

**MINUTES OF THE REGULAR MONTHLY MEETING  
OF THE PRESIDENTS' COUNCIL  
SEAL BEACH LEISURE WORLD  
March 5, 2015**

The Regular Monthly Meeting of the Presidents' Council of Seal Beach Leisure World was convened at 9:01 a.m. by President Crandall on Thursday, March 5, 2015, in Clubhouse Four, followed by the *Pledge of Allegiance*.

**MEMBERS PRESENT**

MUTUAL ONE	Ms. Luther-Stark
MUTUAL TWO	Mr. Verdi, Director
MUTUAL THREE	Mrs. Rutledge
MUTUAL FOUR	Mr. Slater
MUTUAL FIVE	Mr. Jarecki (9:35 a.m.)
MUTUAL SIX	Mr. Garrett
MUTUAL SEVEN	Mr. Bennett (10:05 a.m.)
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	Mrs. Poe, Vice President/Treasurer

**ABSENT**

MUTUAL TWO	Mr. Williams
MUTUAL SEVENTEEN	Mr. Hayes

**GUESTS**

Mr. Cohen, retired lobbyist, shareholder  
Ms. Winkler, GRF Representative, Mutual Ten/GRF President  
Ms. Griepsma, Vice President, Mutual One  
Ms. Kuhl, Secretary, Mutual Four  
Mrs. Fellows, Chief Financial Officer, Mutual Seven  
Ms. Berg, Vice President/CFO, Mutual Eight  
Mr. Hogarth, Vice President, Mutual Nine  
Ms. Cummings, Vice President, Mutual Ten  
Ms. Johnstone, Secretary, Mutual Fourteen  
Mrs. Obenauer, Vice President, Mutual Fifteen  
Ms. Merrifield, Vice President, Mutual Sixteen  
Ms. Brennan, Director, Mutual Seventeen

**STAFF**

Mr. Ankeny, Executive Director  
Mrs. Weller, Mutual Administration Director (10:14 a.m.)  
Ms. Hopkins, Mutual Administration Assistant Manager  
Mr. Guerrero, Security Chief  
Mr. Cabrera, Security Deputy Chief  
Mr. Rudge, Project Coordinator/Building Inspector  
Mrs. Rodgers, Purchasing Supervisor  
Ms. Day, 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 asked for corrections to the February 5, 2015, Presidents' Council minutes. A correction was noted on page 5 under Presidents' Comments. Mr. Walz read his corrected statement as follows: "With more and more Mutuels doing roofing, I think the roofing companies should supply the carpenters to do the termite and dry rot work. This would free up our Service Maintenance workers and alleviate the need for us to hire more workers." There being no further corrections, Mr. Crandall declared the minutes approved as corrected.

**GRF PRESIDENT'S REPORT**

GRF President Winkler introduced the attending GRF Representatives Stone, Rapp, Hood, Lukoff, Reed, and Snowden.

Ms. Winkler discussed issues the GRF is dealing with; such as, more space for GRF committee and Mutual meetings, a portable microphone system is being looked at for meetings in clubhouses, training in leadership positions is coming next year, inviting the Parliamentarian, Dr. Bishop, back to talk about parliamentary procedures, need legal advice on what the Mutual and GRF requirements are for adhering to all of the rules of Davis-Stirling, have D.L.D. Insurance Company come to hear what they have to say before changing policies regarding insurance, and asked what some of the Mutual presidents' needs are to take to their Boards.

**GAF MINUTE**

In Representative Damoci's absence, GRF Representative Stone reported that appointments for the tax program are still available free of charge for shareholders who do not make over \$60,000 per year. Over 700 appointments have been made to date.

Representative Stone discussed a new charity program at Amazon for shoppers. Amazon will donate 0.5 percent of the price of your eligible AmazonSmile purchases to the GAF or a charitable organization of your choice. Register at [www.smile.amazon.com](http://www.smile.amazon.com).

**GUEST SPEAKER – Mr. Cohen**

Mr. Cohen discussed AB 2231, Property Tax Postponement. He suggested having an opinion letter sent from an attorney for the Mutuals to the State Attorney's Office asking the question whether or not shareholders in Leisure World would qualify for AB 2231. The Bill will grant a shareholder the ability to postpone paying their property tax.

**GUEST SPEAKER – Mr. Guerrero and Mr. Cabrera**

Mr. Guerrero discussed the new towing contract agreement that will need to be taken to each Mutual Board for approval. He is currently working on a globalized policy for all Mutuals.

Mr. Cabrera distributed and discussed a new Neighborhood Watch Program (attached) that the City of Seal Beach has said they would support. The program would be on a volunteer basis by Mutual. He asked the Council to review the program and give him a call with their input.

Mr. Guerrero and Mr. Cabrera left the meeting at 10:03 a.m.

**PURCHASING SUPERVISOR'S REPORT**

Mrs. Rodgers presented a new product available through the Purchasing Department called Auto-Out Cooktop Fire Suppressors (see attached). The hood unit currently retails for \$32.00 per pair, and the microwave unit currently retails for \$60. Both have a six-year life span. Also available are CFL Flood Light bulbs at \$4.96 each, and Edison is also offering LED light bulbs of the same type through its Energy Efficiency Rebate Program. In addition, she said that almost 200 reflective safety vests have been sold to date.

**MUTUAL ADMINISTRATION MANAGER'S REPORT**

In Mrs. Weller's absence, Ms. Hopkins presented to the presidents her Mutual Activity Recap Report (as attached).

**FACILITIES DIRECTOR'S REPORT**

In Mr. Weaver's absence, Mr. Rudge reported that all but two Mutuals have approved the Edison Energy Efficient Rebate Program. He also talked about the Edison refrigerator program and said that if one was placed in a unit it would become the property of the Mutual. It was requested that Mr. Weaver attend the April Presidents' Council Meeting to explain further on the refrigerator program from Edison.

Ms. Findley discussed having a staff member give Directors a detailed instruction sheet on how to proceed and follow through with obtaining things from Physical Property, Service Maintenance and Purchasing; such as, light bulbs, refrigerators, etc. In addition, she discussed Physical Property drafting a globalized policy for washers and dryers. Mrs. Weller stated that once Physical Property has drafted the policy, she will be taking it to the Mutuals for review and adoption.

**FACILITIES DIRECTOR'S REPORT (continued)**

Mr. Fuqua asked if there have been any complaints from shareholders about a strong sulfur smell coming from hot water. He discussed a letter from Home Pipe & Supply about that issue. The water heaters the Mutuals currently have with anode rods are magnesium so there is a possibility that chemicals in the water will create a sulfur smell in the hot water system. The only ways to take care of this is drain and clean them out, and refill them or change the rods out to aluminum. Mr. Fuqua would like to know how many of his 15 water heaters that were replaced last year were replaced because of the water smell. Mr. Rudge stated that they are currently having the water analyzed to see what exactly is in the water, looking at the piping, and working with the water heater companies to solve the problem and determine what rods should be used.

**EXECUTIVE DIRECTOR'S REPORT**

Mr. Ankeny offered his very sincere apologies to the community for the typo in *The NEWS* today. He said we do not turn our clocks back one-hour, but forward. A notice will be sent out to everyone on this correction.

Mr. Ankeny reported that starting next week, Domino's Pizza will be hosting Appreciation Night every Thursday starting March 12 (see attached flyer). They will be at Clubhouse 6 from 4:00 p.m. to 7:00 p.m. The GRF is striving to bring additional services to the community.

He discussed coyotes, and starting next week, there will be ads in *The NEWS* regarding coyote hazing and control, with an ongoing series of how to control and manage coyotes.

Mr. Ankeny said he is hearing concerns sometimes by some Mutual leaders that he is interacting and overextending his authority with shareholders. His door is open to everyone, when someone brings their Mutual concern to him he directs them to interact with their Mutual Board through Mrs. Weller's office. If a staff member is involved, then, since staff is his concern, he will reach out and act accordingly.

Mr. Ankeny stated that hopefully within the next 60 days there will be tabletop microphones, one at each station for the meeting.

He stated that Mrs. Weller has started interviewing for Mrs. Munholland's position. Mrs. Munholland has graciously agreed to work on a part-time basis to keep her case files up-to-date during the transition. They are looking for the candidate with the needed skills and the right personality for the position.

Mr. Ankeny stated that they are working on a new caregiver pass which will have their photograph on it and be a larger size, will probably take three to four months, and the information will be placed on the Jenark database.

**EXECUTIVE DIRECTOR'S REPORT (continued)**

Mr. Ankeny said to mark your calendars for Saturday, April 18, at Clubhouse Four. There will be the first City Expo Community Fair in Leisure World from 9:00 a.m. to 1:00 p.m., with 45 registered tables to date by Seal Beach merchants to showcase their services (no selling will be done) available in Seal Beach. There will be food and some giveaway items at the event (more information to follow). Also, the Security, Bus & Traffic Committee is looking at enhancing the bus service to take shareholders to downtown Seal Beach, the pier, and other shopping areas.

Mr. Ankeny discussed petty theft in the community which has been a growing concern of his. With 6,608 units and over 9,000 residents that are 18,000 eyes that need to watch after their fellow neighbors. He is starting a "Just Say Hello" program which is part of community unity. Learn who people are in your neighborhood by just saying hello. There will be an ad in *The NEWS* and "Just Say Hello" buttons will be handed out.

He said the GRF is getting ready for budget season again and insurance renewal in June. Prevention will be the number one thing that everyone needs to look at. There were four possible fires (smoke only) just in February alone where things were left on the cooktop. He would like to develop a magnetic sticker or something that could be put by the cooktop as a reminder **DO NOT WALK AWAY AND LEAVE A POT OR PAN ON THE COOKTOP WHILE COOKING!** Also, Mutuals should keep checking their walkways, etc.

Mr. Ankeny reported that within the next two or three weeks, scaffolding will be erected around the Globe at the Main Gate for repairs and renovation for about two months. The project should be completed in time for the Seal Beach Centennial celebration.

**OLD COUNCIL BUSINESS**

Mr. Crandall suggested taking water damage off the agenda. He said it is being looked at because of insurance and the elimination of the Self-Insurance Fund. He would like to form a focus group on insurances. Those who would be interested in serving, please let him know.

Mr. Jarecki stated that his Board voted not to pursue the Smart Meter issue any further.

**PRESIDENTS' COMMENTS**

Ms. Luther-Stark said a 90-year old shareholder came to one of her meetings with a globe and informed her that the Globe is aligned with the axis of the earth, and would like to address the Council with other facts. Also, she said a shareholder observed a homeless person behind the Catholic Church with a tent the day a tree was cut down at the church. She said Security should be called if the homeless person is seen again.

(Mr. Grenrock left the meeting at 10:59 a.m.)

Mrs. Rutledge announced that she would like to serve on the insurance focus group.



**PRESIDENTS' COMMENTS (continued)**

Mr. Bennett suggested that when the fire/safety inspections are being preformed, it would be the perfect time to put a magnetic sticker by every cooktop, warning not to leave the cooktop while cooking.

Ms. Cummings reported that at the April 2 Physical Property Council Meeting, CalMet has been invited to come and talk about issues related to the trash, recycling, etc. Sticky water will also be added for discussion.

Mr. Mandeville said if you do not have a place to park, do not park in Mutual Eleven. Signs were installed yesterday in the Mutual stating parking is restricted only for Mutual Eleven residents with registered vehicles only.

Ms. Pepper made a motion that was seconded by Mr. Fuqua, to ask Mr. Ankeny to have an attorney write the letter concerning AB 2231 at a cost of no more than \$40 per Mutual. Following further discussion, the motion was withdrawn for further study.

Ms. Merrifield discussed formaldehyde floor products and sensors that can be purchased to test flooring.

Mrs. Poe thanked the GRF Board for approving the renovation of the Globe. She read the following question from Mr. Hayes to the GRF: "For those of you who are keeping score and I know you all are, in January we added 121,089 vehicles to those thousands already hiding somewhere in Leisure World. Also, you will be pleased to know that in spite of the fact that January has only 31 days, Security managed to open the Café 32 times." Mr. Ankeny stated that Security only monitors cars coming into the community, not going out.

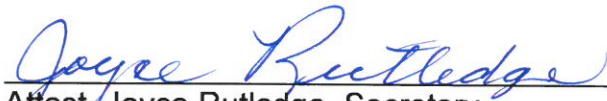
Mr. Crandall said the statement in *The NEWS* concerning the cost of a community name change being \$233,000 for attorneys fees, is not true and cannot be substantiated.

**ADJOURNMENT**

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

RESOLVED, To adjourn the meeting at 11:20 a.m.

The MOTION carried.



Attest, Joyce Rutledge, Secretary  
PRESIDENTS' COUNCIL

cd:3/13/15

Attachments

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

**NEXT MEETING: APRIL 2, 2015**



by Warren Watts Technology

Hood Unit \$32.00 pr.  
Microwave Unit \$60 pr.

PROTECTION FROM COOKING FIRES  
WORKS AUTOMATICALLY  
QUICK, EASY INSTALLATION  
6 YEAR LIFETIME  
MAINTENANCE FREE

Cooking fires, most often caused by unattended cooking, are the leading cause of residential fires. The cost of rebuilding and lost rent from a fire can be detrimental to your bottom line. Let Auto-Out® cooktop fire suppressors ease your mind, keep your rental units occupied, and insurance costs low.

Auto-Out is designed to protect residential kitchens from the ever present danger of fire. Utilizing proven fire-sensing technology and an efficient and effective delivery method, Auto-Out has been shown to suppress deadly kitchen fires rapidly and more cost effectively than other kitchen fire extinguishing systems.

With Auto-Out, you can help keep your property protected and loved ones safe. If you are an apartment owner, you'll have peace of mind knowing your residents are protected and your apartment units remain intact and continue to produce income.

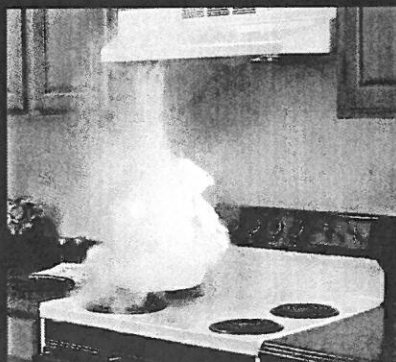
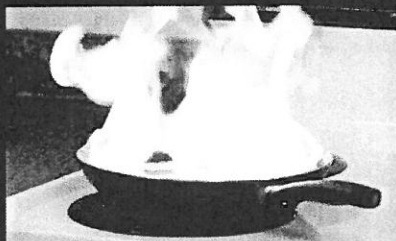
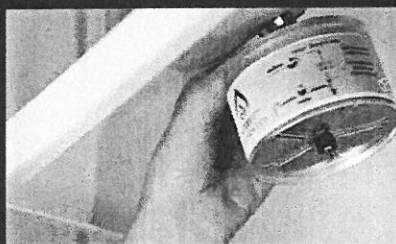
To learn more about Auto-Out®, contact:

Scott Harris, National Account Manager  
325-829-2281 mobile  
817-924-1370 office  
s.harris@auto-out.com

[www.Auto-Out.com](http://www.Auto-Out.com)

# Auto-Out®

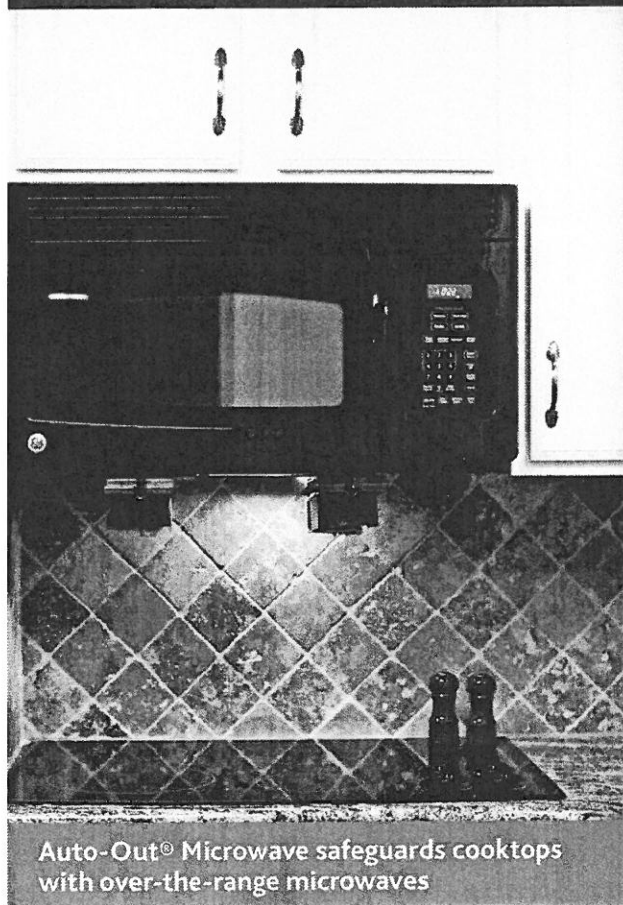
## COOKTOP FIRE SUPPRESSORS



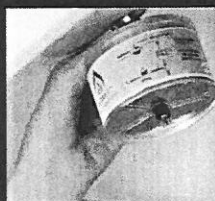




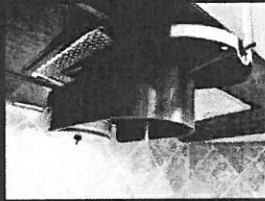
by Warren Watts Technology



Auto-Out® Microwave safeguards cooktops with over-the-range microwaves



■ Auto-Out Venthood anchors underneath your venthood with a magnet.



■ Auto-Out Microwave with the Quick-Connect bracket attaches to the underside of the microwave.

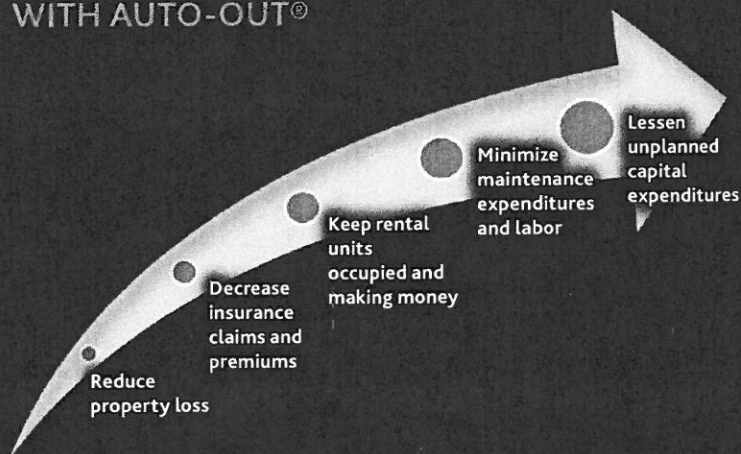
Auto-Out has been tested by a Nationally Recognized Testing Laboratory (NRTL) and we are members of the following associations:



## INSURANCE SAVINGS

If you are an apartment owner, you may be eligible for an insurance discount or premium reduction for installing Auto-Out®. Typical discount is anywhere from one to ten percent of the total premium for full policy renewals. By preventing cooking fire damage, you may eliminate the need to file a claim and can keep your premiums low.

## INCREASE YOUR NET OPERATING INCOME WITH AUTO-OUT®



## WHY CHOOSE AUTO-OUT?

- Maintenance-Free, 24-7 Cooktop Fire Protection
- Affordable Pricing
- Six-Year Lifespan
- Exclusive, Quick-Connect Bracket for Auto-Out Microwave
- No Order Minimums

### SCOTT HARRIS, National Account Manager

325-829-2281 mobile

817-924-1370 office

s.harris@auto-out.com

[www.Auto-Out.com](http://www.Auto-Out.com)

Auto-Out® • 1911 Windsor Place Fort Worth, TX 76110 • 817-924-1370

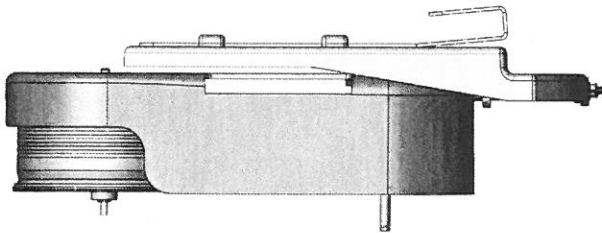




# Auto-Out® Microwave Specifications

*Individual unit \$60.00*

## FOR RESIDENTIAL COOKTOPS WITH OVER-THE-RANGE MICROWAVES



Product Name
Auto-Out® Microwave with Quick-Connect bracket
Model Number
AOM-2
Application
Residential cooktops with over-the-range microwaves
Dimensions & Weight: One Unit
<ul style="list-style-type: none"> <li>Weight: .7 lbs (11.2 oz.)</li> <li>Height with Quick-Connect bracket: 3½"</li> <li>Height without Quick-Connect bracket: 2¾"</li> <li>Length: 11"</li> <li>Width: 3"</li> </ul>
Product Highlights
<ul style="list-style-type: none"> <li>Fire-suppressant device for cooktops with over-the-range microwaves</li> <li>24-7 protection, no electrical or batteries required</li> <li>Affordable</li> <li>Helps protect property and residents</li> </ul>
Fire suppression "canisters" per unit
One canister which protects the front and back burner
Quantity Needed
A pair for standard four-burner cooktops
Height Requirements
15 - 27 inches from the cooktop surface to the bottom of microwave
Country of Manufacture
United States of America

Installation Method
<ul style="list-style-type: none"> <li>Quick-Connect bracket - attaches to underside of microwave</li> <li>Wall-Mount bracket alternative - attaches to wall behind microwave</li> </ul>
Track Record
Proven technology
Intended Use
Small residential cooking fires, including grease fires (not intended to suppress fires caused by "deep-fat" frying)
Certification & Testing
<ul style="list-style-type: none"> <li>Tested by Southwest Research Institute® (SWRI), a Nationally Recognized Testing Laboratory (NRTL)</li> <li>Suppression agent subject to national lab test standards for "Dry Chemical Fire Extinguishers"</li> </ul>
Product Life
<ul style="list-style-type: none"> <li>6 years from the date of manufacture</li> <li>One time use only</li> </ul>
Activation Method
Triggered by the flames of the fire (neither steam, smoke, nor heat alone will actuate the device)
Primary Suppression Agent
Siliconized dry chemical powder (sodium bicarbonate base) subject to national lab test standards for "Dry Chemical Fire Extinguishers"
Dispersal Method
Non-pressurized, gravity aided device
Clean-Up
Use a damp towel to sweep up the environmentally-friendly powder

1911 Windsor Place  
Fort Worth, TX 76110  
817-924-1370  
sales@auto-out.com  
www.Auto-Out.com

# Presidents' Council Mutual Activity Recap - 2015

March 5, 2015

## Mutual Administration

1. Aging Receivables Collected to Date 2015 → \$52,933.00      Collected in 2014 → \$179,422.12

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Totals
Mutual 1	-0-	\$3,304											\$ 3,304
Mutual 2	\$11,024	\$2,518											\$13,542
Mutual 3	-0-	-0-											-0-
Mutual 4	\$10,827	-0-											\$10,827
Mutual 5	-0-	-0-											-0-
Mutual 6	-0-	-0-											-0-
Mutual 7	\$5,990	\$3,468											\$9,458
Mutual 8	-0-	-0-											-0-
Mutual 9	-0-	\$2,779											\$2,779
Mutual 10	-0-	-0-											-0-
Mutual 11	\$5,517	-0-											\$5,517
Mutual 12	-0-	\$1,100											\$1,100
Mutual 14	-0-	-0-											-0-
Mutual 15	\$5,727	\$175											\$5,902
Mutual 16	-0-	-0-											-0-
Mutual 17	-0-	\$504											\$504
Total	\$39,087	\$13,848											\$52,933

2. Rules Compliance Letters To Date in 2015 → 234      Rules Compliance Letters Total 2014 → 1244

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Totals
Mutual 1	0	19											19
Mutual 2	3	1											4
Mutual 3	1	0											1
Mutual 4	1	1											2
Mutual 5	4	2											6
Mutual 6	38	5											43
Mutual 7	1	4											5
Mutual 8	33	9											42
Mutual 9	16	14											30
Mutual 10	2	5											7
Mutual 11	2	1											3
Mutual 12	2	3											5
Mutual 14	2	2											4
Mutual 15	10	9											19
Mutual 16	0	0											0
Mutual 17	39	5											44
Total	154	80											234

3. Current Legal & Insurance Cases

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Legal	7	9										
Insurance	2	2										

# Stock Transfer

## 4. Escrows Closed

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Totals
Mutual 1	3	4											
Mutual 2	3	3											
Mutual 3	2	0											
Mutual 4	1	1											
Mutual 5	2	2											
Mutual 6	0	1											
Mutual 7	2	1											
Mutual 8	2	4											
Mutual 9	0	3											
Mutual 10	0	1											
Mutual 11	0	1											
Mutual 12	0	2											
Mutual 14	0	2											
Mutual 15	5	1											
Mutual 16	0	0											
Mutual 17	0	1											
<b>Total</b>	<b>20</b>	<b>27</b>											

Monthly Escrow Recap over 2014			SALES	PRICES	
2015	Total Monthly Sales	2015 47	↑11.2% over 2014	Totals Year-to-Date →	↑9.1% over 2014
	Year-to-Date	2014 42		Total Money Sales 2015	
2014	Total Sales	419		Total Money Sales 2014	\$5,180,500.00
2013	Total Sales	629		Total Money Sales 2014	\$4,726,300.00
2012	Total Sales	458		Total Money Sales 2013	\$81,437,957.00
				Total Money Sales 2012	\$95,240,826.00
				Total Money Sales 2012	\$54,062,056.00

## 5. Membership Fees Collected to date 2015: \$100,953.00

## 6. Trust Letters Sent to Attorney

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Totals
Mutual 1	1	0											1
Mutual 2	5	1											6
Mutual 3	1	0											1
Mutual 4	1	2											3
Mutual 5	2	3											5
Mutual 6	4	0											4
Mutual 7	1	1											2
Mutual 8	1	2											3
Mutual 9	1	1											2
Mutual 10	0	0											0
Mutual 11	0	1											1
Mutual 12	1	5											6
Mutual 14	3	3											6
Mutual 15	5	4											9
Mutual 16	0	0											0
Mutual 17	1	3											4
<b>Total</b>	<b>27</b>	<b>26</b>											<b>53</b>



## Stock Transfer Cont'd

	Pets Dogs	Pets Cats	Other Pets		Caregivers Registered
Mut 1	72	31	3	Mut 1	16
Mut 2	66	33	1	Mut 2	24
Mut 3	44	22	1	Mut 3	20
Mut 4	32	22	0	Mut 4	16
Mut 5	37	13	1	Mut 5	19
Mut 6	42	19	0	Mut 6	12
Mut 7	30	22	1	Mut 7	12
Mut 8	30	9	2	Mut 8	9
Mut 9	52	18	0	Mut 9	23
Mut 10	20	20	1	Mut 10	16
Mut 11	26	15	1	Mut 11	10
Mut 12	27	17	1	Mut 12	19
Mut 14	38	15	0	Mut 14	26
Mut 15	36	27	0	Mut 15	26
Mut 16	3	2	0	Mut 16	1
Mut 17	6	8	1	Mut 17	7
<b>Total</b>	<b>561</b>	<b>293</b>	<b>13</b>	<b>Total</b>	<b>256</b>

## Social Services

Mutuals	Cases Open	Cases Closed		Types of Cases	Jan	Feb
1	8	4				
2	10	3		Total New Cases	21	11
3	7	3		Closed Cases	12	22
4	5	1		Home Visits	32	26
5	4	1		Office Visits	25	12
6	6	0		Calls	48	46
7	8	0		County Reports	3	2
8	3	0		Resource Information	23	12
9	3	3		GRF Department Referral	15	12
10	1	2		Health Care Center Referral	7	11
11	4	1				
12	3	4				
14	3	0				
15	1	0				
16	1	0				
17	1	0				
	<b>68</b>	<b>22</b>				

## PROPOSED MUTUAL WATCH PROGRAM

DRAFT

**OBJECTIVE:** Mutual Watch (MW) would be an organized effort by concerned Shareholder/Members to look out for each other's safety and to help police protect people and their property against criminals. It practices cooperation with each other and with GRF Security and SBPD in a common interest for safe homes and mutuals. Working together, neighbors learn how to safeguard each other's homes and reduce the risk of crime. They become more alert to unusual or suspicious circumstances, individuals, or vehicles. They learn that it is better to call the police when they see something suspicious, even if their suspicion proves unfounded, rather than to keep quiet and risk letting a neighbor be victimized by criminals.

Mutual Watch does not mean a Shareholder/Member taking physical action against a suspect to prevent criminal activity. As a member, your responsibility is to call the police and report what you've seen, not to take action yourself.

**BENEFITS:** Mutuals are made up of people who have the power to protect each other's safety and property. By reporting any suspicious circumstances to GRF Security and SBPD, members of a Mutual Watch actually increase their own safety.

Police cannot fight crime they do not know about. When alert citizens keep them informed, the police are far more effective against crime and citizens have better protection and safer mutuals. Join Mutual Watch to protect your home and stay safe.

**PRO:** Watches can supplement overstretched police forces. Reports of crimes may go up after the mutual watches are formed, but that's partly because citizens become more comfortable about calling police about incidents that would otherwise be overlooked—but shouldn't be. Watches need not be just about patrolling.

**CON:** Watches can expose homeowners to liability. One misstep by a watch member can have legal and financial repercussions for everyone in the neighborhood. Sometimes neighbors are too nosy. If people challenge everyone who is different in some way, they risk losing some of their humanity. There's a fine line between being alert and turning into a moderator of everyone else's behavior.

Sometimes bad apples join. While most mutual watch members will be civic-minded, not all are. Besides vigilantes and cop wannabes, criminals will occasionally join, since they can use the information they learn about neighbors' habits for illicit ends.

### **HOW TO START AND MAINTAIN A MUTUAL WATCH PROGRAM:**

The following steps explain how to get a Mutual Watch program started and maintained in your mutual:

**Talk to your neighbors** - See if there's interest in forming a Mutual Watch group in your mutual. Tell them about the benefits of a program and the problems to be addressed. Ask about convenient times and places for the first meeting. Be sure to mention that Mutual Watch does not require frequent meetings or personal risks.

**Plan the first meeting** - Select a date, time, and place for the first meeting. Meetings could be held at a home or clubhouse. Send out meeting announcements a few weeks ahead of the date. You can distribute fliers, make phone calls, or send emails. Send out reminders a few days before the meeting. Prepare an agenda and sign-in sheet for the first meeting. The meeting should last about one hour. Consider providing refreshments, e.g., cookies and coffee. The agenda should allow time for questions, answers, and other topics. Invite GRF Security.

**First meeting** - The first meeting is critical in forming of a group. All attendees should introduce themselves and sign a sheet with their names, addresses, phone numbers, and email addresses so they can be contacted about future meetings and activities. They should be assured that their personal information will not be given to anyone without their permission. Then the group should define the area to be covered and select a MW Captain or MW Co-Captains. The initial duties of the Block Captain or Co-Captains are to compile a membership list containing phone numbers and email addresses of the members.

**Continuing duties of the Block Captain or Co-Captains** - After the group is formed their duties will depend on their organizational skills and interests, and the nature and objectives of the group. The following are some possibilities: Recruit new members; Maintain a membership list; Keep members informed about crime and incidents that have occurred in the mutual; Try to see group members frequently; Establish and



maintain a phone tree with home and work numbers that group members can use to contact Shareholders/Members in an emergency; Develop an area activity profile to help members recognize unusual or suspicious activities in the area; Act as a spokesperson for the group; Serve as liaison with the GRF Security; Plan, announce, and facilitate meetings; Organize crime prevention activities, e.g., watching homes when residents are away.

**Subsequent Meetings and Activities** - Meetings of the whole group should be held each quarter. They can be held more often if there is information to be distributed and discussed, a problem to address, or a special event to be planned and held. The key to keeping a Mutual Watch group active is maintaining interest over time and communicating with members. Meetings can be scheduled to discuss specific crime prevention or other topics. GRF Security can also provide officers to discuss quality of life issues that affect the mutual.

Meetings can also be scheduled to address a serious incident in the area, or two or more less-serious incidents of the same type. Problem solving usually proceeds in the following steps:

**Discuss and Define** - What is the problem? Some examples are car break-ins and thefts, home burglaries, speeding, anything that affects the mutual's quality of life.

**Analyze and Identify** - What are the common elements of the problem? They could be time of day, location, kinds of offenders and victims, kinds of targets, access to targets, methods of defeating security measures, etc.

**Response** - How can the problem be addressed? What can be done to prevent recurrence or reduce the damage if it does recur? What agencies or organizations are responsible and should help in solving the problem? What are the best things to do for short- and long-term results?

**Assessment** - Did the problem go away? Was the damage reduced? If not, what else should be done?

maintain a phone tree with home and work numbers that group members can use to contact Shareholders/Members in an emergency; Develop an area activity profile to help members recognize unusual or suspicious activities in the area; Act as a spokesperson for the group; Serve as liaison with the GRF Security; Plan, announce, and facilitate meetings; Organize crime prevention activities, e.g., watching homes when residents are away.

**Subsequent Meetings and Activities** - Meetings of the whole group should be held each quarter. They can be held more often if there is information to be distributed and discussed, a problem to address, or a special event to be planned and held. The key to keeping a Mutual Watch group active is maintaining interest over time and communicating with members. Meetings can be scheduled to discuss specific crime prevention or other topics. GRF Security can also provide officers to discuss quality of life issues that affect the mutual.

Meetings can also be scheduled to address a serious incident in the area, or two or more less-serious incidents of the same type. Problem solving usually proceeds in the following steps:

**Discuss and Define** - What is the problem? Some examples are car break-ins and thefts, home burglaries, speeding, anything that affects the mutual's quality of life.

**Analyze and Identify** - What are the common elements of the problem? They could be time of day, location, kinds of offenders and victims, kinds of targets, access to targets, methods of defeating security measures, etc.

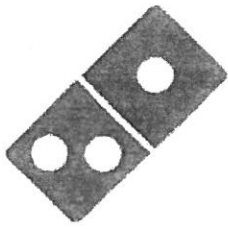
**Response** - How can the problem be addressed? What can be done to prevent recurrence or reduce the damage if it does recur? What agencies or organizations are responsible and should help in solving the problem? What are the best things to do for short- and long-term results?

**Assessment** - Did the problem go away? Was the damage reduced? If not, what else should be done?

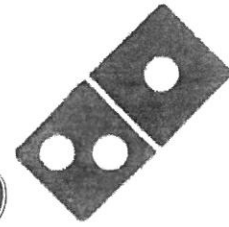
Most importantly, report all suspicious activity to the Security Department or to Seal Beach PD.

**YOU** are the eyes and ears of the community and reporting such activity may stop crimes before they are committed.





# LEISURE WORLD



## APPRECIATION NIGHT!

Dear Residents of Leisure World,

Dominos would like to say Thank You for being our loyal customers by hosting Appreciation Night every Thursday, starting March 12, 2015 from 4pm to 7pm. We will be located in outside Clubhouse #6.

**The following Items will be sold:**

**Large cheese or pepperoni pizza -\$7.00**

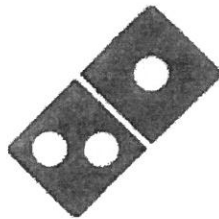
**Medium cheese or pepperoni -\$5.00**

**8 Piece Wings or 8 piece Boneless -\$6.00**

**Cinnasticks/Breadsticks -\$2.00**

**16 Piece Parm Bites -\$2.00**

**Sodas (2 Liters) - \$2.00**



**This event is being hosted by your local Dominos**

**2934 Westminster Blvd Seal Beach CA**

**(562) 493-2212**