



Architectural Design Review Committee

Agenda

Administration Conference Room
Monday, July 20, 2015
10:00 a.m.

1. Call to Order/Pledge of Allegiance
2. Roll Call/Notice of Quorum
3. Chairs Announcements
 - a. Introduction of Guests and Staff
 - i. Ms. Ronde Winkler, GRF President
 - ii. Mr. Randy Ankeny, Executive Director
 - iii. Mr. Mark Weaver, Facilities Director
 - iv. Ms. Liz Lubin, Recording Secretary
 - b. Rules of Order
 - c. Chairs Report
4. Approval of Minutes
 - a. Minutes of May 19, 2015
5. Shareholder/Member Comments – Agenda Items Only
(Limited to 3 minutes per person)
6. Election of Vice Chair
7. Correspondence [pg. 1]
8. Old Business
 - a. Security Bathroom Floor – Full Bathrooms
 - b. Service Maintenance Office Update
 - c. Re-Sales Office – Update on Inside and Outside
 - i. Granite Counter Top
 - ii. Fabric for Re-Sales Office
 - iii. ADA-Friendly / Tile
 - iv. Service Maintenance Office Update
 - v. Library Chair Upholstery Update
 - vi. St. Andrews / Tam O'Shanter New Floor Bed Planting

- vii. Logo – Design Modifications and Update
- viii. Signage / Fonts
- ix. Landscape Selections / Plant List for Trust Property / Design Manual

9. New Business

- a. Perimeter Wall Plantings
- b. Clubhouse One Pool Room Color
- c. Security Staff Uniform Patches
- d. Navigator - Review of Fonts [pgs. 2-16]
- e. Library Ficus Tree Replacement
- f. Library Interior Paint
- g. Library Exterior Paint
- h. Clubhouse Six Outside Chairs and Tables
- i. Clubhouse Six – Interior Chair Rails
- j. Stock Transfer Office Welcome Book

10. Policies

- a. Adopt/Revise
- b. Rescind

11. Staff Reports

- a. Facilities Manager
- b. Executive Director

12. President's Comments

13. Shareholder Member Comments

14. Committee Member Comments

(Limited to 3 minutes per person)

15. Next Meeting/Adjournment

Work Study Session: Monday, July 27, 2015 at 1:00 p.m. in the Physical Property Conference Room, Clubhouse Five, 2nd Floor

Next regular meeting: Monday, August 17, 2015 at 1:00 p.m. in the Administration Conference Room

Liz Lubin

From: Randy L. Ankeny
Sent: Tuesday, July 14, 2015 7:59 AM
To: Liz Lubin
Cc: Joy Reed Forwarding Address
Subject: Randy Ankeny - astro turf...

Liz

Please place this under correspondence on the next ADRC agenda.

Randy Ankeny
Executive Director
Golden Rain Foundation
PO Box 2069, Seal Beach, CA 90740



☎ (562) 431-6586, ext. 312 | ✉ randya@lwsb.com | © www.lwsb.com

CONFIDENTIALITY NOTICE: If you have received this e-mail in error, please immediately notify the sender by e-mail at the address shown. This e-mail transmission may contain confidential information. This information is only for the use of the individual or entity to which it is intended even if addressed incorrectly. Please delete it from your files if you are not the intended recipient. Thank you for your compliance. The Golden Rain Foundation is not responsible for any virus that may be with an e-mail attachment. It is the responsibility of the recipient to utilize anti-virus scanning prior to opening any attached documents.

From: Lynn Heath [mailto:lynnrheath@gmail.com]
Sent: Monday, July 13, 2015 4:45 PM
To: Randy L. Ankeny
Subject: astro turf...

Good Day Randy, as I do my daily walks around LW I noticed that the walls along Seal Beach Blvd is not finished and the dirt is even leveled out. I bet they are preparing it for the next phase. Would it be astro turf? It would save money, no mowing, no watering and looks great. It has been installed around town and it really does look like real grass. Thought I would share with you. I hope you consider it!!! Thanks for listening...

“Happiness is when what you think, what you say and what you do are in harmony.” Gandhi

Create your best day,

Lynn...

LynnRHeath@gmail.com

13341 N. Fairfield Lane

Villa 181J M8

Seal Beach, CA 90740

Set #1

Garamond } Section Heds
Decks
PAGE FLAGS
SUB-FLAGS

Times } SUBHEADS
Body text, and then some more body text
and then even more body text. Body text,
and then some more body text and then even
more body text. Body text, and then some
more body text and then even more body
text. Body text, and then some more body

Helvetica } Captions

COMMUNITY

Golden Rain Foundation — How It Works

GOLDEN RAIN FOUNDATION

The Golden Rain Foundation (GRF) is a non-profit public benefit corporation that holds community facilities in trust for Leisure World's Mutual Corporations. The GRF, which is managed by a board of directors, maintains facilities and provides services for the benefit of its members.

GRF COMMITTEES

The GRF Board has 11 standing committees: Architectural Design & Review, Communications, Executive, Finance, Information Technology Services, Los Alamitos Medical Center, Mutual Administration, Physical Property, Recreation, and Security, Bus and Traffic. Each representative sits on three or four committees, which make recommendations for action to the GRF Board.



GRF conference room

BOARD MEETINGS

The GRF Board meets at 10 a.m. on the fourth Tuesday of each month in Clubhouse 4. All GRF members are may speak to the board on agenda items or other subjects pertinent to Leisure World. Members must register in the clubhouse lobby before the meeting and are limited to four minutes. GRF members may also send suggestions or questions in writing to the appropriate GRF committee for consideration at a committee meeting.

GRF ELECTIONS

The Golden Rain Foundation Board of Directors is comprised of elected representatives from each mutual. Shareholders elect one representative, except for residents in Mutuals 1 and 2. They elect two representatives based on the mutuals' larger sizes.

Elections are held every two years — odd-numbered mutuals hold elections during odd-numbered years and even-numbered mutuals, during even-

numbered years. The board of directors for each mutual appoints a committee to nominate one or more candidates. Potential candidates can also be added to the ballot through a self-nomination process.

A third-party election company prepares the ballots with the candidates' names and mails them to the residents in either odd- or even-numbered mutuals 30 days before the GRF's board meeting, which is held for the purpose of

counting ballots (one week before the GRF annual meeting). GRF election packets are mailed separately from the Mutuals' election packets.

CASTING VOTES

Residents receive the ballots, cast their votes and return ballots by mail in a two-envelope system to ensure confidentiality. Ballots may also be tendered in person at the GRF Board meeting before the meeting is called to order. The election company processes the ballots on counting day and certifies the election. Candidates with the highest number of votes in each mutual are elected to serve on the GRF Board and installed a week later at the GRF annual meeting. Elected board representatives subsequently conduct an organizational meeting to elect board officers — president, vice president, corporate secretary and treasurer. Representatives serve two-year terms. . . . ▶

INCOME TAX

**Accounting
Financial Services
Estate &
Trust Services**



Lenning & Co., Inc.
Certified Public Accountants

562-594-9729

Leisure World Shopping Center
13924 Seal Beach Blvd., Suite C
Same Location Since 1979

REDEEMER LUTHERAN CHURCH...

The Church with a Heart in the Heart of Leisure World

www.redeemerlutheransealbeach.com

562-598-8697



10:30 Worship Service • 13564 St. Andrews Drive

Leisure World Pharmacy

More Than You Might Expect

- ✓ Fast, friendly service
- ✓ Pay the same co-pays as the chains
- ✓ Free daily delivery inside LW
- ✓ Personal, private attention
- ✓ All major insurances accepted including Medi-Care D



First aid supplies and much more

- ✓ Medical equipment
- ✓ Wheelchairs & transport chairs
- ✓ Bathroom safety
- ✓ Canes
- ✓ Special orders available



Home health care supplies



Lift chairs, scooters, walkers



Surprisingly well-stocked mini mart

(562) 795-6202

Mon. - Fri. 9 a.m. - 5:30 p.m.

1661 Golden Rain Road In the Health Care Center

Close · Courteous · Caring

Mutual Corporations—How They Work

MUTUAL CORPORATIONS & COMMUNITY ORGANIZATION

Leisure World's 16 mutual corporations are separate entities, each with jurisdiction over their own land and buildings, and governed by an elected board of directors.

The board establishes and enforces policies, regulations and procedures for its mutual.

The first resident moved into Mutual 1 on June 8, 1962.

Today there are approximately 8,700 residents in Mutuels 1-17 (there is no Mutual 13).

MUTUALS 1-16

Mutuals 1-16 are cooperative living apartments with residents of each apartment owning one share of stock in the mutual corporation. Each mutual has its own policies of occupancy that are stipulated in Occupancy Agreements executed between residents and their individual mutual corporations.

MUTUAL 17

Mutual 17 is a condominium complex with each unit either owned outright or with its own separate mortgage. Occupancy of a condo is regulated by the Declarations of Restrictions between the owner and Mutual 17.

Each mutual board of directors conducts a monthly board meeting that shareholders may attend.

All resident shareholders and condominium owners are required to be members of the Golden Rain Foundation (GRF), as evidenced by a Golden Rain Foundation Membership Certificate, numbered and registered to the individual shareholder/condo owner. A portion of monthly carrying charges is applied to the operation of the community facilities and services. While the mutual boards of directors set the policies for their own mutuals, the GRF Board of Directors



In Good Hands: 17 mutual boards oversee Leisure World neighborhoods

sets the policies for the community at large (non-Mutual property).

MUTUAL ELECTION PROCEDURES

Each of the 16 mutuals elect directors at annual meetings held in May or June. The boards range in size from five to nine directors. The mutuals have established systems for nominating candidates. Shareholders must be in good standing with their mutuals to be candidates. Generally, the board of directors of each mutual appoints a nominating committee early in the year to develop a slate of candidates. Candidates not recommended by the nominating committee can be added to the slate and the ballot through

a self-nomination process by applying for candidacy in the Stock Transfer Office.

Nominations may also be made from the floor prior to the voting at the mutual's annual meeting, but these candidates are not printed on the ballot, must be in attendance at that annual meeting and accept the nomination.

A third-party election company prepares the ballots with candidates' names and mails them to the residents in a mutual 30 days before the mutual's annual meeting. Residents receive the ballots, cast their votes and return the ballot by mail in a two-envelope system to ensure confidentiality. Ballots may be tendered in person at annual meetings before they are called to order.

The election company processes ballots on the day of a mutual's annual meeting and certifies the election. The candidates with the highest number of votes are elected to serve on the mutual board. Elected board members subsequently conduct an organizational meeting to elect officers—president, vice president, treasurer/CFO, secretary.



Bright Watch Caregivers
Home is where your story begins

714 841-2273 877 957-3566
care

www.brightwatchcaregivers.com
because home is where your story begins

Experience the Affordable Difference

At Bright Watch Caregivers our goal is to promote emotional well-being, self esteem and always the best quality care possible. We are a preferred provider for many long term care insurance companies and Veterans aid. Bonded & Insured, award winning Caregivers, 100% match guarantee and no deposits or cancellation fees. Over 10 years experience in home care.

- * Alzheimer's & Dementia
- * Bathing
- * Medication Reminders
- * Parkinson's & Stroke
- * Incontinence Care
- * House Maintenance
- * Hospice & Respite Care
- * Laundry & Linen Change
- * Shopping & Errands
- * Post Surgery Care
- * Meal Preparation
- * Transportation

GRF Departments—Enabling LW Living

GRF ADMINISTRATION

The Golden Rain Foundation employs an executive director, department managers and supervisors to provide management services for the operation of the community's trust facilities and mutual corporations, as well as various other services under the direction of the Golden Rain Foundation and mutual boards of directors.

It is the responsibility of the executive director to implement the policies and procedures as adopted and directed by those boards.

The executive director's duties include supervision of all GRF departments and employees and the overall operation of the community.

GRF Executive Direction, (562) 431-6586, ext. 310



The GRF Administration Building is equipped with flat screen directories, a conference room and staff offices.

COMMUNITY FACILITIES DEPARTMENT

The Community Facilities Department has the responsibility for the care and upkeep of all Golden Rain Foundation trust property and provides maintenance service to the mutual corporations and their shareholder-residents.

The Physical Property and the Service Maintenance departments are under Community Facilities.

grams, collection of trash, green waste and recyclables, GRF landscaping, annual termite inspections, annual fire extinguishing equipment inspections, sewer cleaning and wildlife control are overseen by Physical Property.

Community Facilities Director, 431-6586, ext. 301

SERVICE MAINTENANCE

Service Maintenance services and repairs community and mutual-owned equipment, including plumbing and electrical fixtures. Carpentry and painting maintenance is provided for residential building exteriors and all common areas, except Mutual 17. Service Maintenance provides standard appliance maintenance in every mutual, except Mutual 17. Depending on specific mutual procedures, residents or mutual directors may call to request maintenance service or to report plumbing leaks, drain stoppage, appliance failures, electrical problems or other building or equipment problems.

Residents should check with a mutual director for proper procedures in their mutuels, as some mutuels require authorization by a mutual director for charges to be paid by the mutual rather than the resident. Maintenance services are available for apartment interiors at a charge to the resident.

...►



Service Maintenance and Physical Property personnel drive to jobs in Cushman utility carts.

PHYSICAL PROPERTY

The Physical Property Department is responsible for new construction for Golden Rain Foundation and mutual property, including the remodeling of residential units. It is responsible for the maintenance of mutual-owned and GRF buildings, including painting, roofing and renovations. Escrow pre-listing and final inspections are conducted by Physical Property.

Services, such as street sweeping, street paving pro-



Comforting Solutions for In-Home Care®

Comfort Keepers®

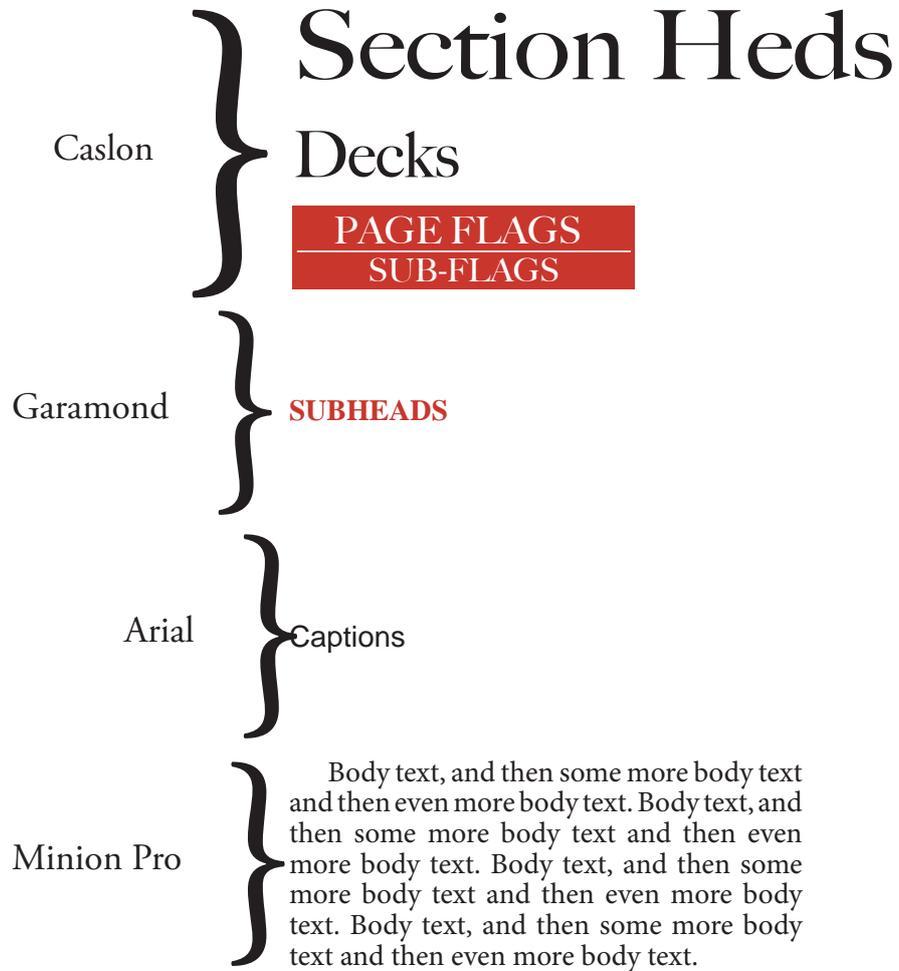
- ♥ Companionship
- ♥ Meal Preparation
- ♥ Medication Reminders
- ♥ Alzheimer's & Dementia Care
- ♥ Respite Care ♥ Personal Care

Free In-Home Consultation

www.ComfortKeepers.com

Our Friendly Staff is Bonded and Insured

Set #2



COMMUNITY

Golden Rain Foundation – How It Works

GOLDEN RAIN FOUNDATION

The Golden Rain Foundation (GRF) is a non-profit public benefit corporation that holds community facilities in trust for Leisure World's Mutual Corporations. The GRF, which is managed by a board of directors, maintains facilities and provides services for the benefit of its members.

GRF COMMITTEES

The GRF Board has 11 standing committees: Architectural Design & Review, Communications, Executive, Finance, Information Technology Services, Los Alamitos Medical Center, Mutual Administration, Physical Property, Recreation, and Security, Bus and Traffic. Each representative sits on three or four committees, which make recommendations for action to the GRF Board.



GRF conference room

BOARD MEETINGS

The GRF Board meets at 10 a.m. on the fourth Tuesday of each month in Clubhouse 4. All GRF members are may speak to the board on agenda items or other subjects pertinent to Leisure World. Members must register in the clubhouse lobby before the meeting and are limited to four minutes. GRF members may also send suggestions or questions in writing to the appropriate GRF committee for consideration at a committee meeting.

GRF ELECTIONS

The Golden Rain Foundation Board of Directors is comprised of elected representatives from each mutual. Shareholders elect one representative, except for residents in Mutuals 1 and 2. They elect two representatives based on the mutuals' larger sizes.

Elections are held every two years—odd-numbered mutuals hold elections during odd-numbered years and

even-numbered mutuals, during even-numbered years. The board of directors for each mutual appoints a committee to nominate one or more candidates. Potential candidates can also be added to the ballot through a self-nomination process.

A third-party election company prepares the ballots with the candidates' names and mails them to the residents in either odd- or even-numbered mutuals 30 days before the GRF's board meeting,

which is held for the purpose of counting ballots (one week before the GRF annual meeting). GRF election packets are mailed separately from the Mutuals' election packets.

CASTING VOTES

Residents receive the ballots, cast their votes and return ballots by mail in a two-envelope system to ensure confidentiality. Ballots may also be tendered in person at the GRF Board meeting before the meeting is called to order. The election company processes the ballots on counting day and certifies the election. Candidates with the highest number of votes in each mutual are elected to serve on the GRF Board and installed a week later at the GRF annual meeting. Elected board representatives subsequently conduct an organizational meeting to elect board officers—president, vice president, corporate secretary and treasurer. Rep-

... ►

INCOME TAX

**Accounting
Financial Services
Estate &
Trust Services**



Lenning & Co., Inc.
Certified Public Accountants

562-594-9729

Leisure World Shopping Center
13924 Seal Beach Blvd., Suite C
Same Location Since 1979

REDEEMER LUTHERAN CHURCH...

The Church with a Heart in the Heart of Leisure World

www.redeemerlutheransealbeach.com

562-598-8697



10:30 Worship Service • 13564 St. Andrews Drive

Leisure World Pharmacy

More Than You Might Expect

- ✓ Fast, friendly service
- ✓ Pay the same co-pays as the chains
- ✓ Free daily delivery inside LW
- ✓ Personal, private attention
- ✓ All major insurances accepted including Medi-Care D



First aid supplies and much more

- ✓ Medical equipment
- ✓ Wheelchairs & transport chairs
- ✓ Bathroom safety
- ✓ Canes
- ✓ Special orders available



Home health care supplies



Lift chairs, scooters, walkers



Surprisingly well-stocked mini mart

(562) 795-6202

Mon. - Fri. 9 a.m. - 5:30 p.m.

1661 Golden Rain Road In the Health Care Center

Close · Courteous · Caring

Mutual Corporations—How They Work

MUTUAL CORPORATIONS & COMMUNITY ORGANIZATION

Leisure World's 16 mutual corporations are separate entities, each with jurisdiction over their own land and buildings, and governed by an elected board of directors.

The board establishes and enforces policies, regulations and procedures for its mutual.

The first resident moved into Mutual 1 on June 8, 1962.

Today there are approximately 8,700 residents in Mutuals 1-17 (there is no Mutual 13).

MUTUALS 1-16

Mutuals 1-16 are cooperative living apartments with residents of each apartment owning one share of stock in the mutual corporation. Each mutual has its own policies of occupancy that are stipulated in Occupancy Agreements executed between residents and their individual mutual corporations.

MUTUAL 17

Mutual 17 is a condominium complex with each unit either owned outright or with its own separate mortgage. Occupancy of a condo is regulated by the Declarations of Restrictions between the owner and Mutual 17.

Each mutual board of directors conducts a monthly board meeting that shareholders may attend.

All resident shareholders and condominium owners are required to be members of the Golden Rain Foundation (GRF), as evidenced by a Golden Rain Foundation Membership Certificate, numbered and registered to the individual shareholder/condo owner. A portion of monthly carrying charges is applied to the operation of the community facilities and services. While the mutual boards of directors set the policies for their own mutuals, the GRF Board of Directors



In Good Hands: 17 mutual boards oversee Leisure World neighborhoods.

sets the policies for the community at large (non-Mutual property).

MUTUAL ELECTION PROCEDURES

Each of the 16 mutuals elect directors at annual meetings held in May or June. The boards range in size from five to nine directors. The mutuals have established systems for nominating candidates. Shareholders must be in good standing with their mutuals to be candidates. Generally, the board of directors of each mutual appoints a nominating committee early in the year to develop a slate of candidates. Candidates not recommended by the nominating committee can be added to the slate and the ballot through

a self-nomination process by applying for candidacy in the Stock Transfer Office.

Nominations may also be made from the floor prior to the voting at the mutual's annual meeting, but these candidates are not printed on the ballot, must be in attendance at that annual meeting and accept the nomination.

A third-party election company prepares the ballots with candidates' names and mails them to the residents in a mutual 30 days before the mutual's annual meeting. Residents receive the ballots, cast their votes and return the ballot by mail in a two-envelope system to ensure confidentiality. Ballots may be tendered in person at annual meetings before they are called to order.

The election company processes ballots on the day of a mutual's annual meeting and certifies the election. The candidates with the highest number of votes are elected to serve on the mutual board. Elected board members subsequently conduct an organizational meeting to elect officers—president, vice president, treasurer/CFO, secretary.

Bright Watch Caregivers
Home is where your story begins

714 841-2273 877 957-3566
care

www.brightwatchcaregivers.com
because home is where your story begins

Experience the Affordable Difference

At Bright Watch Caregivers our goal is to promote emotional well-being, self esteem and always the best quality care possible. We are a preferred provider for many long term care insurance companies and Veterans aid. Bonded & Insured, award winning Caregivers, 100% match guarantee and no deposits or cancellation fees. Over 10 years experience in home care.

- * Alzheimer's & Dementia
- * Bathing
- * Medication Reminders
- * Parkinson's & Stroke
- * Incontinence Care
- * House Maintenance
- * Hospice & Respite Care
- * Laundry & Linen Change
- * Shopping & Errands
- * Post Surgery Care
- * Meal Preparation
- * Transportation

GRF Departments—Enabling LW Living

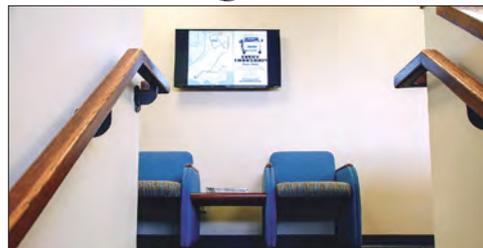
GRF ADMINISTRATION

The Golden Rain Foundation employs an executive director, department managers and supervisors to provide management services for the operation of the community's trust facilities and mutual corporations, as well as various other services under the direction of the Golden Rain Foundation and mutual boards of directors.

It is the responsibility of the executive director to implement the policies and procedures as adopted and directed by those boards.

The executive director's duties include supervision of all GRF departments and employees and the overall operation of the community.

GRF Executive Direction, (562) 431-6586, ext. 310



The GRF Administration Building is equipped with flat screen directories, a conference room and staff offices.

COMMUNITY FACILITIES DEPARTMENT

The Community Facilities Department has the responsibility for the care and upkeep of all Golden Rain Foundation trust property and provides maintenance service to the mutual corporations and their shareholder-residents.

The Physical Property and the Service Maintenance departments are under Community Facilities.

collection of trash, green waste and recyclables, GRF landscaping, annual termite inspections, annual fire extinguishing equipment inspections, sewer cleaning and wildlife control are overseen by Physical Property.

Community Facilities Director, 431-6586, ext. 301

SERVICE MAINTENANCE

Service Maintenance services and repairs community and mutual-owned equipment, including plumbing and electrical fixtures. Carpentry and painting maintenance is provided for residential building exteriors and all common areas, except Mutual 17. Service Maintenance provides standard appliance maintenance in every mutual, except Mutual 17. Depending on specific mutual procedures, residents or mutual directors may call to request maintenance service or to report plumbing leaks, drain stoppage, appliance failures, electrical problems or other building or equipment problems.

Residents should check with a mutual director for proper procedures in their mutuals, as some mutuals require authorization by a mutual director for charges to be paid by the mutual rather than the resident. Maintenance services are available for apartment interiors at a charge to the resident.

...►

PHYSICAL PROPERTY

The Physical Property Department is responsible for new construction for Golden Rain Foundation and mutual property, including the remodeling of residential units. It is responsible for the maintenance of mutual-owned and GRF buildings, including painting, roofing and renovations. Escrow pre-listing and final inspections are conducted by Physical Property.

Services, such as street sweeping, street paving programs,



Service Maintenance and Physical Property personnel drive to jobs in Cushman utility carts.



Free In-Home Consultation

www.ComfortKeepers.com



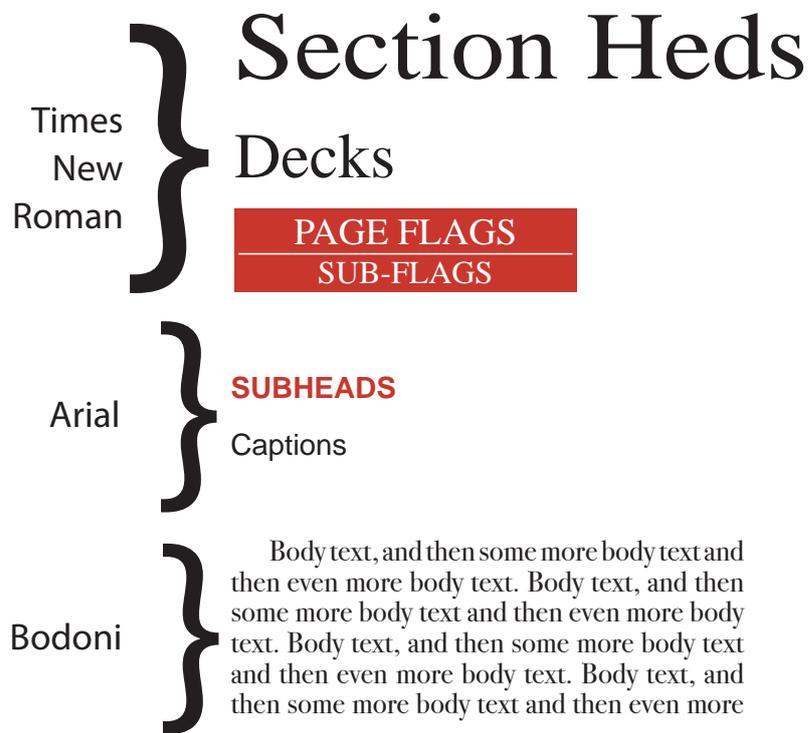
Comforting Solutions for In-Home Care®

Comfort Keepers®

- ♥ Companionship
- ♥ Meal Preparation
- ♥ Medication Reminders
- ♥ Alzheimer's & Dementia Care
- ♥ Respite Care ♥ Personal Care

Our Friendly Staff is Bonded and Insured

Set #3



COMMUNITY

Golden Rain Foundation —How It Works

GOLDEN RAIN FOUNDATION

The Golden Rain Foundation (GRF) is a non-profit public benefit corporation that holds community facilities in trust for Leisure World's Mutual Corporations. The GRF, which is managed by a board of directors, maintains facilities and provides services for the benefit of its members.

GRF COMMITTEES

The GRF Board has 11 standing committees: Architectural Design & Review, Communications, Executive, Finance, Information Technology Services, Los Alamitos Medical Center, Mutual Administration, Physical Property, Recreation, and Security, Bus and Traffic. Each representative sits on three or four committees, which make recommendations for action to the GRF Board.



GRF Conference Room

Board Meetings

The GRF Board meets at 10 a.m. on the fourth Tuesday of each month in Clubhouse 4. All GRF members may speak to the board on agenda items or other subjects pertinent to Leisure World. Members must register in the clubhouse lobby before the meeting and are limited to four minutes. GRF members may also send suggestions or questions in writing to the appropriate GRF committee for consideration at a committee meeting.

GRF ELECTIONS

The Golden Rain Foundation Board of Directors is comprised of elected representatives from each mutual. Shareholders elect one representative, except for residents in Mutuals 1 and 2. They elect two representatives based on the mutuals' larger sizes.

Elections are held every two years—odd-numbered mutuals hold elections during odd-numbered years and even-

numbered mutuals, during even-numbered years. The board of directors for each mutual appoints a committee to nominate one or more candidates. Potential candidates can also be added to the ballot through a self-nomination process.

A third-party election company prepares the ballots with the candidates' names and mails them to the residents in either odd- or even-numbered mutuals 30 days before the GRF's board meeting, which is held for the purpose of counting ballots (one week before the GRF annual meeting). GRF election packets are mailed separately from the Mutuals' election packets.

CASTING VOTES

Residents receive the ballots, cast their votes and return ballots by mail in a two-envelope system to ensure confidentiality. Ballots may also be tendered in person at the GRF Board meeting before the meeting is called to order. The election company processes the ballots on counting day and certifies the election. Candidates with the highest number of votes in each mutual are elected to serve on the GRF Board and installed a week later at the GRF annual meeting. Elected board representatives subsequently conduct an organizational meeting to elect board officers—president, vice president, corporate secretary and treasurer. Representatives serve two-year

... ►

INCOME TAX

**Accounting
Financial Services
Estate &
Trust Services**



Lenning & Co., Inc.
Certified Public Accountants

562-594-9729

Leisure World Shopping Center
13924 Seal Beach Blvd., Suite C
Same Location Since 1979

REDEEMER LUTHERAN CHURCH...

The Church with a Heart in the Heart of Leisure World

www.redeemerlutheransealbeach.com

562-598-8697



10:30 Worship Service • 13564 St. Andrews Drive

Leisure World Pharmacy

More Than You Might Expect

- ✓ Fast, friendly service
- ✓ Pay the same co-pays as the chains
- ✓ Free daily delivery inside LW
- ✓ Personal, private attention
- ✓ All major insurances accepted including Medi-Care D



First aid supplies and much more

- ✓ Medical equipment
- ✓ Wheelchairs & transport chairs
- ✓ Bathroom safety
- ✓ Canes
- ✓ Special orders available



Home health care supplies



Lift chairs, scooters, walkers



Surprisingly well-stocked mini mart

(562) 795-6202

Mon. - Fri. 9 a.m. - 5:30 p.m.

1661 Golden Rain Road In the Health Care Center

Close · Courteous · Caring

Mutual Corporations—How They Work

MUTUAL CORPORATIONS & COMMUNITY ORGANIZATION

Leisure World's 16 mutual corporations are separate entities, each with jurisdiction over their own land and buildings, and governed by an elected board of directors.

The board establishes and enforces policies, regulations and procedures for its mutual.

The first resident moved into Mutual 1 on June 8, 1962.

Today there are approximately 8,700 residents in Mutuals 1-17 (there is no Mutual 13).



In Good Hands: 17 mutual boards oversee Leisure World neighborhoods.

MUTUALS 1-16

Mutuals 1-16 are cooperative living apartments with residents of each apartment owning one share of stock in the mutual corporation. Each mutual has its own policies of occupancy that are stipulated in Occupancy Agreements executed between residents and their individual mutual corporations.

MUTUAL 17

Mutual 17 is a condominium complex with each unit either owned outright or with its own separate mortgage. Occupancy of a condo is regulated by the Declarations of Restrictions between the owner and Mutual 17.

Each mutual board of directors conducts a monthly board meeting that shareholders may attend.

All resident shareholders and condominium owners are required to be members of the Golden Rain Foundation (GRF), as evidenced by a Golden Rain Foundation Membership Certificate, numbered and registered to the individual shareholder/condo owner. A portion of monthly carrying charges is applied to the operation of the community facilities and services. While the mutual boards of directors set the policies for their own mutuals,

the GRF Board of Directors sets the policies for the community at large (non-Mutual property).

MUTUAL ELECTION PROCEDURES

Each of the 16 mutuals elect directors at annual meetings held in May or June. The boards range in size from five to nine directors. The mutuals have established systems for nominating candidates. Shareholders must be in good standing with their mutuals to be candidates. Generally, the board of directors of each mutual appoints a nominating committee early in the year to develop a slate of candidates. Candidates not recommended by the nominating committee can be added

to the slate and the ballot through a self-nomination process by applying for candidacy in the Stock Transfer Office.

Nominations may also be made from the floor prior to the voting at the mutual's annual meeting, but these candidates are not printed on the ballot, must be in attendance at that annual meeting and accept the nomination.

A third-party election company prepares the ballots with candidates' names and mails them to the residents in a mutual 30 days before the mutual's annual meeting. Residents receive the ballots, cast their votes and return the ballot by mail in a two-envelope system to ensure confidentiality. Ballots may be tendered in person at annual meetings before they are called to order.

The election company processes ballots on the day of a mutual's annual meeting and certifies the election. The candidates with the highest number of votes are elected to serve on the mutual board. Elected board members subsequently conduct an organizational meeting to elect officers—president, vice president, treasurer/CFO, secretary.

Bright Watch Caregivers
Home is where your story begins

714 841-2273 877 957-3566
care

www.brightwatchcaregivers.com

because home is where your story begins

Experience the Affordable Difference

At Bright Watch Caregivers our goal is to promote emotional well-being, self esteem and always the best quality care possible. We are a preferred provider for many long term care insurance companies and Veterans aid. Bonded & Insured, award winning Caregivers, 100% match guarantee and no deposits or cancellation fees. Over 10 years experience in home care.

- * Alzheimer's & Dementia
- * Parkinson's & Stroke
- * Hospice & Respite Care
- * Post Surgery Care
- * Bathing
- * Incontinence Care
- * Laundry & Linen Change
- * Meal Preparation
- * Medication Reminders
- * House Maintenance
- * Shopping & Errands
- * Transportation

GRF Departments—Enabling LW Living

GRF ADMINISTRATION

The Golden Rain Foundation employs an executive director, department managers and supervisors to provide management services for the operation of the community's trust facilities and mutual corporations, as well as various other services under the direction of the Golden Rain Foundation and mutual boards of directors.

It is the responsibility of the executive director to implement the policies and procedures as adopted and directed by those boards.

The executive director's duties include supervision of all GRF departments and employees and the overall operation of the community.

GRF Executive Direction, (562) 431-6586, ext. 310



The GRF Administration Building is equipped with flat-screen directories, a conference room and staff.

COMMUNITY FACILITIES DEPARTMENT

The Community Facilities Department has the responsibility for the care and upkeep of all Golden Rain Foundation trust property and provides maintenance service to the mutual corporations and their shareholder-residents.

The Physical Property and the Service Maintenance departments are under Community Facilities.



Service Maintenance and Physical Property personnel drive to jobs in Cushman utility carts.

PHYSICAL PROPERTY

The Physical Property Department is responsible for new construction for Golden Rain Foundation and mutual property, including the remodeling of residential units. It is responsible for the maintenance of mutual-owned and GRF buildings, including painting, roofing and renovations. Escrow pre-listing and final inspections are conducted by Physical Property.

Services, such as street sweeping, street paving programs, collection of trash, green waste and

recyclables, GRF landscaping, annual termite inspections, annual fire extinguishing equipment inspections, sewer cleaning and wildlife control are overseen by Physical Property.

Community Facilities Director, 431-6586, ext. 301

SERVICE MAINTENANCE

Service Maintenance services and repairs community and mutual-owned equipment, including plumbing and electrical fixtures. Carpentry and painting maintenance is provided for residential building exteriors and all common areas, except Mutual 17. Service Maintenance provides standard appliance maintenance in every mutual, except Mutual 17.

Depending on specific mutual procedures, residents or mutual directors may call to request maintenance service or to report plumbing leaks, drain stoppage, appliance failures, electrical problems or other building or equipment problems.

Residents should check with a mutual director for proper procedures in their mutuals, as some mutuals require authorization by a mutual director for charges to be paid by the mutual rather than the resident.

Maintenance services are available for apartment interiors at

...►



Comforting Solutions for In-Home Care®

Comfort Keepers®

- ♥ Companionship
- ♥ Meal Preparation
- ♥ Medication Reminders
- ♥ Alzheimer's & Dementia Care
- ♥ Respite Care ♥ Personal Care

Our Friendly Staff is Bonded and Insured

Free In-Home Consultation

www.ComfortKeepers.com