

**MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE PRESIDENTS' COUNCIL  
SEAL BEACH LEISURE WORLD  
January 2, 2015**

The Regular Monthly Meeting of the Presidents' Council of Seal Beach Leisure World was convened at 9:00 a.m. by President Crandall on Thursday, January 2, 2015, in Clubhouse Four, followed by the *Pledge of Allegiance*.

**MEMBERS PRESENT**

MUTUAL ONE	Ms. Luther-Stark
MUTUAL TWO	Mr. Williams
MUTUAL THREE	Mrs. Rutledge
MUTUAL FOUR	Mr. Slater
MUTUAL FIVE	Mr. Jarecki
MUTUAL SIX	Mr. Garrett
MUTUAL SEVEN	Mrs. Fellows, CFO
MUTUAL EIGHT	Mr. Fuqua
MUTUAL NINE	Mr. Walz
MUTUAL TEN	Ms. Arlart
MUTUAL ELEVEN	Mr. Mandeville
MUTUAL TWELVE	Ms. Findlay
MUTUAL FOURTEEN	Ms. Pepper
MUTUAL FIFTEEN	Mr. Crandall
MUTUAL SIXTEEN	Mr. Grenrock
MUTUAL SEVENTEEN	Mr. Hayes

**ABSENT**

MUTUAL SEVEN	Mr. Bennett
--------------	-------------

**GUESTS**

Ms. Winkler, GRF Representative, Mutual Ten/GRF President  
Mrs. Damoci, GRF Representative, Mutual Twelve/GRF Vice President  
Ms. Almeida, Vice President, Mutual One  
Ms. Gerber, Director, Mutual Four  
Ms. Boryta, Director, Mutual Five  
Mr. Turetskiy, CFO, Mutual Six  
Ms. Rettela, Secretary, Mutual Seven  
Ms. Cummings, Vice President, Mutual Ten  
Mr. Welch, Director, Mutual Twelve  
Mrs. Obenauer, Vice President, Mutual Fifteen  
Ms. Merrifield, Vice President, Mutual Sixteen  
Mrs. Poe, Vice President/Treasurer, Mutual Seventeen

**STAFF**

Mr. Ankeny, Executive Director  
Mrs. Weller, Mutual Administration Director  
Mr. Weaver, Community Facilities Manager  
Mr. Gonzalez, Service Maintenance Supervisor  
Mrs. Rodgers, Purchasing Supervisor  
Mr. Rudge, Project Coordinator/Building Inspector  
Mrs. Westphal, Mutual Recording Secretary

**INTRODUCTIONS/ANNOUNCEMENTS**

Mr. Crandall welcomed guests and staff to the meeting, and each president introduced the invited guest from their Mutual.

**MINUTES**

Mr. Crandall called for a motion to approve the Presidents' Council Meeting minutes of December 4, 2014. Mr. Slater said there is a correction to these minutes in that his name was left off as being present. Upon a MOTION duly made by Mr. Fuqua and seconded by Ms. Pepper, it was

RESOLVED, To approve the Presidents' Council Meeting minutes of December 4, 2014, as corrected.

The MOTION carried by a voice vote of the Council members present.

**GRF PRESIDENT'S REPORT**

GRF President Winkler introduced the attending GRF representatives (Damoci, Rapp, Hood, Lukoff, Craig, Reed, Snowden, Stone).

She reminded the Council members about attending the Parliamentary Procedures Presentation by expert Bruce Bishop, PhD., on Monday, January 5, 2015, at 9:00 a.m. in Clubhouse Four.

She reported that the GRF has rescinded the \$3.15 increase in the monthly shareholders' assessment charge due to unexpected expenditure decreases.

She said that caregivers do not need a pass because they should be wearing their badges. She said to be careful with the passes; they have not been used properly in the past.

Other points she mentioned were that the contract with Briskey was renewed. The GRF receives considerable funds from the On-Site Sales Office from the resales, so GRF has decided to update/improve their offices at the Main Gate.

Also noted was that Clubhouse Three interior will be repainted.

**GAF MINUTE**

Representative Damoci said there is nothing much going on right now. She reported that beginning in February, GAF will be helping shareholders with their tax returns, free of charge.

**PURCHASING SUPERVISOR'S REPORT**

Mrs. Rodgers thanked everyone for their support and she looks forward to continuing to improve the Purchasing Department. Inventory was recently completed as well as remodeling the warehouse.

She presented a handy and portable small fire extinguisher for use in the kitchen which sells for \$10 in the Purchasing Department. The life span is three to four years and it has an expiration date (see attached flyers). It was noted that you should never leave the kitchen when cooking; kitchen fires are the biggest reason for fires started in Leisure World.

**SERVICE MAINTENANCE SUPERVISOR**

Mr. Gonzalez reported that his staff is short one carpenter, he has been trying to prioritize preventive maintenance, Mutual Eight is next for attic pipe inspections, the pipe inspections are now completed in Mutual Six, and the priority in the attics is to repair active leaks.

He said he is doing preventive maintenance in the laundry room electric panels as well and is using a new device that tells which breaker is bad without having to open the panel.

Mr. Jarecki reported that the bad smell coming from some kitchens and bathrooms in his Mutual turned out to be the old water pipes, and he has found that the best quality copper piping is what they should be replaced with.

It was noted that Mr. Gonzalez and his employees give the Mutuals very good service, and the Presidents should make sure they check their electric demand report when it comes out.

**MUTUAL ADMINISTRATION MANAGER'S REPORT**

Mrs. Weller reported that the Mutuals have done a good job at improving the length of their Board Meeting time. She said that she now has an Office Secretary, Tai Fulton, to help out in her department.

Mrs. Weller presented her Mutual Activity Recap (attached) and the Mutual Election schedule (attached). She said that the Mutual attorneys have to draft the proper wording for Bylaws amendments on the ballots, if any.

**PROJECT COORDINATOR/BUILDING INSPECTOR REPORT**

Mr. Rudge reported that he has been an employee for eight months now and it has been a pleasure, fun, and exciting. He said the perimeter wall continues to be built, the streets are being painted, the new crosswalk is being built, and SCE is beginning a project to replace their transformers throughout the community (see attached information). It will be announced in *The NEWS*. The new transformers will be on the same previous footprint but they are not as tall.

He reported that SCE would like a count of how many free light bulbs each Mutual would like.

**EXECUTIVE DIRECTOR'S REPORT**

Mr. Ankeny reported that the Access Property Management System, powered by Jenark, is now running. It will more efficiently provide information about all shareholders/residents. It is providing more work for the Finance Department right now, so the department still needs to be closed to shareholders on Wednesdays.

Mr. Ankeny said that the cold has driven the coyotes out again, and Security is trying to figure out if there is more than one or two coyotes that keep coming into the community. Hazing the coyotes is still considered the best approach upon sighting.

He said the Stock Transfer Office is in the process of printing new coupon books which will be very distinctive, space heater safety will be discussed in *The News*, skylights are being left open when it rains, and Security is going to be helping with getting skylights closed when it is noticed.

He said that on January 5, firm restrictions will begin on parking in the fire lanes. Vehicles will be towed. Also, NSBN is doing their audit and will research into how the GRF can operate better.

He said there are some new Security procedures in place. When patrolling, the Security officers will be wearing a camera on their chests. This is for customer service and evidence purposes. It must be turned off when entering a unit.

Mr. Ankeny said that staff improved safety by 50 percent, and he would like to move on to a 25 percent decrease of accidents/hazards. This all decreases insurance costs; looking after your neighbors helps to decrease accidents as well.

He reported that it is important to follow directions on fertilizers. Pets can become sick from fertilizers, so pet owners need to be responsible and take preventive measures like washing dogs' paws after being outside.

**OLD COUNCIL BUSINESS**

Mr. Jarecki reported that SCE still has not responded to the letter from his Mutual attorney about removal of the Smart Meters. He is disappointed that there has been no progress on this as yet.

Mr. Fuqua reported that there is no solid information regarding the responsibility of water damage yet. His committee will be meeting again to meet with an insurance person.

**NEW COUNCIL BUSINESS**

Mr. Mandeville asked for ideas about resolving Mutual issues instead of suing. Mediation was suggested as a possible help with problems as well as Internal Dispute Resolutions. Informally meeting face-to-face was suggested.

It was mentioned that a sign should be posted at the small gate at the St. Andrews Entrance to give notice that the gate is locked at a certain time.

**PRESIDENTS' COMMENTS**

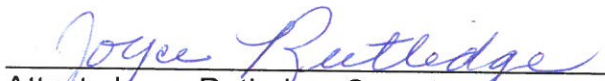
All of the Council members said Happy New Year. Ms. Findlay presented some information about the California Civil Code (attached). Ms. Merrifield reported that Mutual Sixteen installed the StoveTop FireStop devices in all of their units. Mr. Hayes reported that two of the three transformers in Mutual Seventeen have been changed and it took 12 hours. They were in the ground and the new ones are above ground.

**ADJOURNMENT**

There being no further business, and upon a MOTION duly made by Mr. Grenrock and seconded by Mr. Garrett, it was

RESOLVED, To adjourn the meeting at 11:05 a.m.

The MOTION carried by a voice vote of the present Council members.

  
Attest, Joyce Rutledge, Secretary  
PRESIDENTS' COUNCIL

pw:1/6/15

Attachments

(These are tentative minutes, subject to approval by the Council members at the next Presidents' Council Meeting.)

**NEXT MEETING: FEBRUARY 5, 2015**





## **FIRE GONE™ FIRE SUPPRESSANT**

### **DESCRIPTION**

Simply put, Fire Gone™ Fire Suppressant is an aerosol can that suppresses fires when the trigger is activated. It is much more practical than traditional fire extinguishers because it is lightweight, portable and user friendly making small fires easy to extinguish rapidly and safely. Additionally, Fire Gone™ Fire Suppressant is biodegradable and easy to clean up. Undoubtedly, the most sensible eco-friendly alternative to traditional fire extinguishers for quick resolution of small fires.

Fire Gone™ Fire Suppressant works in a unique and ingenious way using a new and proprietary technology. It delivers formulated molecules to create a vapor suppressing aqueous film seal for rapid control of fires while blocking the release of fuel vapor. Fire Gone™ Formulation then encapsulates the fire itself while forming a foam blanket that floats on the exterior of the ignited material thereby starving it of oxygen. Water contained in this foam blanket then cools the ignited material while continuously forming more foam barriers to further extinguish the fire and prevent additional combustion.

Fire Gone™ Fire Suppressant has been trusted for proper fire safety by Fire Departments, municipalities, as well as industrial and commercial companies for many years. Its water based formula has undergone vigorous testing by the world leader in product certification, the Bureau of Veritas Consumer Product Services Inc. Fire Gone™ Fire Suppressant is capable of extinguishing Class A, B, C and K fires, which include fabric/wood, grease and electric fires.

### **EFFECTIVE ON**

- Class A - Wood Straw, Hay, Cotton, Tires, Fabric, Paper
- Class B - Gasoline/Diesel, Fuels
- Class C - Electrical Equipment Fires
- Class K - Grease, Cooking Oils, Animal Fats, Vegetable Fats

### **FEATURES**

New cutting edge fire-fighting foam that is has been proven to be effective in putting out small fires. Traditional fire extinguishers have been incompatible with foam extinguishing formulas and still are, making Fire Gone™ Fire Suppressant the best defense against small fires.

### **BENEFITS**

- Simple to use, lightweight, portable, ensures rapid results
- Works on Class A, B, C and K fires.
- Simple clean up, non-corrosive, non-toxic and environmentally safe
- Has been tested under NFPA 18 Wetting Agents tests and passes UL 711 standards

### **FACTS/CERTIFICATION OF APPROVAL**

- Reduces the Temperature of the Fire from 1500° F in 38 sec
- ANSI/UL 711, 711A
- Certified by Bureau Veritas Testing Labs to eliminate Class A, B, C and K fires
- NAFP 10
- ULC/CAN/ULC S508
- Freeze Resistant to 32° F
- Non-Hazardous
- Environmentally safe and biodegradable

### **PACKAGING**

Net Wt 16 oz (454g) can



P.O. Box 9962  
Ft. Lauderdale, FL 33310  
[blowoff.com](http://blowoff.com)



Fire Gone™ Fire Suppressant Spray  
Stops Fires Fast

Fire Gone™ Fire Suppressant has been tested by internationally recognized Bureau Veritas Consumer product Services Inc. to be effective on:

Class A - Wood Straw, Hay, Cotton, Tires, Fabric, Paper  
Class B - Gasoline/Diesel, Fuels  
Class C - Electrical Equipment Fires  
Class K - Grease, Cooking Oils, Animal Fats, Vegetable Fats

Tested in Accordance with UL 711

Easy to use and operate  
Environmentally Friendly  
Non-Toxic  
Non-Corrosive

Pressure Nozzle 10.5 Ft Spray  
Shoots up to 20 seconds  
16 oz yields up to 2 ½ Gallons  
360 Degree Spray

Kitchens • Auto • Boats • RV's • Garages • Workshops • Fireplaces  
Camping • Farm Equipment • Motorcycles • Snowmobiles • Offices • BBQ's  
Personal Watercrafts • Bedrooms • Living Areas • Laundry Rooms • Dorm Rooms



P.O. Box 9962  
Ft. Lauderdale, FL 33310  
[blowoff.com](http://blowoff.com)



## **FIRE GONE™ FIRE SUPPRESSANT** **FREQUENTLY ASKED QUESTIONS**

### ***1. What is Fire Gone™ Fire Suppressant?***

Fire Gone™ Fire Suppressant is a wonderful alternative to traditional fire extinguishers because the discharge time is much faster which helps reduce loss of life and property. It is a trigger style aerosol which, once activated, releases a powerful foam blanket on the ignited material to suppress fire. Fire Gone™ Fire Suppressant utilizes a formula that has been researched and developed for over 20 years, resulting in a revolutionary way to extinguish small fires safely and rapidly.

### ***2. What type of fires does Fire Gone™ Fire Suppressant work on?***

Fire Gone™ Fire Suppressant has been tested by the internationally recognized Bureau Veritas Consumer Product Services Inc., to be effective on:

- Class A - Wood Straw, Hay, Cotton, Tires, Fabric, Paper
- Class B - Gasoline/Diesel, Fuels
- Class C - Electrical Equipment Fires
- Class K - Grease, Cooking Oils, Animal Fats, Vegetable Fats

### ***3. What is the science behind Fire Gone™ Fire Suppressant?***

Fire Gone™ Fire Suppressant uses an innovative and cutting edge technology to fight fires. Fire Gone™ Fire Suppressant is specially formulated to form a vapor suppressing aqueous film on hydrocarbon type fuels or a polymeric membrane on polar solvent/water miscible type fuels. The molecules then form a vapor suppressing seal for rapid control of fire while blocking the release of further vapor fuel. Fire Gone™ Formulation encapsulates the fire itself while forming a high quality foam blanket that floats on the outside of the ignited material starving it of oxygen. Water contained in this foam blanket cools the ignited material while continuously forming more foam barriers.

### ***4. Is Fire Gone™ Fire Suppressant toxic?***

No, Fire Gone™ Fire Suppressant is environmentally safe and biodegradable. Fire Gone™ is non toxic and does not use harsh synthetic chemicals or acids. Additionally, Fire Gone™ Fire Extinguisher is non corrosive.

### ***5. How easy is Fire Gone™ Fire Suppressant to clean up after use?***

Fire Gone™ Fire Extinguisher cleans up with a damp cloth and a sponge. It won't damage floors or counter surfaces. When traditional fire extinguishers are used, they release a material which adheres to the surface of the items sprayed. For this reason, very often appliances have to be discarded because of irreversible damage. However, when Fire Gone™ Fire Suppressant is used, items are cleaned up fast and easily and usually reusable.

### ***6. Is Fire Gone™ Fire Suppressant easy to use?***

Yes, Fire Gone™ Fire Suppressant is easy to use. Simply hold the can upright, 3-4 feet from the fire, and break off tab. Spray across base of fire using gentle sweeping motion until fire is extinguished and results are achieved.

### ***7. Do I need to shake Fire Gone™ Fire Suppressant before use?***

There is no need to shake can before use. Simply pull the tab and spray.



P.O. Box 9962  
Ft. Lauderdale, FL 33310  
[blowoff.com](http://blowoff.com)





**8. Can I reuse Fire Gone™ Fire Suppressant after I used it once?**

Safety is the number one priority in fire prevention. It is highly recommended to throw out any partially used cans and replace them with a new can as soon as possible to ensure that there is adequate suppressant to combat the next fire.

**9. Is it recommended to use the entire can of Fire Gone™ Fire Suppressant on a fire?**

Yes, for each fire it is recommended to use the entire can of Fire Gone™ Fire Suppressant. Since fires can reignite it is better to apply more than is needed to ensure the most effective application.

**10. What is the shelf life of Fire Gone™ Fire Suppressant?**

Fire Gone™ Fire Suppressant has four year shelf life which is printed on the top part of the can.

**11. What are the shipping requirements for Fire Gone™ Fire Suppressant?**

Fire Gone™ can ship the same as any aerosol on the market. It ships as a consumer commodity. Unlike traditional fire extinguishers, there are no Hazmat shipping fees to ship our product.

**12. What are the operating temperature and storage temperature requirements of Fire Gone™ Fire Suppressant?**

Fire Gone™ Fire Suppressant has an operating temperature between 32° F and 104° F. It can be stored at temperatures below freezing and up to 160° F. It will freeze below 32° F and will not operate if frozen. However upon thawing, it will still function normally. At 160° F the can will spray however the pressure may be stronger due to the heat. For best results, keep out of extreme temperatures.

**13. What are the statistics regarding fire injuries and damages in the United States?**

**FIRES STATISTICS for 2011\***

FATALITIES - kills one person every 2 hours and 37 minutes\*

INJURIES - one person every 32 minutes\*

DAMAGES - one home every 83 seconds\*

BURNS - one vehicle every 133 seconds\*

CAUSES - 8.5 Billion dollars worth of damage annually\*

The average homeowner is expected to have one fire during his/her lifetime.\*

**14. How many people owned Fire Extinguishers and Fire Suppressants in 2011?**

In 2011, approximately 121,780,847 people in the USA owned a working Fire Extinguisher and Fire Suppressant\*. Out of this statistic, an estimated 24,356,169 owned Fire Suppressants\*\*. With continued emphasis on awareness directed at the public concerning proper fire safety, this number is expected to increase substantially over the next few years.\*\*

**References:**

\* National Fire Protection Association Fire Analysis and Research Division

\*\* Rolf Kennerknecht, Global Aerotech: "The Fire Suppressant Decade"



P.O. Box 9962  
Ft. Lauderdale, FL 33310  
[blowoff.com](http://blowoff.com)

# Presidents' Council Mutual Activity Recap 2014

Mutual Administration Director  
Carol Weller  
January 2, 2015

	Escrows 2014	Escrows 2013	Escrows 2012	Pets Registered Dogs/Cats ↓ / ↓	Social Services Cases	Caregivers Registered
Mut One	54	94	82	73/31	39	44
Mut Two	66	72	58	63/33	48	57
Mut Three	30	50	27	44/22	19	59
Mut Four	25	43	24	30/22	11	33
Mut Five	30	33	46	38/12	23	56
Mut Six	30	37	32	40/19	16	32
Mut Seven	21	39	30	30/21	24	40
Mut Eight	22	41	26	30/9	11	26
Mut Nine	21	51	36	53/18	15	53
Mut Ten	13	31	21	21/20	17	42
Mut Eleven	22	30	26	27/14	11	19
Mut Twelve	26	43	26	25/17	31	50
Mut Fourteen	21	19	25	36/13	13	55
Mut Fifteen	29	32	42	39/26	25	55
Mut Sixteen	2	9	7	3/2	2	6
Mut Seventeen	7	5	5	6/9	5	12
<b>Total</b>	<b>419</b>	<b>629</b>	<b>513</b>	<b>558/288</b>	<b>310</b>	<b>639</b>

## Three Year Escrow Sales & Sales Price Recap & Comparison

2014	Total Sales	419	Total Money Sales 2014→	\$81,437,957.00
2013	Total Sales	629	Total Money Sales 2013 →	\$95,240,826.00
2012	Total Sales	458	Total Money Sales 2012 →	\$54,062,056.00

2014 Sales	Down – (40.1%) over 2013
	Down – (8.9%) over 2012

Rules Compliance Letters Sent in 2013	<b>749</b>	Rules Compliance Letters Sent in 2014	<b>1244</b>	<b>49.9%↑</b>
--	------------	--	-------------	---------------

**Arrearages Collected in 2014 \$179,422.12**



## Mutual Election Schedule – 2015

MAY	Apts.	Quorum	Directors	Mtg. Day	Mtg. Date	Mtg. Time	Ballots Mailed	
07	384	128	6	3 <sup>RD</sup> FRI	5-15-15	10 AM	4-15-15	→Parcels 28,29,30,31,32
10	276	92	8	3 <sup>RD</sup> WED	5-20-15	10 AM	4-20-15	Mtg. & Election in odd years
14	328	110	9	3 <sup>RD</sup> THUR	5-21-15	10 AM	4-21-15	
09	384	128	7	4 <sup>TH</sup> FRI	5-22-15	10 AM	4-22-15	→Parcels 39,40,41,42,43,44,45
*08	348	116	5	4 <sup>TH</sup> TUE	5-26-15	10 AM	4-24-15	*Moved to Tues. after Mem. Day
04	396	132	6	4 <sup>TH</sup> WED	5-27-15	10 AM	4-27-15	
16	60	20	5	4 <sup>TH</sup> WED	5-27-15	2 PM	4-27-15	
11	312	104	6	4 <sup>TH</sup> THUR	5-28-15	10 AM	4-27-15	Mtg. & Election in even years
JUNE	Apts.	Quorum	Directors	Mtg. Day	Mtg. Date	Mtg. Time	Ballots Mailed	
01	844	282	9	2 <sup>ND</sup> MON	6-08-15	10 AM	-----	Mtg. & Election in even years
05	492	164	8	2 <sup>ND</sup> TUES	6-09-15	10 AM	5-08-15	→Parcels 13,17,18,19,20,21,22,23
03	432	144	7	2 <sup>ND</sup> WED	6-10-15	10 AM	5-11-15	
12	452	151	7	2 <sup>ND</sup> THUR	6-11-15	10 AM	5-12-15	→Parcels 1,2,3,4,8,9,10
02	864	288	9	2 <sup>ND</sup> FRI	6-12-15	10 AM	5-13-15	
15	502	168	7	3 <sup>RD</sup> FRI	6-19-15	10 AM	5-20-15	
17	126	42	2	4 <sup>TH</sup> TUE	6-23-15	10 AM	5-22-15	
06	408	136	7	4 <sup>TH</sup> FRI	6-26-15	10 AM	5-27-15	

	90- Day Start of Candidate's Registration ↓			60-Day Candidate's Deadline to Apply ↓	
May Mtgs.	Day	Date		Day	Date
07	Saturday	2-14-15		Monday	3-16-15
10	Thursday	2-19-15		Saturday	3-21-15
14	Friday	2-20-15		Sunday	3-22-15
09	Saturday	2-21-15		Monday	3-23-15
08	Wednesday	2-25-15		Friday	3-27-15
04	Thursday	2-26-15		Saturday	3-28-15
16	Thursday	2-26-15		Saturday	3-28-15
11	Friday	2-27-15		Sunday	3-29-15
June Mtgs.	Day	Date		Day	Date
01	Tuesday	3-10-15		Thursday	4-09-15
05	Wednesday	3-11-15		Friday	4-10-15
03	Thursday	3-12-15		Saturday	4-11-15
12	Friday	3-13-15		Sunday	4-12-15
02	Saturday	3-14-15		Monday	4-13-15
15	Saturday	3-21-15		Monday	4-20-15
17	Wednesday	3-25-15		Friday	4-24-15
06	Saturday	3-28-15		Monday	4-27-15

**Note:** On those deadlines that fall on a Saturday or Sunday, applications will be accepted on the following Monday. All Candidate's applications must be received in the Stock Transfer Office by no later than 4:00 p.m. on the deadline day.

## **Leisure World in Seal Beach to See Increased Infrastructure-Improvement Work in 2015-16, SCE Invests \$4.4 Million**

ROSEMEAD, Calif., December 17, 2014 — Beginning February 2015, Southern California Edison (SCE) will begin major infrastructure-improvement work in Leisure World to ensure continued reliable electric service for the community's residents. SCE will invest more than \$4.4 million in the initial phase of work, which will continue through 2016.

The increased scheduled maintenance and replacement work will take place throughout the Leisure World community and will include replacing 176 transformers. A transformer is a piece of equipment that steps down the voltage of electricity so that SCE can connect service to a customer's panel. Upgrading the system with new equipment will not only reduce unanticipated and extended outages and improve reliability, but help build a smarter grid that can handle the needs of customers for years to come.

During the project, some customers may experience maintenance outages. SCE will communicate with affected customers through mailers well in advance so they can make appropriate arrangements. SCE provides customers with at least three days advance notice before a maintenance outage, and will update customers with changes whenever possible.

Residents may experience inconveniences during some projects, including lane closures and construction related activities. To decrease the level of impact to the community, SCE will schedule maintenance work and outages during normal weekday, day-time hours (8a.m. - 5p.m.) and avoid night and weekend work. SCE will also work to group transformers together within the same outage to avoid customers unnecessarily affected by multiple outages, whenever possible. The Golden Rain Foundation has partnered in efforts to try to make this planned work move as smoothly as possible for residents.

In the next few years, SCE plans to invest billions of dollars to strengthen its territory-wide distribution grid, which serves nearly 14 million people. The work in Leisure World, Seal Beach is only one of many infrastructure-improvement projects that will take place.

Here are some tips for customers preparing for a maintenance outage:

- Customers with a medical condition that require electric-powered life support equipment should be sure to have a backup power system in place or make other plans for health and welfare during an outage.
- Make sure food stays as cold as possible by keeping refrigerator and freezer doors closed and placing blocks of ice inside.



- Learn how to manually open security gates and garage doors.
- Notify any security companies that monitor the customer's home or business.
- Protect computers, televisions and other sensitive equipment by unplugging them.

If you have any questions about maintenance outages, please call SCE at 1-800-655-4555. SCE will provide the latest information about outages at its website and on Twitter.

#### **About Southern California Edison**

An Edison International (NYSE:EIX) company, Southern California Edison is one of the nation's largest electric utilities, serving a population of nearly 14 million via 4.9 million customer accounts in a 50,000-square-mile service area within Central, Coastal and Southern California.



# CALIFORNIA CIVIL CODE

## TABLE OF CONTENTS

### DIVISION 2. PROPERTY

#### PART 1. PROPERTY IN GENERAL

TITLE 1. NATURE OF PROPERTY 654-663

#### TITLE 2. OWNERSHIP

CHAPTER 1. OWNERS 669-671

#### CHAPTER 2. MODIFICATIONS OF OWNERSHIP

Article 1. Interests in Property 678-703

Article 2. Conditions of Ownership 707-714.5

Article 3. Duration of Leases 715-719

Article 4. Accumulations 722-726

CHAPTER 2.6. LEGAL ESTATES PRINCIPAL AND INCOME  
LAW 731-731.15

CHAPTER 3. RIGHTS OF OWNERS 732-73

CHAPTER 4. TERMINATION OF OWNERSHIP 739-742

TITLE 3. GENERAL DEFINITIONS 748-749

#### PART 2. REAL OR IMMOVABLE PROPERTY

TITLE 1. GENERAL PROVISIONS 755

#### TITLE 2. ESTATES IN REAL PROPERTY

CHAPTER 1. ESTATES IN GENERAL 761-784

783. A condominium is an estate in real property described in Section 4125 or 6542. A condominium may, with respect to the duration of its enjoyment, be either (1) an estate of inheritance or perpetual estate, (2) an estate for life, (3) an estate for years, such as a leasehold or a subleasehold, or (4) any combination of the foregoing.

783.1. In a stock cooperative, as defined in Section 4190 or 6566, both the separate interest, as defined in paragraph (4) of subdivision (a) of Section 4185 or in paragraph (3) of subdivision (a) of Section 6564, and the correlative interest in the stock cooperative corporation, however designated, are interests in real property.