

## United Mutual Project Log - February 2026

#	Name	Description	Status	<u>Estimated Completion</u> Budget
1	<b>Pushmatic Electrical Panel Replacement</b>	This program is funded to replace 2,750 Pushmatic electric panels over a 10-year period. The Pushmatic panels located inside the manors are unreliable and no longer supported.	Total units planned in 2026: 225 Completed to date in 2026: 6  Total units completed as of 2025: 2,399 Total units remaining after 2026: 126	December <hr/> Budget: \$585,000
2	<b>Shepherd's Crook Installation</b>	As a part of the Conditional Use Permit 1135, Laguna Woods Village will remove and replace barbed wire on perimeter walls with Shepherd's Crook.	A total of 5,557 linear feet out of 21,000 linear feet of Shepherd's Crook has been installed as of 2025.  Approximately 620 linear feet planned for installation along El Toro Road in 2026.	September <hr/> Budget: \$56,786
3	<b>Wasteline Remediation</b>	This program is funded to install seamless epoxy-based liner within the existing pipes to mitigate future interior leaks and root intrusion as well as to resolve and prevent future back up problems related to compromised pipes. The program addresses interior as well as exterior waste lines. The program commenced in 2011 but did not include interior pipes. Starting in 2017, both interior and exterior lines are receiving an epoxy liner.	Buildings scheduled in 2026: 119, 801, 802, 803, 804, 805, 806, 807, 808, 809, 811, 812, 850, 851, 852, 854, 855, 860, 861, 862, 865, 866	December <hr/> Budget: \$2,300,000
4	<b>Water Lines - Copper Pipe Remediation</b>	This program is funded to install epoxy lining to extend the life of copper pipe water lines in buildings which experience a high frequency of copper pipe leaks.	Buildings scheduled in 2026: 639, 664	December <hr/> Budget: \$100,000

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5	<b>Pest Control for Termites</b>	<p>This program is funded to eradicate dry wood termites from inaccessible areas by tenting buildings for fumigation. The budget also includes funding for hotel accommodations during tenting.</p> <p>Local termite treatments and the removal of bees/wasps are performed as-needed throughout the year.</p>	<p>Buildings scheduled in 2026: 43, 71, 72, 171, 177, 215, 243, 301, 357, 569, 570, 582, 587, 601, 626, 662, 677, 746, 755, 773, 789, 868, 895, 934, 955, 2008, 2059, 2079, 2084, 2147</p> <p>Carports scheduled in 2026: 231, 407</p> <p>Work scheduled to begin in July.</p>	<p>July to November</p> <hr/> <p>Budget: \$387,000</p>
6	<b>Prior to Paint Program</b>	<p>This program prepares building surfaces for painting and includes repair and mitigation of dry rot and decking in conjunction with the 15-year Exterior Paint Program.</p>	<p>CDS scheduled in 2026: 11, 70, 71, 73, 81, 83, 84, 85</p> <p>CDS in progress: 11, 81</p> <p>CDS completed: None</p>	<p>December</p> <hr/> <p>Budget: \$1,207,455</p>
7	<b>Exterior Paint Program</b>	<p>Starting in 2021, the Mutual has implemented a 15-year full-cycle exterior paint program. All exterior components of each building are to be painted every 15 years. The painted components include the body (stucco/siding) as well as the following trim elements: fascia boards; beams; overhangs; doors; closed soffits; structural and ornamental metal surfaces. Decks are top coated and damaged building address signs are replaced. Lead abatement activities are also performed in conjunction with this program.</p>	<p>CDS scheduled in 2026: 11, 20, 26, 70, 71, 73, 81, 83, 84, 85</p> <p>CDS in progress: 11, 20</p> <p>CDS completed: None</p>	<p>December</p> <hr/> <p>Budget: \$1,866,611</p>

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8	<b>Balcony &amp; Breezeway Resurfacing</b>	This mid-cycle program provides for the waterproof topcoat sealing of balcony and breezeway deck surfaces every 7.5 years. This waterproofing process protects the deck substructure against future dry rot and improves the aesthetics of the deck surface. Prior to applying topcoat, crews conduct an inspection of the deck structure to locate any dry rot or potential safety hazards.	Buildings scheduled in 2026: 29 buildings in CDS 12 and CDS 13  Work scheduled to be completed in March.	March <hr/> Budget: \$67,504
9	<b>Gutters - Replacement and Repair</b>	This program is funded for gutter replacement and repairs to be performed on original construction rain gutters and downspout systems that are exhibiting deterioration. This program also includes installation of new gutters using a "seamless" gutter system in conjunction with the Mutual's exterior painting of the building to address drainage issues and to prevent foundation problems.	Buildings scheduled in 2026: 2071, 2072, 2073, 2074, 2075, 2076  Work scheduled to begin in April.	December <hr/> Budget: \$125,528
10	<b>Roof Preventive Maintenance Program</b>	This program is funded to provide preventive maintenance roof repairs. Additionally, this budget includes flat roof debris cleaning.	PREVENTIVE MAINTENANCE - Roofs scheduled in 2026: <b>5-year old roofs</b> - Scheduling in Progress  <b>10-year old roofs</b> - Scheduling in Progress  DEBRIS CLEANING - 306 buildings on the flat roof debris removal program will be completed in December 2026.	December <hr/> Budget: \$199,919

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11	<b>Roof Replacements - Comp. Shingle and BUR to PVC Cool Roofing</b>	This ongoing program is funded to replace built-up roofs (BUR) at the end of their serviceable life with a PVC Cool Roof system. Built-up roofs are inspected 15 years after installation. The Composition Shingle Replacement Program was designed to replace roof systems that have reached their serviceable life prior to failure.	<b>BUR to PVC roofs</b> - Buildings scheduled in 2026: 234, 330, 404, 454, 810, 855, 882, 900, 914, 955, 956, 2018, 2026, 2047, 2078, 2099, 2107, 2157	April to November <hr/> Budget: \$999,381
12	<b>Seal Coat Program</b>	This program is funded to extend the life of the asphalt paving by sealing asphalt cracks and applying a bituminous seal coat to the asphalt surface preventing water intrusion and protecting the asphalt from deterioration.	Seal coat work scheduled in 2026: CDS: 4, 13, 17, 37, 39, 43, 46, 51, 91, 92, 205	August <hr/> Budget: \$56,964
13	<b>Asphalt Paving Program</b>	This program is funded to preserve the integrity of the CDS paving. As part of this program, the asphalt paving is inspected and rated for wear annually.	Asphalt paving schedule in 2026: CDS: 6, 206 (partial), 207	July <hr/> Budget: \$295,916
14	<b>Parkway Concrete Program</b>	This program is funded to repair or replace damaged concrete parkways in conjunction with the asphalt paving program. Concrete areas that are adjacent to the asphalt being replaced are inspected for damage and other deficiencies and are repaired or replaced accordingly.	Concrete work scheduled in 2026: CDS: 6, 206, 207	May/June <hr/> Budget: \$230,000

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15	<b>Building Structures Replacement</b>	This program is funded to replace and repair building structural components that are not performing as designed. As building structural issues are reported and inspection requests are received, staff schedules an engineer to field inspect and, if required, provide a recommendation for repairs. In addition, with this program roofing repairs are also performed after the Prior to Paint program crews replace fascia due to dry rot. As part of this budget, staff proactively inspects buildings for drainage issues and provides repairs as needed.	<b>Structural Repair/Drainage Correction: No Repairs Scheduled</b>	<p style="text-align: center;">December</p> <hr/> <p style="text-align: center;">Budget: \$50,000</p>
16	<b>Building Structures Foundations Program</b>	This program is funded to replace foundations showing signs of distress or impending failure. These repairs or replacements are performed on an as-needed basis. Staff performs field inspections to evaluate building foundations and schedules any needed repairs and replacements as they are identified.	<p>B887: Foundation repairs in progress  B890: Foundation repairs in progress  B933: Foundation repairs in progress</p>	<p style="text-align: center;">December</p> <hr/> <p style="text-align: center;">Budget: \$43,436</p>
17	<b>Walkway Lighting Program</b>	This program is funded to improve walkway lighting through additional fixture installation or the upgrade of existing lighting. Requests for additional lighting are received from residents on an ongoing basis. Those requests are vetted and additional lighting is installed if program requirements are met.	<p>Applications submitted and under review: 2055-A, 711-A, 198-A, B169, 2150-D, 479-A</p> <p>Applications approved: None</p> <p>Completed: None</p>	<p style="text-align: center;">December</p> <hr/> <p style="text-align: center;">Budget: \$63,515</p>