



Laguna Woods Village®

Village BREEZE

JUNE 2019

A Joint Publication of the Laguna Woods Village Corporations

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“Big Sur” by Marianne Champlin is one of many new Resident artist paintings gracing the walls of the Community Center.

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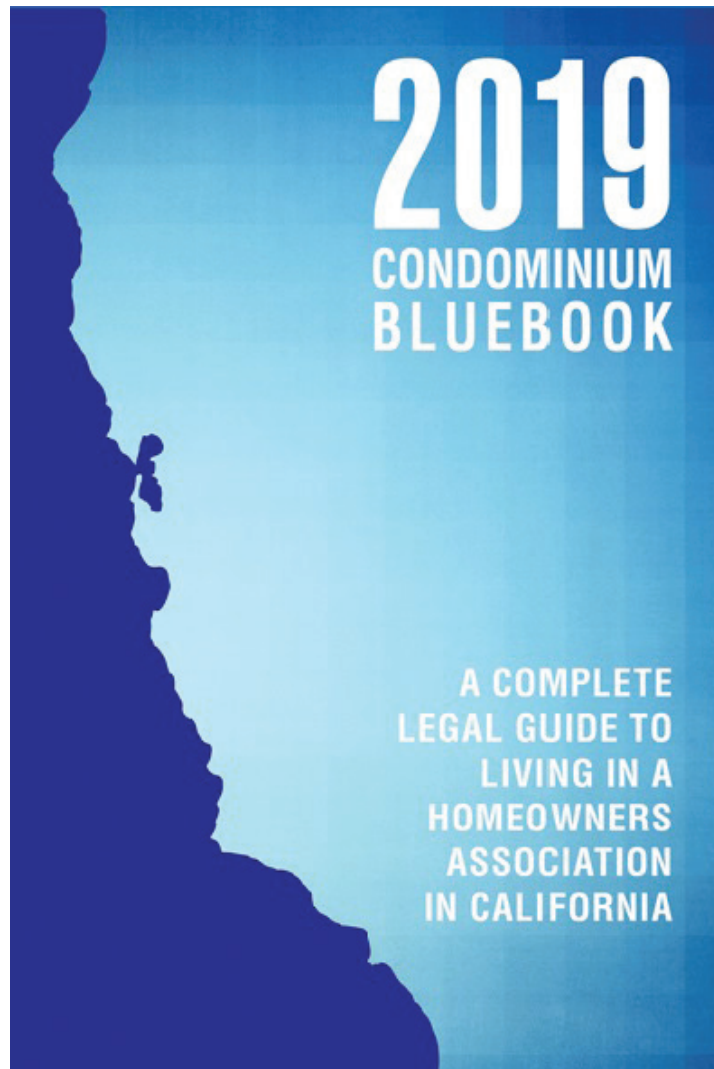
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Governance in the Village

By Joan Milliman, GRF Secretary

Laguna Woods Village is comprised of a group of Common Interest Developments (CIDs) bound together by a Trust Agreement. Our CIDs are each unique—United Mutual consists of cooperative units, Third Mutual consists of condominiums and Mutual No. 50 consists of two high-rise condominium buildings. Each of these three is a separate CID, governed by a separate board of directors and each is incorporated as a separate entity. The Golden Rain Foundation (GRF) serves as the Trustee of a Trust Agreement that enables the mutuals to share common services, luxury amenities and common grounds.

GRF is not a CID, but has a board of directors that oversees the shared grounds, amenities and services of the Village. Since forming our own management company (Village Management Services/VMS Inc.) we also have a management board of directors, which oversees the CEO and management services to the Community.



Each board, in its way, represents Residents of Laguna Woods Village: United Mutual, the Residents in the cooperatives; Third Mutual, the Residents in the condominiums; and Mutual 50, the Residents in The Towers. GRF representatives are elected by the members of the three mutual boards for the benefit of the entire Village. The VMS board has equal representation from United, Third and GRF. The Towers utilize a separate management company and so are not represented on this management board.

Each board has separate bylaws and Articles of Incorporation. Third

Mutual and Mutual No. Fifty have Declarations of Covenants, Conditions and Restrictions (CC&Rs); United Mutual has an Occupancy Agreement; and GRF has the Trust Agreement. If you would like to learn more about governance and management of the Village, read the 2019 Condominium Bluebook. Several copies are available at the Village Library.



Treat Aging Pipes With Respect

By Lynn Jarrett, Third Mutual Director

Plumbing blockages and sewer overflows wreak havoc on our buildings and contribute to potential environmental impacts to storm drains, flood-control channels, creeks and beaches. Certain items should never be flushed down your toilet or poured into any drain. In the kitchen, fats, oils and grease build up inside our main sewer lines and the water district's pump station. But one of the biggest sources of blockages are personal hygiene wipes.

Disposable wipes of any kind should never go down our aging drains. Flushable wipes have been heavily advertised, but the truth is, NO wipe breaks down in the sewer system the way toilet paper does. Don't believe the false advertising—all wipes should be tossed in the garbage, never flushed.

When toilet paper is flushed down the drain it completely disintegrates within 24 hours. When a wet wipe is flushed down the toilet, it may be weeks or even months before it completely disintegrates. Wet wipes accumulate in the drain pipes, leading to bigger clogs.

The pipes in our condos have been in place for decades. In some of the sewer lines and other drain pipes, tree roots are starting to make their way into the pipes through tiny holes that have formed due to corrosion. Over time, these tree roots set up within the walls of the pipes, creating a maze like a spider's

web. Although various types of debris and toilet paper can usually continue to make their way past the roots, items such as disposable wipes cannot.

Third Laguna Hills Mutual spends a lot of money to remediate old drain pipes. Our budgets are large and will continue to be large, until our waste line remediation projects are completed. The expenditures are well worth it to Residents who can look forward to clean drains for years to come.



Remediation projects are difficult in the three-story buildings because a quarter of each building has to go without water while work is being done. We try to coordinate the work to keep inconvenience at a minimum. Buildings with the highest number of repair problems are selected to have the epoxy work done first.

The Third Board chose the epoxy process because it eliminates the need for cutting into walls and replacing pipes. Sometimes called trenchless repair, epoxy allows for pipe repairs without digging. Repairing older cast iron and clay pipe drains is the most common use for epoxy relining.

Even after the epoxy work is done, wipes should NOT be tossed anywhere but into the trash. Wipes can still cause clogs even in cleaned pipes, particularly at any bends (elbows) in the pipes.

Insurance: What Do You Need?

By Roy Bruninghaus, Third Mutual Secretary

Over the past few months, the Third Laguna Hills Mutual Board has seen an increasing number of moisture intrusion incidents where Residents simply don't understand who pays for what. Some of these Residents have no insurance to cover their losses. Who pays for what depends—in every instance—on who owns what.

California law is very specific on who owns what in a condominium community. In simple terms, a condominium owner owns only the interior of a unit “from the paint in” on walls and ceilings. This ownership includes carpet and floor coverings; paint, wall and window coverings; cabinets; appliances; water heaters; air conditioning; kitchen and bathroom finishes; lighting fixtures; and all personal property. Also included are any and all alterations, additions and improvements to the unit.

When there is moisture intrusion, Third Mutual will repair, at its expense, damage to what it owns. The Resident must pay to repair what the Resident owns. Residents have a choice to insure what they own or fund the repairs in some other way. Third Mutual

does not require that a Resident have insurance, but we strongly recommend that a Resident has a Condominium Owners Insurance Policy (HO-6) policy with the following riders: loss of use, loss assessment and earthquake.

Loss of use rider is a must have. The association will not pay for a Resident to stay somewhere else when leaving the unit for a period of time is required by the repairs. A loss of use rider covers this cost. Our experience suggests that Residents often have to vacate their units for days and even months, when damage to their units is severe. Better to have insurance covering the cost of living elsewhere during this period.

Loss of assessment rider is also a very good rider to have. If the damage is severe, the mutual has the authority to levy a special assessment on Residents of the Community to cover the costs of repair to its buildings. Although Third Mutual has never had to do this, it is a good thing to have this rider on your HO-6 policy.

An **earthquake rider** is hard to get on many HO-6 policies in California. Some insurance companies will refer you to the California Earthquake Authority (CEA) where you can buy a separate policy at a reasonable cost. Your insurance company may still administer a claim, but the insurance is actually with the CEA. Make sure you know what your company can offer in this regard.

On average, the HO-6 policy costs around \$600 per year depending on the riders and the limits of liability you select. We cannot stress enough how important obtaining an insurance policy is. Lessees should have a renter's insurance policy. Do not expect the mutual to pay for loss of your “stuff,” unless you can prove negligence in a court of law.

Third Board of Directors Election On the Horizon

Applications for the Third Laguna Hills Mutual Board of Directors will be available July 12 through August, 14. All Third Mutual Resident members considering running for a position on the board are cordially invited to a meet and greet event on Thursday, June 27, in the Community Center Board Room from 4 to 5:30 p.m. Enjoy wine and appetizers, chat with Third Mutual's current Directors, and learn more about the application and election process.

Third Mutual New Resolutions

By Roy Bruninghaus, Third Mutual Secretary

On May 21 at its regular meeting, Third Laguna Hills Mutual gave final approval to two resolutions and placed a third resolution on 28-day review. A resolution to amend the Golf Cart Policies and Procedures and a resolution to amend the Lease Authorization Policy were given final approval. A resolution to revise Architectural Standard 40: Exterior Roll-Up Shades was placed on 28-day review. Third Board also approved an unbudgeted operating expense of \$24,000 for alternative herbicide products.

Golf Cart Policies and Procedures Amendment

The resolution to amend the Golf Cart Policies and Procedures adds a separate fine for golf cart owners cited by the mutual for using mutual electricity without having purchased an Annual Electric Golf Cart decal. The fine for the first violation is \$100 with increments of \$50 for subsequent violations and a cap of \$250 for each violation thereafter. The member must obtain the Annual Electric Golf Cart charging decal within 10 days of the violation.

Lease Authorization Policy Amendment

The resolution to amend and clarify the Lease Authorization Policy focuses on maintaining the residential nature of the Community. The main additions to the policy *prohibit* the following:

1. Adding additional lessees to an approved lease during the approved lease period
2. Advertising a room rental or rent sharing agreement in any medium
3. Using a manor or any portion thereof for vacation rentals or advertising same in any medium
4. Leasing a manor to a corporate housing company, including any nonprofit organization

The revised policy reemphasizes that room rental arrangements and subleases of any kind are and always have been prohibited.

Architectural Standard 40: Exterior Roll-Up Shades Revision

Third Board voted to place on 28-day review on a resolution to revise Architectural Standard 40: Exterior Roll-Up Shades. The revised standard would allow scalloped or decorative edges on exterior roll-up shades. The old standard prohibited these edges. Third Board will take a final vote on this resolution at its next board meeting on Tuesday, June 18, at 9:30 a.m. in the Board Room.

Unbudgeted Operating Expense for Alternative Herbicide Products

Third Board approved an unbudgeted operating expense for the 2019 budget of approximately \$24,000 to cover the cost of replacing Roundup with alternative herbicide products. The tests recently conducted by VMS Staff identified a couple of products. When used together, both are safe and effective alternatives to Roundup, which Third Board banned earlier in the year. This amount will be included in the 2020 Budget as a budgeted operating expense.

Nonemergency Maintenance Chargeable Services

Third Laguna Hills Mutual offers a nonemergency chargeable services program for the convenience of mutual members. Examples of available services include sliding closet door repair or maintenance, door lock services, window repair, light bulb replacement, replacing smoke detector batteries, water heater replacement or repair, light switch repair or replacement and replacement of an existing light fixture. To schedule service, call Resident Services at **949-597-4600**. For a complete list of available services, fees and limitations, visit lagunawoodsvillage.com/residents/third-laguna-hills-mutual/documents

Treasurer's Report

Through the reporting period of March 31, 2019, total revenue for Third Laguna Hills Mutual was \$8,680,000 compared to expenses of \$6,652,000 resulting in net revenue of \$2,028,000.

The operating fund (without depreciation) shows an operating surplus of \$501,000 through the reporting period. \$4,692,000 came in from assessments and \$472,000 came in from non-assessment revenue. This is compared to operating expenditures of \$4,663,000 without depreciation, which is not funded through operations. The bottom line operating surplus is \$501,000. Third Mutual ended the period better than budget by \$2,026,000, primarily due to timing of reserve programs. The most significant favorable variances from budget were attributable to:

Outside Services: \$1,702,000—Budgets are spread evenly and certain reserve expenditures will occur later in the year, including building structures replacement, roof replacement, landscape revitalization, exterior lighting, paving and waste line remediation.

Non-Assessment Revenue: \$206,000—Favorable variance in fees and charges for services to Residents resulted from more revenue received from chargeable services primarily for water heater replacement, an expanded service. Additionally, we had higher reserve balances yielding more interest income. Further, more reported revenue came from Resident violations. Revenue is recorded when billed, and may be in various stages of collection.

Utilities and Telephone: \$89,000—Less water usage for irrigation due to increased rainfall.

Nonassessment revenues received to date totaled \$623,000. Broken down by category, starting with our largest revenue-generating category, 34 percent of revenues came from fees and charges to Residents, followed by interest income (24 percent), Resident violations (13 percent), lease processing

fees (10 percent), resale processing fees (7 percent), miscellaneous revenue (6 percent) and laundry (6 percent).

Expenses to date totaled \$6,652,000. Our largest categories of expense are for employee compensation (48 percent) and outside services (16 percent), followed by utilities and telephone (15 percent), insurance (5 percent), materials and supplies (5 percent), net allocation to mutual (4 percent), uncollectable accounts (4 percent) and other (3 percent).

The reserve balance on March 31, 2019, was \$30,824,000. Year-to-date contributions and interest to reserves were \$3,516,000 while year-to-date expenditures were \$1,953,000. Historical fund balances for the past five years, which average \$26 million, show that Third Mutual has been committed to supporting reserve requirements while providing more contingency funds for unexpected events.

Forty-two units were resold in March 2019, compared to 38 in March 2018. Third Mutual sales for 2019 total 99 through March.

JON PEARLSTONE ASSUMES ROLE AS THIRD TREASURER

Jon Pearlstone has assumed the office of Treasurer of the Third Laguna Hills Mutual Board of Directors for Jack Connelly, who will remain on the board as a Director. Director Pearlstone joined the Third Board in 2018. The St. Louis native graduated from Indiana University with a degree in accounting and worked as a CPA for global audit, tax and financial advisory corporation KPMG. From there, he took the entrepreneurial route by starting his own employee benefits consulting firm, specializing in contract negotiation, employee education and communications.

GARDEN VILLA NEWS

GVA Building Captains

By Stuart Hack, GVA President

GVA Building Captains give back to the Community by making life better for others in Laguna Woods Village. Theirs is no easy job. Take a look at a “brief” description of their duties below. GVA Building Captains are all volunteers; they receive no compensation for the work they do.

Having recently experienced a damaging fire in a three-story building and not being able to contact the vacationing Residents who were most affected, building captains are redoubling their efforts to collect emergency contact information and reminding Residents to register for CodeRed communications.

Thank you building Captains for all the care you provide for your buildings and Residents.

Duties of GVA Building Captains

- **Welcome** new Residents with GVA welcome packet
- **Update** building directories
- **Maintain** a list of the Residents of their buildings, including their home and mobile phone numbers, email addresses and emergency contacts
- **Remind** Residents to register for CodeRed communications
- **In the event of a fire**, call 911 and help and encourage Residents to leave the building promptly
- **Report and follow up on** common area and building exterior maintenance issues
- **Visually inspect** building for safety issues and/or repairs
- **Report** security issues to Security
- **Distribute** GVA bulletins and notices to Residents to share information about the building, the GVA and Third Mutual
- **Post** reminders about laundry room etiquette and proper use of laundry equipment
- **Support** activities of mutual interest to Residents
- **Report** water leaks to Resident Services or to Security after hours
- **Report** improper wiring in underground parking Security
- **Schedule** use of the Recreation Room
- **Report** any improper use of Recreation Room to Security
- **Remind** Residents of proper use of garbage chute and recycle bin
- **Ensure** that Residents know which items are and are not acceptable for recycling
- **Remind** Residents to obtain pads for the elevator from Security whenever moving large objects in or out of the building
- **Instruct** Residents on their responsibility to contact Resident Services for repairs, leaking water, etc.
- **Instruct** Residents to contact Security for help when needed for any perceived disturbances caused by a neighbor
- **Assist** in keeping the buildings in good condition so all our Residents can enjoy living in an orderly and well-maintained environment
- **Report** unnecessary clutter to Security
- **Hold** building meetings regularly
- **Listen** to Resident inquiries and know where to research to find answers



Reminders to Residents

By Maggie Blackwell, United Mutual Communications Chair

Get Your RFID Sticker

An RFID sticker on your headlight gets your car through the Resident gate quickly. To obtain your nontransferrable sticker for one car at a cost of \$25, visit Resident Services in the Community Center.

2019 Caregiver Policy

The 2019 Caregiver Policy requires registration and caregiver ID for all caregivers, daily or live-in. Print a [caregiver application](#) from the website (located under Documents/United Laguna Woods Mutual/Policies & Procedures) or pick one up from Resident Services.

Illegal Trash Dumping

Please call Resident Services at [949-597-4600](tel:949-597-4600) when observing move-out items abandoned at trash bin locations.

Board of Directors Election

United Laguna Woods Mutual has three seats up for election in September (three-year terms). Applications are available July 9 through August, 9. The application process involves interviews, answering questions, giving short speeches, writing a short newspaper biography and writing a ballot statement.

All United Resident Members considering running for a position on the board are cordially invited to a meet-and-greet event on Tuesday, June 18, in the Community Center Board Room from 5 to 6:30 p.m. Enjoy wine and appetizers, chat with United Mutual's Directors, and learn more about the application and election process.

Start preparation now by reading the United Mutual bylaws, occupancy agreement, resolutions, meeting

minutes and Directors Code of Conduct on the website (located under Documents/United Laguna Woods Mutual). Also feel free to attend committee and board meetings, and read agenda packets, which are available on the TeamUp calendar on the website.

A Director's duty is to make decisions considering the well-being of the corporation. Mutual boards adopt regulations regarding Resident and unit issues, and decide levels of funding and services. HOA Boards follow the Davis-Stirling Act, the Corporations Code (for nonprofit volunteer organizations), their own governing documents and other laws.

No Director is a manager. The Village Management Services Inc. Board manages all employees. A mutual board is unlike any other corporation.

MUTUAL CONSENT FOR ALTERATIONS FEE INCREASES

As approved by the United Laguna Woods Mutual Board, the Mutual Consent for Alteration(s) Fee Schedule has been updated to reflect new fees. The new fees are effective July 1, 2019. Two new fees were added, including an unauthorized alterations fee (\$300) and a variance processing fee (\$150). Additionally, the alterations processing fee increased from \$35 to \$50, and the inspection fees increased (see fee schedule for exact amounts). A copy of the fee schedule may be picked up in the Manor Alterations office on the first floor of the Community Center or downloaded [here](#).

Treasurer's Report

By Gary Morrison, United Mutual Treasurer

Through the reporting period of March 31, 2019, actual expenses year to date were \$10,089,336 compared to budgeted expenses year to \$10,683,661. Note: Employee compensation had a favorable variance of \$151,000. The favorable variance was primarily due to the timing of outside services (\$727,000); budgets are spread evenly and certain reserve expenditures are planned to occur later in the year for programs such as waste line and roof replacements.

After backing out depreciation, the operating fund shows a surplus of \$448,157. This is better than budget by \$341,025. An unfavorable variance for materials and supplies (\$140,605) was due to replacing a backlog of water heaters (a good thing).

The reserve balance as of March 31 was \$21,838,000. Year-to-date contributions and interest to reserves were \$3,201,000 while year-to-date expenditures were \$3,076,000.

Historical reserve balances for the past five years have averaged \$21,592,000; however, our recent reserve study suggested considering a possible assessment increase to be certain to avoid future special assessments.

HO-6 INSURANCE—GET IT!

By Elsie Addington, United Mutual Director

Why care about the damage from leaks, fire or wind, and/or the insurance that covers it? Because there's a price tag on that damage, and the name on the bill will be yours! When your ice maker explodes, VMS will be right on it. However, if you or the previous owner installed it, you will be responsible for any damage caused to your home; you'll also be responsible for damage to the unit/belongings of the people living below you! In addition, the mutual doesn't pay for lodging while any unit is restored, even if the repairs

Current month end balance sheet total was \$82,171,457. Prior year December 31, 2018, was \$78,334,314. Balance sheet increase to date: \$3,837,143.

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Fund Balance Sheet

Operating Fund: \$59,963,054

Contingency Fund: \$2,783,930 TOTAL \$82,171,457

Replacement Fund: \$19,424,473

Orange County's resale market remains down. In April 2019, 57 units were resold, down from 79 in April 2018. Prices are down about \$22,300. Subleases: 552 units continues at 9 percent, compared to 478 last year.

Note: As a stock cooperative, United has NEVER had mortgages. Personal loans can be obtained.

The number of delinquency accounts dropped from 17 to 14 in April, and chargeable services delinquencies are down four.

are covered by the mutual. The mutual only covers restoration to mutual property.

Call your insurance agent and ask about Condominium Owners Insurance (HO-6). HO-6 typically covers everything within your walls, including personal property, improvements, alterations, etc., plus liability (to the folks downstairs) and temporary lodging. United doesn't own your improvements, alterations and personal property, and will not pay for them if they are damaged. It may seem harsh, but I know you'd rather hear it from me, now, than from someone else after the fact.

United Mutual's Reserve Fund

By Sue Margolis, United Mutual Director

Look at your monthly assessments. They are divided into four sections: reserve, operating, GRF and property taxes.

I want to write about United's reserve fund, which I see as the least visible of all the other reports. It is partly an accumulating rainy-day fund to handle future anticipated or unanticipated problems, including wear and tear of our infrastructure—whether visible or invisible (water, sewage and utilities infrastructures).

To assist us, United had a consultant perform a complete reserve study. The reserve study looks ahead 30 years and estimates the useful life, remaining life, replacement schedule and replacement cost of building components that comprise the mutual. The study attempts to cover

every conceivable item that makes up our co-op Community. The bottom line is that the primary responsibility of the Board is to maintain the physical assets of the corporation, many of which will deteriorate on a fairly regular cycle.

It is important that reserves are not underfunded. If underfunded, there is a very strong possibility that we will face a special assessment to pay for repairs, or we will have to borrow, or we will chronically defer maintenance items because we don't have enough money to pay for them, facing the higher costs that come with deferred maintenance (increasing damage).

My opinion: There are many wise steps to minimize the reserve contributions necessary to ensure timely replacements, but it is unrealistic to expect a substantial reduction.

UNITED MAINTENANCE AND CONSTRUCTION COMMITTEE

By Carl Randazzo, Chair, United M&C Committee

On April 24 we continued discussing water detection devices for leaks at hot water heaters. VMS Staff was directed to look for additional water detection devices with a sharper/louder alert. Also, I appeared on This Day on April 26 (see [video](#) on YouTube) to show the water detection device I personally installed on my water heater and how to shut off the supply valve to the water heater. Whether or not you have an alert device, you can avoid costly damage by knowing where the valve is and being able to turn it off when noticing a leak.

Solar Power Task Force Chair Sue Margolis provided a brief solar update, and put into the minutes a full report of our solar status. We are making progress reviewing the

installation, how it is working and how we can make it better.

An advisor made a presentation regarding Gate 1 and El Toro flooding issues, which occur during heavy rain events. Discussed was 1) size of drain/inlet capacity; 2) possibly adding a secondary inlet on Avenida Sevilla or elsewhere where needed in Laguna Woods Village; 3) slurry sealing; and 4) whether the current street drainage system is working as designed.

The Committee directed VMS Staff to contact the City to inquire about the diameter of El Toro storm drains. The next Maintenance and Construction Committee meeting is Wednesday, June 26, at 9 a.m. in the Board Room. All Residents are invited.

Leaks—EEEK!

By Elsie Addington, United Mutual Director

Leaks are known as water intrusion events, but a rose by any other name is still a leak. Leaky showers, sinks, ice-makers, toilets and hot water heaters cost hundreds of thousands of dollars a year in repairs and property damage, not to mention wasting thousands of gallons of drinking water. What can we do?

Staff is doing its part; when you report an emergency leak to Resident Services, someone comes out as quickly as possible. As new hot water heaters are installed, the building codes now require a moisture detector to be installed with it, which our VMS employees do. The device is designed to turn off the water valve supplying the water heater, as well as sound an annoying alarm. Unfortunately, some of us might not hear it, especially if it's in

the kitchen closet, but when you can't get any hot water, you'll figure it out.

What Residents can do is purchase moisture detectors for the other leaky places in our homes—in back of the toilet, under the kitchen and bathroom sinks, and the back of the refrigerator if you have an ice-maker. Visit your local hardware store online or in person and you will find a number of versions to choose from, priced from about \$10 to \$80. None of these devices close the valve, but they all have noisy alarms so water leaks do not go unnoticed. At the least, check for leaks visually and regularly. If you notice a leak, call Resident Services immediately! If you have a serious leak after hours, call Security; emergency Staff is standing by.



THE TOWERS

at Laguna Woods Village



The Towers' new Planting Group has been hard at work beautifying in and around The Towers. The group has been harvesting pumpkin seeds that will soon be planted in The Towers' Pumpkin Patch, potting flowers for the tables by the new fountain, potting succulents for Staff offices and forming a Garden Team that will be planting and harvesting an herb garden.

The Towers' opened a brand new library in what used to be the Rendezvous Room. The new library holds quiet hours from 8 a.m. to noon and is open for game playing, meetings and special gatherings from noon to 8 p.m. Residents are enjoying this new gathering space, filled with treasured books and natural light that make it a wonderful space to spend time throughout the week.



The Towers' annual Memorial Day BBQ was a great success with 110 Towers Residents gathering on the Zen Garden Patio to enjoy a traditional BBQ dinner, listen to live music performed by Tony Rogers and celebrate those who have served our country.

FOR THE GOOD OF THE HOOD

Pay Assessments Online via Resident Portal or EZPay

The **Resident portal** on the Laguna Woods Village website allows Residents to view account balances or pay assessments and chargeable services via credit card and more. Click [here](#) for a step-by-step tutorial on how to use the portal. For more information, call Resident Services at **949-597-4600**.

You can also make automatic monthly homeowner assessment payments through the EZPay program. Simply provide written authorization via the EZPay Authorization Agreement to transfer funds from your checking or savings account each month. Payments will be made without fail and with no chance of incurring a late charge. To learn more about EZPay, click [here](#) or visit Financial Services.



Assessments paid via the Resident portal or through EZPay save processing fees for Third and United mutuals and, ultimately, all Residents of Laguna Woods Village.

Get Power Outage Notifications and Alerts from SCE

Southern California Edison (SCE) has been working in the Village to upgrade and replace aged cables and transformers.

SCE will be scheduling future maintenance and is obligated to notify affected customers via letter 10 days in advance or via text at least 72 hours prior to the outages. If you receive a letter in a business-size envelope with a large yellow stripe on the front like the one below, it's likely from SCE. Always be on the lookout for important notifications.

Because unplanned outages can happen at any time, we strongly recommend that any Village Resident who depends on electrical power due to a

health issue register with SCE. Click [here](#) to apply for the Medical Baseline Allowance program; SCE automatically contacts program participants in the event of a Stage 3 Emergency rotating outage.

Enroll to receive SCE outage alerts via email [here](#). To view current outage updates, visit the SCE Outage Center [map](#) and enter your address or zip code. Check the status of a scheduled maintenance outage [here](#). Learn how to prepare for a power outage [here](#). Per SCE's mandate, Residents should address all questions and

concerns regarding the company's work directly to the utility company. Visit [sce.com](#) or call SCE Customer Service at **800-655-4555**.





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 6 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.
Cul-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