

F E B R U A R Y / M A R C H 2 0 2 1

# Mutual 6 News



## Message from the Board

In January we elected a new President, Lynn Baidack, for the remainder of the 2020-21 term, and Charlotte Cone was elected as the new Vice President. The rest of the Board, Mike Simpson (Physical Properties), Evelyn Velez (Financial Officer), Teresa Boggs (Secretary), and Frank DePalma (Landscape) continue to execute our workplan. More information on our workplan is on Page 8.

In this issue, we have important news about rodent problems, sewer problems, the copper re-pipe project, and more. Please give us feedback by calling the Mutual 6 Hotline.

## Save the Date!

### Call for Candidates

**March 16, 2021**

Tuesday, March 16<sup>th</sup> is the last day to file your Candidate Application for the Mutual 6 Board of Directors.

### Board Meeting

**February 26, 2021 at 10:30**

Meetings are held on Zoom at 10:30 a.m. Invitations are emailed to residents on our list.

## Reminders

- In the event of an emergency, who would be notified? What happens with your pet? Keep your personal contact and emergency information current. Call Stock Transfer.
- If you have recently adopted a pet, or if your beloved friend has passed away, it is important to update records in Stock Transfer. Emergency information is needed for your pet, too!

Do it today! Update emergency contacts and pet registration. Call Stock Transfer at (562) 431-6586 and press extension 346.

## Rodents: A Growing Problem

You play a critical role in keeping rodents out of your building. Once they enter, they make themselves at home in the attic and walls and are enormously difficult to evict.

Rodents are omnivores that'll eat your pet's food and every little piece that ends up on the floor. Leaving accessible pet food in or around your home will definitely increase the rodent population for you and your not-so-grateful neighbors. What they don't consume on the spot, rodents will store away for a rainy day. This hoarded food is especially problematic when hidden within wall voids where it attracts insects that feed on stored food.

Rodents don't stop and do their "business" in one spot. They have very poor vision so they pee and poop all the time they travel as a means of tracking. Rodents can spread diseases through bodily fluids that can be very detrimental to you or your pet.

### Keep Rodents Away

- **Don't feed the squirrels or birds!** It may seem fun but it can be very harmful to the squirrels and attracts rodents. You might be surprised to learn that feeding squirrels can make them aggressive once they learn to

associate humans with food, and it's detrimental to their health. Apart from your own safety and their health, it's against the California State law and Mutual 6 Rules and Regulations to feed wildlife. (Hummingbird feeders are okay.)

- Keep entry doors CLOSED. An open door is an invitation to enter.
- Feed your pet indoors where you can control the procedure; not on the porch or deck.
- Don't leave food out 24/7 and allow your pet to self-feed. Give your pet a reasonable amount of time to eat, and then remove the food bowl.
- Never leave pet food out overnight when rodents are most active.
- Wash the pet's bowl and sweep food crumbs looking for those stray nuggets that end up under the refrigerator or in a corner.
- Store pet food in a metal or plastic container with a tight-fitting lid, or in the refrigerator. Cabinets are not rodent-proof and placing the pet food in a plastic bag does no good at all as rodents will chew right through it.

If you have a rodent issue, call the Mutual 6 Hotline. But ultimately, **YOUR** actions are essential to controlling a rodent infestation.

(Contents from the Madison Square Park Conservancy, and the Colonial Pest Control websites.)



## Copper Re-Pipe Project

Nelson Plumbing will begin the copper re-pipe project replacing corroded water delivery lines on March 1<sup>st</sup>. Water heaters over 10 years old will also be replaced. One building will be completed per week, with the final building re-pipe scheduled the week of November 15th, barring unexpected delays.

You will be notified approximately 4 - 6 weeks prior to your proposed construction month with information and a COVID liability waiver. If all units sign the waiver, you will be scheduled for a fire inspection. At the fire

inspection, you will receive additional information and a schedule of your construction dates. If we do not receive signed waivers from all units in the building, that building will be moved to the bottom of the schedule.

Three buildings with a history of water quality issues have been prioritized. The remaining buildings are prioritized on the number of water heaters over 10 years old. Be patient. We want to make sure all shareholders benefit as soon as possible from this necessary upgrade to our aging water delivery pipes.

## TENTATIVE SCHEDULE

Buildings are prioritized as follows:

- March: Buildings 55, 142, 56, 66, 62
- April: Buildings 57, 141, 139, 137
- May: Buildings 138, 136, 134, 133
- June: Buildings 68, 61, 53, 54
- July: Buildings 128, 65, 64
- August: Buildings 60, 59, 130, 135, 140
- September: Buildings 144, 127, 129
- October: Buildings 132, 131, 143, 63
- November: Buildings 58, 67

No construction the following weeks:

- Memorial Day: May 31-June 4
- Independence Day: July 5-9
- Labor Day: September 6-10
- Veteran's Day: November 8-12

If we do not receive signed waivers from all 12 units in a building, the building drops to the bottom of the schedule and everyone else moves forward. Construction will not proceed between November 22 and January 2022. If there are unexpected delays, the work will be continued in 2022.



## Call for Candidates

If you are interested in being a candidate for the 2021-22 Board of Directors, applications are currently being accepted through Tuesday, March 16<sup>th</sup>. The time commitment varies from 3 to 30 hours a week, depending on the Board's adopted workplan for the year and your position on the Board.

Challenges for next year include: budgeting for infrastructure projects, researching best practices for sewer renovation, Mutual beautification, pest control, and managing costs related to property sales and rentals.

We strongly recommend interested candidates attend monthly Board meetings the fourth Friday of the month at 9:30 via Zoom. Zoom invites are usually emailed 3 days in advance to everyone on our email list. If you don't receive an invite, please contact the Mutual Hotline.

## Mutual Hotline

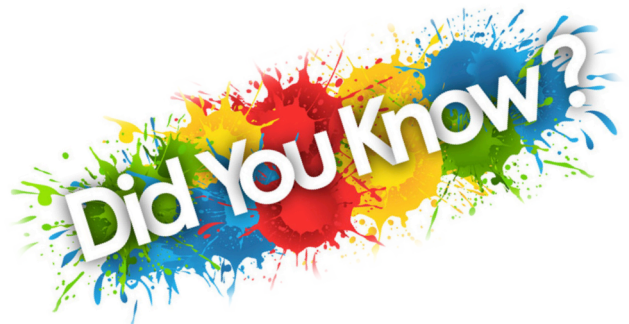
The Mutual Hotline is a Success – Please call (562) 375-0300 to request service or ask a question. Between September and December 2020, we received and handled over 460 requests for services or information. The Hotline is allowing us to track service orders and follow-up with residents. We hope to gain a better understanding of the Mutual's day-to-day maintenance needs.



## Did You Know?

Solar panels power our carports, sidewalk lights, and the water heaters, washers and dryers in the laundry rooms.

Mutual 6 relies on Innovative Cleaning Service to sweep the carports on a regular basis. The cleaning schedule is posted in the carports. Shareholders are requested to move their cars to street parking on the days posted to make sure that the carports are cleaned!



## Project Status

### Rules & Regulations

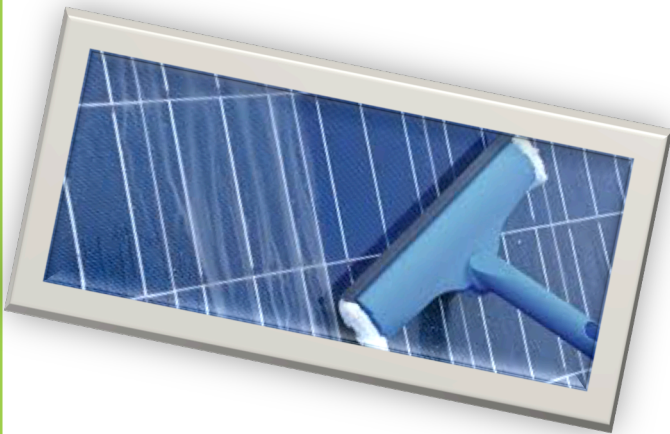
In December 2020, emergency revisions were made to the Rules & Regs to address the requirements of California Assembly Bill 3182 regarding rentals. As the Board stated at that meeting, a more comprehensive revision will be completed in the Spring.



SEAL BEACH MUTUAL NO. SIX  
RULES AND REGULATIONS

### Solar Panel Cleaning

Airplane exhaust, freeway pollutants, dust and fine particulate matter accumulate on the solar panels and reduce their efficiency. To generate the highest level of electricity, the panels need to be cleaned routinely. The Board has requested bids and will select a cleaning vendor this Spring to maximize the return on our investment.



### Operational Improvements

The Board continues to look at ways to improve processes and procedures to reduce our expenses, maximize our revenue, manage our appliance reserves, and research materials and solutions to maintain our physical infrastructure.



### Tree Trimming & Arborist

There is a temporary moratorium on planting of new trees until the Mutual has the financial resources to hire an independent arborist to analyze the health of our current inventory, and assist in the proper selection of new trees based on the space available, and proximity to sewer lines and buildings. However, a certain amount of tree trimming will be done later in the year to trim trees that may be a hazard to residents or property.



## Sewer Pipe Breaks

In October 2020, the Board authorized Service Maintenance to conduct a video inspection of all the Mutual's sewer lines. A report presented in December from Service Maintenance indicated that there are minor root intrusions in a couple sewer lines and that there is a break under Building 60 that needs to be addressed this year. Unfortunately, video inspections are not perfect and another sewer pipe break was discovered February 11th in Building 59 requiring emergency repair.

Please bear in mind that the problem is not the result of any single user! The sewer pipes are over 60 years old and are simply corroding with age. The high water table in LW and salt content in the soil serve to exacerbate the problem.

Therefore, it is extremely important that we all obey the waste guidelines for garbage disposals and sewers.

### Garbage Disposals

"If you want to see the plumber, use the garbage disposal," said Patsy Miller of Mutual 6. The sad truth is that you cannot use your garbage disposal to grind up leftover foods as you probably did in your previous home. The LW sewer system is not up to handling the volume.

Your garbage disposal should be used at the end of the day to grind up the little fittzels of food that go down your drain accidentally when you wash the dishes. If you use it to grind and dispose of your food waste, you will create a backup for yourself and your neighbor.

### Preventing Kitchen Backups

Never put fats, oils or grease down the sink!

- Scrape grease into a container and put in the trash.
- Wipe out pans and greasy plates with a paper towel and toss the towel.
- Don't dump gravy, mayonnaise, salad dressings, sauces, sour cream or butter down the drain.
- Don't dump coffee grounds, pills, bones, egg shells, or fibrous materials like banana or potato peels, celery, etc. down the drain.
- Don't dump rice or other highly absorbent foods like tapioca.
- Don't dump chemicals (nail polish remover) or Draino.

### Preventing Toilet Backups

Treat the sewer system as if it has Irritable Bowel Syndrome. Flush ONLY toilet paper down the toilet! No paper towels, wet wipes, tissues, bandages, cotton balls, cat litter or leftover food.

## Meet Susan

Meet Susan Erlenbaugh (right). Born in Georgia, she and her two little brothers were raised in Fresno following the death of her father who was shot over North Africa during WWII. She's a former cheerleader, which is obvious when you talk to her! Her language students and retail customers must have loved her, and there has to be a great story behind how she became an IRS auditor. Her silver lining during the pandemic is that she can see her son and daughter more often. Her daughter is a flight attendant and before 2020 they were able to rendezvous all over the world.

Susan has been in LW for 13 years, and the last 4 years in Mutual 6. She and her neighbors have been enjoying Wednesday/Thursday soirees under the trees where libations are allegedly consumed along with a healthy dose of laughter.



## Meet Ruth

Ruth Beaman (left) is one of approximately 50 centenarians in LW! She learned about LW from her 3 aunts who lived here and she herself has lived here for 37 years. Ruth remembers the inventions of the telephone, air travel, and most recently, FaceTime, where she just saw her great grandchild for the first time on her 100<sup>th</sup> birthday. Ruth is the last of 7 children.

Ruth is a member of the Gardening Club and can name any flower. She gets help at home from care-givers during the week and then spends the weekend changing things back to the way she likes them! Her biggest frustration with the pandemic is that she can't do what she wants, when she wants. But she loves living in LW and feels blessed to have such wonderful neighbors. (Apparently, they don't move her stuff.)



Her most vivid memory from childhood is the Long Beach earthquake of 1933. On March 10, 1933, a 6.4 magnitude earthquake struck at 5:54 p.m. leveling buildings primarily in Long Beach. It is fortunate that the earthquake occurred in the evening because school buildings incurred the most significant damage. Ruth remembers eating outdoors for months and helping her mother cook over an improvised stove made from a wash tub. She's having an amazing life!



# 2020-2021 Workplan

In the first six months of the year, the Board of Directors has accomplished the following projects:

- Implemented the Mutual 6 Hotline
- Held 2 public meetings to receive input on preparation of the calendar year 2021 Operating Budget and the Reserve Budget
- Updated the 30 Year Infrastructure Reserve Study to include new projects such as sewer renovation and drainage improvements
- Revised Rules & Regulations and Occupancy Agreement in compliance with AB 3182, and other language clarifications
- Contracted for drainage and sidewalk repairs in various areas
- Contracted for copper re-piping including asbestos abatement, touch-up painting and unit hot water heater replacement of all buildings
- Conducted emergency tree trimming and removal
- Completed video inspection of Mutual sewer system
- Replaced water heaters in laundry rooms
- Prepared bid documents for tree trimming, professional consulting arborist, and solar panel cleaning service
- Implemented improvements to the pre-listing inspection process to reduce operating expenses

## Directors



Lynn Baidack  
President



Charlotte Cone  
Vice President



Teresa Boggs  
Secretary



Evelyn Velez  
Financial Officer



Frank DePalma  
Director  
Landscaping



Mike Simpson  
Director  
Physical Properties

For more information about Mutual 6, including governing documents and Rules & Regulations, please visit the Leisure World website at <http://www.lwsbmual06.com>.