



Community Civic Association
of Laguna Woods Village
P.O. Box 2613, Laguna Woods, CA 92654-2613



CCA 2006 Newsletter

Dear Friends and Neighbors,

I have been privileged to serve as Community Civic Association president for 2006. We have brought you many programs featuring outstanding speakers and informational handout booklets on each subject.

Now we are asking for your support for 2007 when your CCA will explore issues of vital importance to all Village residents. Please use the enclosed addressed envelope for your membership renewal check—still only \$10 per manor. Make your check payable to Community Civic Association and mail it to P. O. Box 2613, Laguna Woods, CA 92654-2613.

If you missed meetings in 2006 and would like booklets we have printed, please pick them up from the wall rack located in the Laguna Woods Globe newspaper office in the Community Center.

As a CCA member you will be enabling yourself and your neighbors to learn about vital issues affecting the quality of life in the Village and will be contributing to the positive development of our community.

Please visit us on the Internet at <http://www.lagunawoodsvillage.com>. Click on “Clubs,” then “General Interest” and finally “Community Civic Association.”

This letter is being mailed to all Laguna Woods Village residents and contains for the first time an itemized breakdown of the Golden Rain Foundation’s Business Plan for 2006 and 2007. How much do we pay each month for TV services? Landscaping? Golf Course operations? Security? Social Services? Transportation? You’ll find answers in the GRF 2007 Business Plan By Division table. Breakdowns of the offsetting revenues are listed on page 3.

Any questions? Call me at 770-5760 or any of our CCA Board members listed in this newsletter.

Thank you for your continuing support.

Denise Welch

**GOLDEN RAIN FOUNDATION & TRUST
2007 BUSINESS PLAN
BY DIVISION**

| Per Manor Per Month ASSESSMENT DESCRIPTION | 2006 | 2007 |
|---|------------------------|------------------------|
| BROADBAND SERVICES | \$37.34 | \$37.92 |
| Cable TV, High Speed Internet, Media Services, Digital Services, TV6 | 34.89 2.45 | 35.13 2.79 |
| GENERAL MANAGEMENT | \$2.17 | \$3.20 |
| Admin & Board Support Management Fee Legal Fees | 0.53 1.19 0.45 | 0.54 1.88 0.78 |
| COMMUNITY RELATIONS | \$5.58 | \$5.13 |
| Community Relations, Leasing, Central Services Social Services | 2.20 3.38 | 2.43 2.70 |
| FINANCIAL SERVICES | \$25.71 | \$26.69 |
| Accounting, Budget & Financial Planning, MIS, Purchasing & Warehouse Insurance | 18.86 6.85 | 19.51 7.18 |
| SECURITY | \$27.85 | \$28.68 |
| Security Admin, Operations, Fire Safety, Technical Services | 27.85 | 28.68 |
| LANDSCAPE | \$9.15 | \$10.18 |
| Landscape Admin, Grounds, Pest Control, Irrigation, Tree Maintenance Golf Course Maintenance (2 Golf Courses and Lawn Bowling) Garden Centers (from Recreation) | 4.74 4.41 0.00 | 5.30 4.41 0.47 |
| RECREATION | \$27.12 | \$27.73 |
| Recreation Admin, Clubhouses, Aquatics, Fitness, Stables Golf Course Operations (2 Golf Courses) Garden Centers (moved to Landscape) | 24.46 2.21 0.45 | 25.54 2.19 0.00 |
| HUMAN RESOURCES | \$0.74 | \$0.85 |
| Labor Relations, Employment, Safety, Environment, Comp & Benefits | 0.74 | 0.85 |
| MAINTENANCE | \$35.46 | \$34.94 |
| Maintenance Admin, Projects, Service Desk/Call Center Vehicle Maintenance Transportation | 19.71 0.13 15.62 | 17.57 0.04 17.33 |
| (SURPLUS)/DEFICIT RECOVERY | (\$1.64) | (\$4.25) |
| GRF RESERVE CONTRIBUTIONS | \$28.00 | \$31.00 |
| TOTAL BASIC ASSESSMENT | \$197.48 | \$202.07 |

**GOLDEN RAIN FOUNDATION & TRUST
2007 BUSINESS PLAN**

Per Manor
Per Month

Delineation of Revenues

| | | |
|---|-------------|-------------------|
| Operating Expenses (Before allocation) | | \$ 220.09 |
| Total Revenue, Net of Allocation Exp. | 2007 | \$ (44.77) |
| Broadband Services | | \$ (11.86) |
| Merchandise Sales | | \$ (2.22) |
| Golf Course Fees | | \$ (7.23) |
| Other Rentals | | \$ (2.12) |
| Other Resident Services | | \$ (1.04) |
| <u>Other Income</u> | | \$ (3.12) |
| Total Revenue | | \$ 27.59) |
| <u>Allocated to Departments</u> | | \$ 17.18) |
| (Surplus)/Deficit Recovery | | \$ (4.25) |

If actual operating expenses were lower than budgeted in prior years, the difference is often returned via a reduction to the assessments in the upcoming budget year. In the reverse case, with expenses being higher than budgeted, the resulting deficit would require an assessment increase.

| | | |
|----------------------------------|--|-----------------|
| GRF RESERVE CONTRIBUTIONS | | \$ 31.00 |
|----------------------------------|--|-----------------|

This represents the amounts to be contributed to reserve funds, not actual expenditures.

Equipment *These funds are reserved for the purchase of new and replacement equipment such as vehicles, machinery, office equipment, and furniture* \$8.00

Facilities *These funds are reserved for the acquisition, addition, replacement or improvement of Foundation and Trust Facilities and their components. This fund also provides for the principal repayment of the Cable TV System and Community Center loans.* \$22.00

General Operating *These funds are used to repair damages caused by uninsured or unexpected events.* \$0.00

Unappropriated Expenditures *These funds are reserved for unanticipated expenditures not otherwise identified in the annual operating budget.* \$1.00

| | | |
|--------------------------------|--|-----------------|
| TOTAL BASIC ASSESSMENTS | | \$202.07 |
|--------------------------------|--|-----------------|

Golden Rain tree

Koelreuteria paniculata



Golden Rain tree Facts

- Mature Height :** 20-40 feet
- Mature Spread :** 20-35 feet
- Mature Form :** Rounded
- Growth Rate :** Medium to rapid
- Sun Exposure :** Full Sun
- Soil Moisture :** Widely adaptable
- Soil Type :** Widely adaptable
- Flower Color :** Yellow
- Foliage Color :** Green
- Fall Color :** Yellow
- Zones :** 5 - 9

This is the tree that our Golden Rain Foundation was reportedly named after. You can see these trees in various areas around our community.

2007 Directors

| GRF Board of Directors | | | United Board of Directors | | | Third Board of Directors | | |
|------------------------|-----------------|-----|---------------------------|------------------|-----|--------------------------|-------------------|-----|
| President | George Portlock | '07 | President | Beth O'Brien | '08 | President | Jim Matson | '07 |
| 1 st VP | Ruth May | '08 | 1 st VP | Jan McLaughlin | '09 | 1st VP | Bob Hatch | '08 |
| 2 nd VP | Bea McArthur | '07 | 2 nd VP | Kenneth Hammer | '07 | 2nd VP | Larry Souza | '09 |
| Sec. | Cynthia Chyba | '07 | Sec. | Bevan Strom | '09 | Sec. | Isabel Muennichow | '09 |
| Treasurer. | Bob Miller | '07 | Treasurer | James E. McNulty | '08 | Treasurer | Richard Moos | '07 |
| Director | Jack Bassler | '08 | Director | Linda Wilson | '07 | Director | James Keysor | '07 |
| Director | Joseph Heller | '08 | Director | Marty Rubin | '07 | Director | Raymond Gros | '07 |
| Director | Noel Hatch | '08 | Director | Burns Nugent | '08 | Director | Dominic Burrasca | '08 |
| Director | Don Tibbits | '09 | Director | Mary Stone | '08 | Director | George Arnold | '08 |
| Director | Erwin Stuller | '09 | Director | John Dalis | '09 | Director | Gunter Vogt | '08 |
| Director | Mark Schneider | '09 | Director | Maxine McIntosh | '09 | Director | Carol Moore | '09 |

2007 Meeting Schedules

Third Laguna Hills Mutual Monthly Meetings - unless noted:

| | | | |
|--------------------------------|-----------------------------------|------------|----------|
| Board Meeting | 3rd Tuesday | 9:00 a.m. | Board |
| Agenda Workshop | Morning of Board Mtg. | 8:00 a.m. | Sycamore |
| Finance | 2 nd Tuesday | 1:30 p.m. | Birch |
| Joint New Resident Orientation | 1 st Friday | 9:00 a.m. | Board |
| Landscape | 1 st Thursday | 9:00 a.m. | Birch |
| Long Range Planning | 1 st Friday | 2:00 p.m. | Sycamore |
| Maintenance & Construction | 8 business days before Board Mtg. | 9:00 a.m. | Board |
| Nominating Committee | On Call | | |
| Resident Info Service | 2 nd Wednesday | 10:00 a.m. | Birch |
| Traffic Hearings (Closed) | 4 th Wednesday | 9:00 a.m. | Birch |

United Laguna Hills Mutual Monthly Meetings - unless noted:

| | | | |
|--------------------------------|---------------------------|------------|----------|
| Board Meeting | 2nd Tuesday | 9:30 a.m. | Board |
| Agenda Workshop | 1 st Wednesday | 8:30 a.m. | Sycamore |
| Finance | 1 st Monday | 9:30 a.m. | Birch |
| Joint New Resident Orientation | 1 st Friday | 9:00 a.m. | Board |
| Landscape | 2 nd Thursday | 9:00 a.m. | Sycamore |
| Maintenance & Construction | 3 rd Thursday | 9:00 a.m. | Board |
| Nominating Committee | On Call | | |
| Resident Info Service | 4 th Monday | 1:00 p.m. | Birch |
| Traffic Hearings (Closed) | 3 rd Wednesday | 10:00 a.m. | Birch |
| United Looks Ahead | 4 th Tuesday | 1:30 p.m. | Sycamore |

Golden Rain Foundation Monthly Committee Meetings:

| | | | |
|--------------------------------|---|------------|----------|
| Board Meeting | 1 st Tuesday | 9:30 a.m. | Board |
| Agenda Workshop | Tuesday preceding Board Mtg. | 9:00 a.m. | Sycamore |
| Broadband Services | 2nd Monday | 2:30 p.m. | Sycamore |
| Bus Services | 3rd Monday | 1:30 p.m. | Sycamore |
| Business Planning | On call | | |
| CAC Active Facilities Advisory | 2nd Wednesday | 1:30 p.m. | Birch |
| CAC Aquatics Advisory | 3rd Wednesday | 1:30 p.m. | Birch |
| CAC Clubhouse Advisory | 2nd Thursday | 9:30 a.m. | Birch |
| CAC Computer Advisory | 1st Monday | 10:00 a.m. | Sycamore |
| CAC Continuing Education | 4th Thursday of Jan, Mar, May, Sept, Nov. | 1:30 p.m. | Birch |
| CAC Equestrian Advisory | 3rd Thursday | 1:30 p.m. | Birch |
| CAC Garden Center Advisory | 4th Thursday | 9:00 a.m. | Birch |
| CAC Golf Advisory | 4th Thursday | 2:00 p.m. | Birch |
| Community Activities | 1st Thursday | 2:00 p.m. | Board |
| Finance | Last Tues before Bd.Mtg | 10:30 a.m. | Birch |
| Gov. & Public Relations | 2nd Thursday | 1:30 p.m. | Sycamore |
| Maintenance & Construction | 3rd Monday | 9:00 a.m. | Board |
| Nominating Committee | As Established | | |
| Security | 3rd Thursday | 1:30 p.m. | Board |
| Select Audit Committee | On Call | | |

Eminent Domain Explained

by Leslie Keane, City Manager, City of Laguna Woods

Eminent domain - also called "condemnation" - is the power of local, state or federal government agencies to acquire private property for "public use" even if the owner does not wish to sell his or her property.

The power of eminent domain may be exercised to acquire property for a proposed project only if all of the following are established:

- The public interest and necessity require the project.
- The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
- The property sought to be acquired is necessary for the project.

Traditional examples of "public uses" for which the government might exercise eminent domain include such things as schools, roads, libraries, police stations, fire stations and waterworks. But the term "public use" does not mean that a project is actually open to the public; only a public benefit is required. Elimination of blight through redevelopment projects, for example, has been held by the courts to constitute a public benefit which satisfies the "public use" requirement of the federal and state constitutions. This is true even though the property might be transferred to a private developer and may never be open to the general public.

In California, the use of eminent domain to reduce blight and/or promote economic development is permitted only in conjunction with a Redevelopment Agency (RDA) project area. An RDA must satisfy four requirements in order to create a project area. Property within the project area must:

1. Be predominantly urbanized, meaning 80 percent of the land in the area has been developed for urban use or is an integral part of an urban area surrounded by development parcels.
2. Exhibit one condition of physical blight: (a) unsafe or unhealthy buildings; (b) factors that hinder economic use of buildings and lots; (c) incompatible uses that prevent economic development, such as irregular and inadequate sized lots in multiple ownership.
3. Exhibit one condition of economic blight: (a) depreciated or stagnant property values or impaired investments; (b) high business vacancies, low lease rates, high turnover rates, or excessive vacant lots; (c) lack of neighborhood commercial facilities; (d) residential overcrowding or an excess of adult business; (e) high crime rate.
4. Be incapable of improvement without redevelopment. This means that the blight cannot be reversed or alleviated by private enterprise; or government action; or both private enterprise and governmental action.

The City Attorney has noted on several public occasions that there is no property within Laguna Woods that meets these requirements. However, the City continues to hear from residents who are concerned that their homes could be at jeopardy. In August, the Laguna Woods City Council adopted Ordinance 06-05 that will prohibit both the City and any future City Redevelopment Agency from acquiring residential property by eminent domain for the sole purpose of transferring ownership of the property to a private party for use in a private commercial, retail, industrial, and/or residential development.



CCA 2006 Board of Directors



Denise Welch, President
 Libby Marks, 1st VP
 Roz Rhodes, Corresponding Secretary
 Jerry Sheinblum, Membership
 Jim Shaffer, Program Co-Chair
 Pat Whitson, Recording Secretary
 Charles McLaughlin, Treasurer
 Ellen Dalrymple, Director
 Maxine McIntosh, Director

Isabel Muennichow, Director
 Dick Robeck, Director
 Erwin Stuller, Director
 Joan Taft, Director
 Seymour Wellikson, Director
 Henry Eilbirt, Advisor
 Burns Nugent, Past President


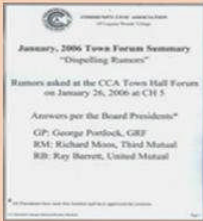
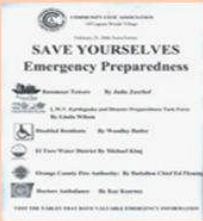



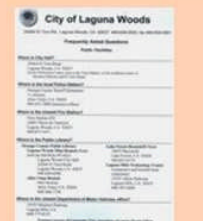

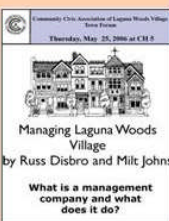
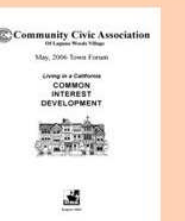

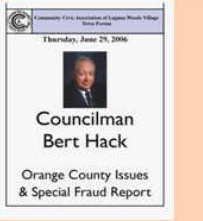
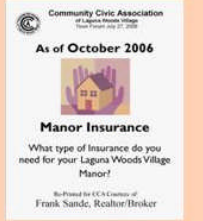

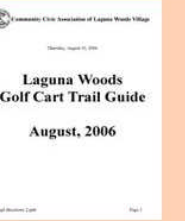



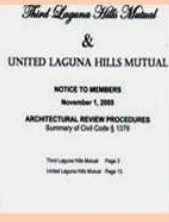
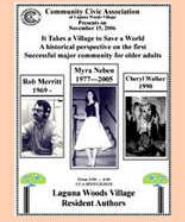
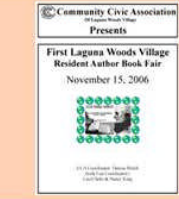
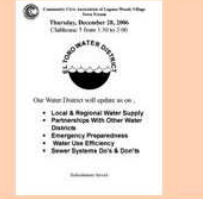
See phone book for phone numbers

| Telephone Numbers to Remember | | <i>Laguna Woods Village Numbers</i> | |
|--|---------------------|-------------------------------------|-----------------|
| City Hall | 639-0500 | Gate Clearance | 597-4301 |
| Office on Aging | 800-510-2020 | General Info | 597-4369 |
| OCTA | 714-636-7433 | Library | 597-4274 |
| Orange County Health & Human Services | 211 | LW Globe | 837-5200 |
| Fire/Paramedic | 911 | Property Service | 597-4600 |
| <i>Laguna Woods Village Numbers:</i> | | Recreation | 597-4227 |
| Bridge Room | 268-2420 | Security | 580-1400 |
| Bus Information | 597-4659 | Social Service | 597-4267 |
| Lift Bus | 597-4679 | Stables | 597-4275 |



Community Civic Association Of Laguna Woods Village

2006 Booklet Publications

| | | | | |
|---|---|---|--|---|
|  |  |  |  |  |
| 1-2006 Rumors | 2-2006 Rumors Summary | 2-2006 Emergency Preparedness | 2-2006 First Responders | 2-2006 Medicare Part D |
|  |  |  |  |  |
| 3-2006 City of Laguna Woods | 3-2006 FAQ of the City of Laguna Woods | 4-2006 Hoarding | 5-2006 Managing Laguna Woods Village | 5-2006 What is a CID |
|  |  |  |  |  |
| 6-2006 Fraud Fest | 6-2006 Bert Hack | 7-2006 Manor Insurance | 8-2006 Special Transit | 8-2006 Golf Cart Trail Map |
|  |  |  |  |  |
| 9-2006 Veterans Awareness Day | 9-2006 Veterans 2006 Benefits Summary | 10-2006 Permits and Alterations | 10-2006 Architectural Review Procedures | 11-2006 Rob, Myra & Cheryl |
|  |  | <h1>Join CCA today!</h1> <h2>4th Thursday at Clubhouse 5 from 1:30 to 3:00</h2> | | |
| 11-2006 LWV Resident Authors | 12-2006 El Toro Water District | | | |