMS. The Occupancy Agreement requires members to occupy their manors. However, it also authorizes the Board to approve subleases. Under California law, members that have been allowed to sublease in the past must be allowed to continue to sublease, provided, however, that any sublease is approved by the Board pursuant to a completed sublease application. Individuals who became members after August 9, 2016 must occupy their manors for the first 12 months of membership; thus, they cannot apply for the approval of a sublease.

Q – Can members who are authorized to sublease allowed to sublease their manors on a short-term basis, such as daily or weekly?

A – No. All approved subleases must comply with various rules, including the rule that all terms must be no less than three (3) months.

Q – Can members obtain a Section 8 Housing Voucher?

A – No. Only the owner of the property can obtain a Section 8 Housing Voucher. United owns ALL property within the community. Through the Occupancy Agreement United leases manors to its members, but only to those members who meet very specific requirements. United authorizes its members to sublease their manors, but only in very limited circumstances. Subleases to Section 8 Housing Voucher recipients do not meet United's requirements.

Q – How are new resolutions and rules communicated to the members and realtors?

A – New resolutions and rules are communicated to all members, who are obligated to communicate them to any prospective buyers. Realtors have access to all existing and new resolutions and rules on the Laguna Woods Village website and by contacting VMS staff.