



Village Management Services, Inc.

Village BREEZE

AUGUST 2018

A Joint Publication of the Laguna Woods Village Corporations



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The Village Community Fund

By Joan Milliman

Something new has been added—fundraising. You can now contribute money to favorite projects through the Village Community Fund (VCF), a 501(c)(3) charitable tax-exempt organization. Incorporated in 2017, VCF is a totally separate entity from the housing Mutuals and GRF, which are nonprofits but are not 501(c)(3)s. VCF has a separate Board of Directors, which will be introduced in the *Laguna Woods Globe* later this month.

Mission: To provide support for programs, services and facilities that enrich the lives of older adults.

Focus: To raise funds for improvement projects that will make facilities better, safer and more accommodating for all programs and classes in the Village, and to support local nonprofits that provide programs, services and facilities for older adults outside of the Village, such as Age Well Senior Services, which includes the Florence Sylvester Memorial Senior Center.

Current projects include:

Shakespeare Hall—This project will transform what is now designated as Dining Room 1 in the Performing Arts Center (PAC) to an updated soundproof multi-purpose-use space. New sound, lighting and video technology will provide users with a superior audio-visual experience, whether attending a documentary film showing, poetry reading, jazz ensemble concert, play or club meeting.

Donations will support the purchase of new portable chairs, tables, audio-visual equipment, curtains, stage riser, backstage green room construction, soundproofing, food and beverage area, and much more. A single donation of \$600,000 for the entire project will get the donor's name on the hall. Construction is anticipated to begin in 2019.

Blue Bins Are for Recyclables Only

When tossing your trash, pay attention to which bin you use. The green bins are for regular trash and the blue bins are for items that can be recycled. When trash is tossed into a blue bin, Waste Management charges a large fine that amounts to 400 percent of the regular monthly fee. These fees add up fast and are charged back to the Mutuals. According to Waste Management, strict quality requirements are being enforced due to an increase in recycling contamination (trash mixed with recycling). Please sort your trash and ensure that any items placed in the blue bins are recyclable (clean bottles, cans, paper and cardboard) and not regular household trash or other materials. For a complete list of recyclable and non-recyclable items, click [here](#). Additionally, do not place bulky items or park vehicles next to garbage receptacles. When bins are blocked, the garbage truck drivers cannot access the bins to empty them.

Candidate Opportunities

By Joan Milliman

In addition to speaking before their Mutual Board, candidates running for Board positions have several opportunities to be seen and heard by the Village public. On Monday, August 20, at 4 p.m., the Association of Condos and Co-Ops (ACC) will host a candidates forum in Clubhouse 3, Dining Room 2. All are invited to participate! The meeting will conclude before 6 p.m. Anyone who is interested in making our Village a better place is welcome!

On Tuesday, August 21, at 6 p.m., Friends of the Village (FOV) will hold its annual Meet the Candidates forum. Candidates will receive special invitations. All are welcome. The meeting will be filmed and rebroadcast on Village Television several times.

The Garden Villa Association Board of Directors will be contacting Third Mutual candidates via telephone to invite them to their board meeting for a time of mutual acquaintance. The Garden Villa Board will hold their interview of candidates on Tuesday, August 21, at 3:30 p.m. (just prior to the FOV Meet the Candidates).

Finally, candidates will be able to introduce themselves on Village Television and their statements will be broadcast many times prior to the election.

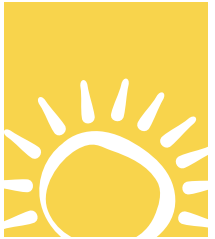
Village TV Meet the Candidates Broadcast Dates



Friday, August 24 at 9:30 a.m. **LIVE**
Saturday, August 25 at 1 p.m.
Tuesday, August 28 at 6 p.m.
Thursday, August 30 at 2 p.m.



Friday, August 17 at 10 a.m. **LIVE**
Tuesday, August 21 at 2:30 p.m.
Saturday, August 25 at 4 p.m.
Thursday, August 30 at 6 p.m.



HOT FLASHES

By Third Secretary Burt Baum

Neither the heat nor the sun (we don't have to worry about the cold or the rain) has kept your intrepid Directors away from their continuing goal of optimizing life in Third for all its Residents. Here are some of the actions taken this month at Board meetings:

Extension of the Golden Rain Trust Agreement—This Trust was formed in the beginnings of the Village, with GRF as the Trustee and the three housing Mutuels as the Trustors, to ensure the construction of the infrastructure and amenities such as the clubhouses. It was possibly going to terminate in 2024. GRF, Mutual No. 50, Third and United have all voted to extend this Trust to 2044 to continue the smooth operation of the community. Voting will be finalized at a Special Corporate Members Meeting on Monday, August 13, 2018, at 9:30 a.m. in the Board Room.

Board members gave final approval of the following three policies, with the required 30-day review period having been met:

- **Temporary Container Policy**—The aim of this policy is to make sure that dumpsters and other portable storage containers are located in areas that do not cause traffic problems and do not give rise to safety or clutter issues.
- **Resale Correction Policy**—Previously, when an owner wanted to sell his or her manor and inspection by staff revealed nonconforming conditions or alterations, the seller was required to post a security deposit to cover the cost of bringing the manor up to standard. This caused administrative problems and the tying up of funds. Now the seller is responsible for correcting any deficiencies before the close of escrow and no deposit is required.
- **Unauthorized Alteration Fee**—There has been an increase in unauthorized alterations in Third, which has led to an increase in staff time to investigate these potentially unsafe occurrences and cite the violators. Under the new policy, Residents who undertake an unauthorized alteration will be subject to a Stop Work Order and a \$300 administrative fee. In addition, they will be subject to a hearing, an additional fine and be required to apply for a Mutual Consent, as well as pay the processing fees.

The Board also introduced two new resolutions, subject to 30-day waiting period, related to the payment of assessments:

- **Revised Payment Plan**—An owner who can't pay his or her assessments can ask the Board to set up a plan whereby he or she can make payments under several options, subject to Board approval. The revised plan has stronger collection provisions and introduces a monthly interest rate of 10 percent/year and a monthly \$25 administrative fee, designed to encourage and speed up the payments.
- **Financial Assessments/Guarantors**—In cases where a buyer can't meet the finances needed to buy a manor, the Board may permit him or her to have a financial guarantor. More stringent financial qualifications for the guarantor are required to ensure that assessments and charges will be paid.

Addenda: We are still looking for civic-minded women and men to run for the Third Board. Get on Board! Applications for Third are due by August 15.

Find out more about what the Board does with your money by attending or viewing the Third Special Board Meeting on Friday, August 10 at 9:30 a.m. in the Board Room, at which we present the 2019 Business Plan for Third Mutual.

Vegetation Clearing Project Scheduled to Begin Along Ridge Route Drive

Starting Monday, August 6, brush will be removed from the public right-of-way in the area along Ridge Route Drive from the Laguna Woods Dog Park to Avenida de la Carlota. The purpose of the project is to prepare for the installation of the shepherd's crooks fencing along the top of the perimeter wall to increase the security of the neighborhood. This brush clearing will also open up visibility for patrolling law-enforcement officers looking for homeless encampments or illegal activity in the area, and enable them to locate and facilitate the removal of unauthorized items like furniture and BBQs, as well as to locate and remove graffiti.

The work will take place from 8 a.m. to 5 p.m., Monday through Friday, and 8 a.m. to 3 p.m. on Saturday, with no work on Sunday. The crew is permitted to begin quiet work, such as setting up and staging equipment and personnel, prior to 8 a.m. The work will be continuous, and may take up to a month to be completed.

All work will be completed outside the gates on city property. You might hear chainsaws and wood chippers, which could possibly be running all day. The tree canopy will be raised eight feet above the grade (five feet above the wall to accommodate the shepherd's crooks). All vegetation will be removed within the first three feet from the wall. From three to 40 feet out from the wall, vegetation less than five inches in diameter will be removed.

Third Mutual Board of Director Elections: An Invitation to Lead



A strong Board of Directors is key to the strength and success of Third Mutual. Applying to volunteer for a position on the board is an opportunity to make a difference in the Village by helping fellow Residents, shaping the future and tackling community issues. Board member terms rotate out on different years. This year, Third Mutual will have three open positions as Directors Burt Baum, Bill Walsh and Jules Zalon will be completing their terms.

Serving on the Board of Directors is a rewarding experience. By sharing your portfolio of

professional and/or volunteer expertise, you help ensure that the Mutual is well run and soundly managed to the benefit of fellow Residents. You also learn many new and interesting things and meet great people. Investing your time in governance is making an investment in yourself.

The application process might seem complex, but President Rosemarie DiLorenzo (rdd0128@gmail.com) and Secretary Burt Baum (bsqrd54@gmail.com) have offered to assist candidates with any portion of the application, from preparing the candidate statement to preping for the Candidate's Forum or television interview.

If this is your first time applying to serve on the Board of Directors, you might be uncertain about what to expect. Here are a few facts to know:

- It does not cost the Resident any money to run for the Board of Directors.
- You do not have to navigate the application process alone. The current Directors are here to help!
- Contrary to popular belief, Board meetings do not take up too much personal time. Procedures have been streamlined recently, so much less time is spent in Board and Committee meetings than in years past.

Interested Residents may pick up an application and instructions on the election process in the General Manager's Office in the Community Center (24351 El Toro Road, Laguna Woods, CA 92637) from Corporate Secretary Cheryl Silva, Assistant Corporate Secretary Whitney Thornton or Executive Assistant Catherine Laster. Completed applications for Third must be returned to the General Manager's office no later than August 15 at 5 p.m.

Fire Risk Reduction Set to Start



separation between the wall and the slope. Work will be performed Monday through Friday between the hours of 8 a.m. and 5 p.m. Residents should expect noise in the area from chainsaws and wood chippers. The project may take up to one month to complete. Reduction of heavy, dry brush will reduce fire risk to the homes along the ridge, something especially important during fire season.

At the direction of the Orange County Fire Authority, and as approved by the Third Mutual Board at the July 17 Regular Board Meeting, brush clearing work is slated to begin on August 16. The scheduled start date may change depending on the timing of the County's approval process. A letter was mailed to Residents living in the affected area at the end of July. Work will start on the slope areas to the rear of Bahia Blanca West, then will proceed toward Santa Maria. Workers will remove dead brush on the slopes, cut down living acacia to three feet and raise the lower limbs of trees to 12 feet above the ground, leaving a wide path of

Hide It, Lock It or Lose It



you do not recognize, call the confidential compliance phone line at [949-268-CALL](tel:949-268-CALL) (2255).

Although we all enjoy a protected sense of security inside the gates of the Village, summer months bring many more visitors into our Community. With the increased activity comes an increase in petty theft. Residents have reported items stolen from carports, open patios and even from some of the garden plots.

The first defense is to keep valuable possessions, especially bicycles, golf accessories and garden tools, secured and out of sight. It can't be a temptation if no one knows where you have stored it. If you notice any irregular behavior from people

The Security Department is aware of this heightened, brazen activity in the Village and is on alert. You can make every officer's job more successful if you remember the motto, "See Something, Say Something."

Let There Be Light

A pilot project to test new outdoor lighting along walkways in Third proved that the pagoda-style fixtures that were chosen significantly improve nighttime visibility. The fixtures replace existing outdated lighting. The test was done in cul-de-sac 212. Based on the success of the test, 500 of the new fixtures are on order to replace lighting along walkways in Gates 5, 6, 7 and 8.

While the fixtures significantly improve the range of light, there will still be some dimly lit areas. The second phase of the project is to install additional fixtures in the darker locations. This will require trenching for electrical wiring, which is a significant expense and needs additional funding and board approval.

Improved Signage

Third Mutual has approved new reflective signs for cul-de-sacs and buildings, which will make it easier to locate addresses at night. When the new signs are installed on buildings and cul-de-sacs, the old signs will not necessarily be removed immediately; in some places there will be duplicate signs. The old signs will be removed as the Prior-to-Paint program progresses.

Seal Coating



Seventeen cul-de-sacs are scheduled to be seal coated during the month of August. The coating preserves asphalt and improves its ability to shed water. Written notification of the date that each cul-de-sac will be coated will be sent to Residents. This letter will include instructions for moving and parking cars.

The seal coating requires 24 hours to dry, during which time it cannot be driven or walked on. While this process can be inconvenient, it is part of the important maintenance that keeps the Village attractive. For questions or concerns about special accessibility during the project, contact Erik Schneckluth at [949-268-2427](tel:949-268-2427).



GARDEN VILLA NEWS

Garden Villa Association Update

By Lynn Jarrett, President of the Garden Villa Association

More Building Captains and Residents than ever before are filling our meeting room at Clubhouse 5 than ever before. This is an indication that the Garden Villa Association's meetings are becoming more interesting and informative. At recent meetings we've invited management staff from VMS, including Marketing and Communications Manager Eileen Paulin; Permits, Inspections and Restoration Manager Kurt Weimann; Maintenance Projects Manager Guy West; and Chief of Security Tim Moy; as well as Laguna Woods Mayor Carol Moore to speak and hold interactive Q&A sessions. We've learned more from these speakers firsthand than we ever could by reading about them and their duties.

Some Third Board Members always attend and hold Q&A sessions alongside the VMS management staff, and discuss many issues. The most recent popular discussion was about the current Breezeway Pilot Project in three 2300 buildings, which involves removing the green artificial grass on the first floor of the three-story buildings and replacing it with concrete. There are pros and cons about this project. We're still working with Third Mutual and VMS Maintenance on the analysis of the current project and will make decisions on how to proceed after the analysis is complete. The first Breezeway Pilot Project, conducted three years ago, tested colored shredded rubber tires as replacements for the grass in two different areas on the first floor of one of the 5500 buildings. That project was unsuccessful and didn't move forward.



President's Report

By Juanita Skillman, President

At our June meeting, the United Board of Directors passed a motion to approve the proposed amendment extending the Golden Rain Trust until 2044. The other Boards also passed it at their meetings this month. It will be finalized at a Special Corporate Members Meeting on Monday, August 13, 2018, at 9:30 a.m. in the Board Room. This will give us time to explore various updates and amendments to the Trust. United has established a Task Force, chaired by Manual Armandarez, to work on this.

Two updates to our Alterations Standards Manual were approved as were the updated Resale Documents. The Board also approved a Temporary Container Policy to help free up parking space in our cul-de-sacs. First reading was given for three more updates to Alteration Standards Manual, as well as a new Unauthorized Alteration Fee. These items are on 30-day review to allow research and comments by our Residents and Board Directors before adoption at our August meeting.

Finally, a word of caution for our Residents. The state is conducting a supplemental census to obtain current statistics and demographic information. If a census taker comes to your residence, please ask for their ID and a business card. Check with Security to be sure they are legitimate. You DO NOT have to answer their questions if you do not want to.

Resale Correction Procedure Change

When a unit in Laguna Woods Village is put on the market for resale, staff inspects it and reports any necessary corrections. These corrections could be damage to the Mutuals' property, non-maintained alterations or non-conforming landscape. The seller is responsible for ensuring that the necessary repairs or corrections are completed. For many years, the procedure was that if the corrections were not made by the final inspection, adequate funds to perform the repairs were withheld from escrow as a deposit to ensure the corrections would be made.

Recently, both the United and Third Boards passed Resolutions changing this procedure. Effective September 1, 2018, all corrections and repairs must be completed before close of escrow. Inspections will still be performed and corrections noted and given to all parties; however, deposits will no longer be collected. Any delay in corrections and repairs will result in a delay of the close of escrow. For more information, please contact Permits, Inspections & Restoration Manager Kurt Wiemann at **949-268-2316**.

United Architectural Standards and Controls Committee Report

By Janey Dorrell, Chair

United is a stock cooperative, therefore all interior or exterior alterations require Board approval. What happens when an unauthorized Alteration is discovered?

First, the Alterations Division sends an Inspector to investigate the unit. A Stop Work Notice is issued, the complete documentation process begins and a ticket is entered into the system for the Compliance Department to begin the disciplinary process. The Inspector returns to the unit within three working days to ensure the work has stopped.

Compliance staff receives information and performs their investigation. If evidence of a violation has been found, a notice is sent to the Member describing the allegations and the disciplinary actions that may ensue if conditions are not corrected. A disciplinary hearing with the Board of Directors is scheduled. The Member is charged a \$300 processing fee for an Unauthorized Alteration. This fee is based on the administrative costs to process the documentation required for United Mutual Consent. The Compliance Department estimates an average of five hours of staff time to process each case, and the Alterations Department averages three more hours of staff time.

Payment of the Unauthorized Alteration Fee does not save the Member from disciplinary action by the Board. Compliance staff will present the necessary documentation and report to the Executive Hearing Committee. The Member will receive notice and may attend the hearing.

Avoid the extra steps, time, cost and anguish by calling Alterations before you undertake an alterations project at **949-597-4616**. Or call now to remedy the problem before selling.

How to Obtain an Overnight Parking Pass

All vehicles entering the Village that will be parked overnight need an overnight parking pass (OPP), regardless of whether the guest is on your permanent visitor list. Failure to do so will result in a Notice of Violation (NOV) and a \$25 fine.

To obtain an overnight parking pass, go to the Laguna Woods Village website. Click on the purple “Guest Passes” tab at the top right corner of the home page. Scroll down and click on the image titled Gate Passes. This will bring you to the DwellingLive portal. First-time DwellingLive users should follow the instructions for registering. If you are already enrolled, log in using your email address and Resident ID number.

When you add a guest, and go to select your pass type, choose the option in the drop down menu for 2-GUEST-OPP; include a start and end date not exceeding 15 days. If you have trouble, please call Gate Access at **949-597-4301**.

United Communications Committee Report

By Maggie Blackwell, Chair

The Board of Directors election is fast approaching. On United, four Director positions are available, each with a three-year term.

Application deadline: The application and Candidate Statement must be turned into to the Corporate Secretary on the second floor of the Community Center by Friday, August 10 at 5 p.m.

Director requirements from Bylaws: Membership in good standing, fulltime Resident, 10 months in United, not delinquent in fees or dues.

Duties: To enforce United's governing documents, collect and preserve United's financial resources, insure United's assets against loss and keep common areas in good repair.

Responsibilities: Regular attendance at Board meetings, assigned committees and agenda prep. Prepare for assigned committee meetings. Review and prepare materials for monthly Board meetings. Be on time. Demonstrate professional etiquette, stay focused, participate, keep on topic, ask relevant questions. California Corporate law requires Directors to make all decisions in good faith and in consideration of the best interests of United (as a whole, not any individual or faction's interest). Respect and abide by United's rules, policies, practices and standards of decorum. Have the courage to make the right decision.

Commitment: Assigned to two United committees and two GRF committees. May change committees; may attend any committee. United committees include Architectural Control and Standards, Communications, Member Executive Hearings, Finance, Governing Documents, Traffic Hearings, Landscape, Maintenance and Construction, Resident Advisory, and Energy Task Force. GRF committees: include Business Planning, Community Activities, Finance, Maintenance and Construction, Media and Communications, PAC Task Force, Security and Community Access, and the Disaster Preparedness Task Force.

Good assets for all candidates: Knowledge of **Robert's Rules of Order**, teamwork experience, patience, good listening and responsibility.

Provided to all candidates equally: Publicity in the *Laguna Woods Globe*, appearances at club and Board panels, Village Television spots.

Is Your Contact Info Up to Date?

Village Management Services uses a sophisticated emergency alert system that utilizes email, text and phone to notify Residents and employees in the event of a significant emergency or dangerous situation potentially affecting the health or safety of anyone in the Village, such as fire, earthquake, emergency power outage or other event. If you change your email address, acquire a new smart phone or change your home phone number, please call or email Resident Services to update the information in your file: **949-597-4600; residentservices@vmsinc.org.**

Your United Checklist: To Inform and Protect

By Maggie Blackwell, Secretary

United Bylaws and Director Code of Conduct both say that Directors must promulgate and/or enforce bylaws, rules, regulations and policies. Our rules govern the use of property and the behavior of Residents. This is a major reason home owners associations were formed.

Prior Board approval is required for all who reside in the Community. **The member shall not permit any person to occupy the unit without prior written approval of the Corporation.** Found in Occupancy Agreement articles 5 and 7, the resale checklist, the occupancy checklist and the lease checklist are all identical. Every authorized Resident has initialed and signed this form. This means no secret paying roommates, no unregistered Residents and no unauthorized renters. Now would be a good time to set your record straight—before you face discovery and fines. To view the checklist, [click here](#).

Additional information that is included on the checklist:

- When moving out of the community, the **seller is responsible for hauling away excessive materials/furniture.** Call **949-597-4600** for pickup.
- **Contractor's trash must not be put into community dumpsters.** (Contractors should remove it.)

Currently, United pays two full-time workers daily to haul away all the illegal dumping in and around our dumpsters. Aware of an offense? Please call security or compliance (your name will be kept confidential) at . Save our neighborhoods and our budget.

Energy Task Force Report

By Carl Randazzo, United Member

At a meeting held on July 6, 2018, the Energy Committee met to discuss changing the committee designation to a Task Force. With this new designation, we developed a new Charter. The mission of the Energy Task Force is to identify and recommend to all Boards investments in energy technologies that will address the economic, environmental and aesthetic issues of United, GRF and Third entities with the common goal of enhancing the well-being of their respective Residents.

Since the Task Force is an advisory body that's to report back to the individual committees and Boards, the new charter must be approved by each of the Boards. The foregoing Charter was presented to the Board members at the United Board Meeting on July 10. Approval was granted with inclusion of minor comments. The charter, including the comments, will be presented to the other Boards for their approval.

United, GRF and Third will be approving separate contracts to hire an energy consultant to address specific energy issues. As a part of this approval, each entity will provide a list of three priority items to the advisor. The United contract was approved by the Board at the July 10 meeting, and the list of items was finalized and submitted to VMS. The next meeting is Wednesday, September 12, at 9:30 a.m. in the Willow Room.

United Finance Committee Report

By Gary Morrison, United Treasurer and Finance Committee Chair and Don Tibbetts, Chair

June 30, United total revenue was \$20,336. Total expenses were \$20,245. The \$91 in savings is due to vacant positions in maintenance—for which the Human Resources Department is actively recruiting. Non-Assessment revenues were \$765,000. This includes interest income on investment, plus laundry fees, resale and lease fees, and other charges to individual Residents.

32 percent of our expenses are labor compensation and related items, 26 percent property taxes, 17 percent outside services, 10 percent utilities, 7 percent material and supplies, 3 percent insurance, and 5 percent other. The beginning reserve fund balance was \$22.4 million at the start of the year. The ending balance at 6/30/2018 was close to \$23 million.

The resale report shows fewer units sold this year, a smaller pool, but prices are on average up 13.4 percent (\$35,000 higher). Turnover is good. Subleases: 512 legal, 8 percent of our units.

Budget and M&C: A major concern for United’s budget is the epoxy lining of water-supply piping and waste lines. A lining is placed in the pipe, inflated and becomes a complete glass lining in the pipe. The program is working well and progressing as planned (under contract), but as buildings continue to age, incidents of water damage to units are more severe and more frequent, costing many thousands of dollars to repair floors, walls and ceilings.

United is considering placing small, single-use water leak warning devices in units. This will be a new expense, but early notice of moisture intrusion will save on the magnitude of damage. Also, there has been much thought and discussion about the possibility of increasing the number of units for epoxy lining per year. This would noticeably increase the budget, but correspondingly decrease the number of expensive moisture-intrusion events.

Please note that the crews are doing an outstanding job. Permits, Inspections and Restoration Manager Kurt Wiemann tracks the elapsed time of moisture intrusion events—the time between the day it is reported and the day the residence is fully restored. “A year ago, an average time of completion was 28 days for moisture intrusion events,” Mr. Wiemann said. “The most recent data shows a current average time of 16.3 days.” That is a 42 percent improvement.

The next United Budget Committee Meeting is Thursday, August 9, at 1:30 p.m. in the Board Room. It will television live, with rebroadcasts on Saturday, August 11 at 6 p.m.; Saturday, August 18, at noon; and Wednesday, August 22, at 2 p.m. The next United M&C Meeting is Wednesday, August 22, at 9 a.m. in the Board Room.

THE TOWERS

at Laguna Woods Village



New Book Club at the Towers

The inaugural Towers Book Club took place on the evening of Tuesday, July 17, and it was a big hit. Twenty Residents gathered to discuss the first book (*A Piece of the World* by Christina Baker Kline), as well as share a little bit about themselves and their preferences for a book club. Wine and coffee was enjoyed as each Resident went around the circle and shared their names, how long they've lived at The Towers and their favorite spot to cozy up with a book.

The first Book Club meeting attracted a wide range of Residents, some of whom have moved in to the Towers in the last few months, and some who have lived at the Towers for more than 10 years—all described themselves as avid readers. It was the overall consensus of the group that they are thrilled for the opportunity to extend their circle of friends by meeting and engaging with new faces at the Book Club.

After discussing preferences for discussion, meeting frequency and day of the week, everyone split into two groups who will read the same book, but discuss separately. Both groups agreed that a new person will select the book each month and that person will be the discussion leader for that book.

For more information about the Towers Book Club, contact Activities Coordinator Kristen Orr: [949-434-5612](tel:949-434-5612).



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.
Culs-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