



Community Civic Association Of Laguna Woods Village

Thursday, January 25, 2007

State of LWV Corporations



Golden Rain Foundation	Third Mutual	United Mutual	Mutual 50 (Towers)
President George Portlock Page 3	President Jim Matson Page 4	President Beth O'Brien Page 3	President Richard Wurzel Page 5

The following are excerpts from the Laguna Woods Village Resident Handbook

LAGUNA WOODS VILLAGE GOVERNANCE

The governance structure is organized under the California Non Profit Mutual Benefit Corporation Law. There are four such corporations, three of which are housing corporations including United Laguna Hills Mutual, Third Laguna Hills Mutual, and Mutual Fifty; and the fourth, the Golden Rain Foundation is not a housing corporation, but a corporation that manages the shared community facilities. Each owner is a member of their respective housing corporation as well as a member of the Golden Rain Foundation.

Each corporation has its own set of governing documents, filed with the County Recorder and transferred to each member through escrow.



Community Civic Association Of Laguna Woods Village

CCA brought you many great programs in 2006. All of these had booklets that will help you as residents of Laguna Woods Village. These booklets are available at the Laguna Woods Globe's office. They include:

- Permits and Alterations information
- Architectural Review Procedures
- Manor Insurance as of October 2006
- Managing Laguna Woods Village
- Veterans 2006 Benefit Summary
- Special Transportation and Golf Cart Insurance
- Golf Cart Trail Map
- El Toro Water District Tips to save water
- GRF 2007 monthly charges plus Eminent Domain Explained.

If you have benefited from these free booklets hopefully you will consider joining the over 700 other residents who have sent in their 2007 dues. Dues are \$10.00 per manor per year.

Our new CCA Board of Directors include:

Jeanne Allen
Bob Bouer
Ellen Daryl Imple
Judy DiLailo
Joseph Jagoda
Nancy King
Jo Ann Leuck
Maxine McIntosh

Charles McLaughlin
Isabel Muennichow
Roz Rhodes
Dick Robechek
Jim Shaffer
Jerry Sheinblum
Erwin Stuller
Joan Taft
Denise Welch

We are dedicated to being a positive influence in Laguna Woods Village. We back up all our statements with written documentation put in our monthly booklets. If you like how we have been doing things please consider helping us reach our 2007 goal of 2007 members! Your \$10.00 yearly membership dues per manor will do just that! Mail them to

CCA Post Office Box 2613; Laguna Woods, CA 92654-2613

Denise Welch
2007 President

SENIOR HOUSING DEVELOPMENT

According to California Civil Code § 51.3 in order to reside in a senior housing development at least one occupant must be 55 years of age or older; all other persons who reside must be at least 45 years of age, unless the other occupant is: (1) a spouse or cohabitant and/or registered domestic partner (2) a primary provider of economic or financial support (3) a primary provider of physical health care. **Any person wishing to reside in the community must obtain prior approval from the Board of Directors.**

GOLDEN RAIN FOUNDATION

The purpose of the **GOLDEN RAIN FOUNDATION** is to develop and maintain facilities and services, acting as Trustee of the Golden Rain Foundation of Laguna Hills Trust. This includes recreational facilities, security gates, bus transportation system, Community Center.

There are two classes of Membership in Golden Rain Foundation:

Corporate Members are the Board of Directors of the three housing Mutual Corporations. Corporate Members have voting rights to elect the Golden Rain Foundation Board of Directors.

Mutual Members are the users of the services and facilities, but do not have voting rights to elect the Golden Rain Foundation Board of Directors.

UNITED MUTUAL

UNITED MUTUAL is stock cooperative housing comprised of 6,323 memberships. Its governing documents include Articles of Incorporation, Bylaws, and an Occupancy Agreement. The Corporation leadership consists of an 11 member Board of Directors, elected by the Members of United Mutual.

United operates and maintains the manors, laundry rooms, carports and common grounds owned by the Corporation. The Corporation also owns the manor interior, including the appliances. Mutual Members who replace their appliances as a non-standard alteration (see *alteration guidelines, Permits & Inspections*) must return the original appliance to the

Corporation. Arrangements can be made by calling Property Services at (949) 597-4600.

UNITED HUD LOANS

The construction of 6,223 United Stock Cooperatives was funded through 22 FHA-guaranteed loans for a 40-year period at a rate of 5.25%. First payments were due 03/01/1965 and the final payment is due 10/01/2009. The monthly loan payment is collected through the monthly carrying charge payment. Mutual Members cannot pre-pay the loan balance due. Following is a list of the loans by Sub-Mutual. The Sub Mutual number is found on the Member's stock certificate as the first part of the Membership Series number. For example, the loan for Membership series "19"-L is sub-mutual "19" and will mature on 11/01/2008.

Sub Mutual	Units	Maturity	Sub Mutual	Units	Maturity
1A	152	02/01/2005	10	46	10/01/2005
1B	218	02/01/2005	11	344	11/01/2006
2A	276	03/01/2005	12	380	07/01/2007
2B	372	03/01/2005	13	276	06/01/2007
3	569	09/01/2005	14	278	01/01/2007
4	295	08/01/2005	15	356	09/01/2007
5	188	08/01/2005	16	358	12/01/2007
6	242	11/01/2005	17	100	N/A
7	371	12/01/2005	18	48	02/01/2007
8	370	06/01/2006	19	450	11/01/2008
9	242	08/01/2006	20	196	03/01/2009
10	46	10/01/2005	21	196	10/01/2009
				6,323	

THIRD MUTUAL

THIRD MUTUAL is a condominium housing comprised of 6,102 memberships. Its governing documents include Articles of Incorporation, Bylaws, Covenants, Conditions, and Restrictions (CC&R's). The

Corporation leadership consists of an 11 member Board of Directors, elected by the Members of Third Mutual.

All manors built since 1968 are condominiums. Third Mutual operates and maintains the buildings, laundry rooms, carports and grounds.

MUTUAL FIFTY

MUTUAL FIFTY is a condominium association that is comprised of 311 memberships. Its governing documents include Articles of Incorporation, Bylaws, Covenants, Conditions, and Restrictions (CC&R's). The Corporation leadership consists of a 5 member Board of Directors, elected by the Members of Mutual Fifty.

Mutual Fifty consists of two high-rise buildings located inside Gate 10 off of Santa Maria. Dinner is included in the monthly fees. Room service and carry-out lunch are available at an extra cost. Weekly housekeeping is also offered at no extra cost. A monthly calendar includes daily activities, classes, day drips, and concerts. The average age of Mutual Fifty residents is 88, which is about 10 years older than the average age of residents in United and Third.

LEGAL DEFINITIONS OF REAL PROPERTY

Separate Interest – Condominium: the “separate interest” is commonly referred to as the air space of the condominium unit. Each member of a condominium owns an undivided interest of the real property.

Separate Interest – Stock Cooperative: the “separate interest” is the exclusive right to occupy a portion of the real property, as specified in subdivision, title to which is held by the corporation.

Common Area –All areas owned by the Corporation exclusive of the Manors.

Limited Use Common Area – portions of the condominium project or planned development that are not within the defined boundaries of a unit or lot, but are intended to be used exclusively by one owner. Examples of Limited Use Common Area are garages, patios, balconies, and carports.

SHARED COST CONCEPT

Through research of the governing documents pertaining to both the cooperative and condominium housing corporations, which make up the community, the following provisions provide for the shared cost concept:

1. Regarding United Laguna Hills Mutual: The Occupancy Agreements, Article I (a), Article 13 and United By-Laws, Article III, Section 6.
2. Regarding Third Laguna Hills Mutual and Laguna Hills Mutual No. Fifty: The Covenants, Conditions and Restrictions, Article IX, Section 1 (h), and Article VII, Section 1 (h).
3. Regarding Golden Rain Foundation: Amended Trust Agreement dated March 30, 1964, Paragraph 6: Golden Rain costs shall be included in monthly carrying charges on a pro-rata basis to members of respective corporations.

Accordingly, if any material changes are made which differ from the long established shared cost concept, amendments to the governing documents (CC&R's, Occupancy Agreements, Trust Agreement, By-Laws) may be required.

Guidelines

The following Guidelines for the sharing of costs and for the levying and collection of fees reflect the policies and practices, which have developed over the period of our community history to date. Obviously, the Guidelines are subject to change from time to time by future action of the Boards.

Shared costs are costs of operating, maintaining or furnishing facilities or services which all residents use or enjoy, or have the right to use or enjoy. They are costs budgeted as Golden Rain Foundation/Mutual Shared Costs, shared equally throughout the members of the community by manor. The carrying charge paid monthly by each manor ownership reflects an equal portion of these costs.

Similarly, costs of operating, maintaining or furnishing facilities or services within Third, United, and Mutual Fifty, which all members of the respective Mutuels use or enjoy or have the right to use or enjoy, are costs which are

similarly shared throughout each respective Mutual and budgeted as Mutual Shared or as Direct Mutual Operating Costs. The carrying charge paid monthly by each manor ownership in each Mutual reflects an equal portion of these costs within the respective Mutual.

In addition, within the respective Mutuals, certain facilities or services are furnished for the use and convenience of a limited group of residents (or of an individual resident). These costs are budgeted in the respective Mutual in addition to the Golden Rain Foundation/Mutual Shared and Direct Mutual Operating Costs. The carrying charges paid monthly by each manor ownership in each of said limited groups of residents of such Mutual reflect the Manor ownership's portion of these costs.







There are exceptions to the shared cost concept that are collected from residents in the form of fees. Such fees include but are not limited to facility room rental fees, clubhouse facility room option fees, non-clubhouse facility fees, non-resident and guest fees, and third party fees.

A current list of this information is posted on the Laguna Woods Village community website @ www.lagunawoodsvillage.com. under Operating Rules. This is updated constantly to bring you the most up to date rulings of our Mutuals.

EASY MONEY \$\$\$
Don't put trash in the
newspaper bins



UPCOMING CCA PROGRAMS

<p>Thursday, February 22, 2007</p> 	<p>New TV Technology and how it affect YOU. Special options for our vision and hearing challenged residents will also be presented.</p>
<p>Thursday, March 22, 2007</p> 	<p>Caregivers. We are joining with our Social Service Department to bring you YOUR options as a Caregiver.</p>
<p>Tuesday, April 17, 2007</p> 	<p>Security We are joining with our Security Department and Gate Ambassadors to answer your questions on our Security.</p>
<p>Thursday, May 24, 2007</p> 	<p>Mild Memory Loss and Brain Fitness will be our topic this month. We will partner with the Alzheimer Society and Humana Health Care in this exciting program</p>
<p>June</p> 	<p>Transportation will be the focus of this event that will include Federal, State, County and Local agencies</p>
<p>Thursday, July 26, 2007</p> 	<p>The El Toro Water District will bring other water experts to talk about Water in Orange County.</p>