



Laguna Woods Village®

24351 El Toro Road, Laguna Woods, CA 92637

lagunawoodsvillage.com

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Community Information

The Community first opened its gates in an unincorporated area of Orange County on September 10, 1964. Within six months, nearly 900 families had moved into the soon-to-be largest gated, age-restricted community in the country. Today, more than 18,000 people reside in Laguna Woods Village. The City of Laguna Woods was incorporated on March 24, 1999, and more than 90 percent of its population is made up of Residents from Laguna Woods Village.

Laguna Woods Village is an age-restricted community as defined under California Civil Code §51.3. At least one occupant must be 55 years of age or older and all other persons who reside in the household must be at least 45 years of age, unless the other occupant is 1) a spouse or registered domestic partner or 2) a primary provider of physical health care. Retirement is not a requisite for residency, as many Residents continue to maintain active careers. Any person wishing to reside in the community must obtain prior approval from the Board of Directors.

Governance

The governance of the Community is organized under the California Nonprofit Mutual Benefit Corporation Law. There are four such corporations, three of which are mutual housing corporation (mutuals). The fourth is the Golden Rain Foundation (GRF). The Mutuals are responsible for services directly related to housing and common areas, and GRF is responsible for all shared Community amenities including the bus system, security, clubhouses, swimming pools, golf courses, equestrian center and other recreational facilities. Ownership rights include a voting-membership to them and a non-voting membership to GRF.

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

Each mutual corporation has a Board of Directors elected by its members (one vote per dwelling unit). Board Directors are members of the Community who serve on a volunteer basis.

The Golden Rain Foundation has three corporate members—the three mutual corporations. GRF has a Board of Directors that is made up of members of each of the three housing mutual corporations. The Directors of the corporate members elect the Golden Rain Foundation Board of Directors. During the annual election process, each corporate member votes by means of a

weighted vote (i.e., the number of dwelling units in the mutual divided by the number of board members).

Each Corporation's Board of Directors appoints members to committees for the purpose of reviewing policies, programs and service levels, and making recommendations to the Board of Directors. Mutual committees include, but are not limited to, landscape, finance, maintenance and construction, energy, and traffic. GRF committees include landscape, finance, maintenance and construction, recreation, security, energy, and media and communications. The Board of Directors adopts an annual business plan that establishes programs and service levels for each Corporation.

Mutual Corporations

The Community offers two types of housing: condominiums and stock cooperatives. The definitions of these two forms of ownership interest are as follows:

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 in the real property. Owners of condominiums are issued a grant deed at the close of escrow.

Separate Interest—Stock Cooperative: The “separate interest” is the exclusive right to occupy a portion of the real property, the title to which is held by the Corporation. Members of stock cooperatives are issued a stock certificate at the close of escrow. A landlord-tenant relationship exists between the Corporation and the members (shareholders).

Common Area (Condominiums)—All areas are controlled and administered by the Corporation exclusive of the Manors.

Common Area (Co-Ops)—All real property exclusive of the Manor.

Limited Use Common Area—Portions of the condominium or stock cooperative project that are not within the defined boundaries of a unit, but are intended to be used exclusively by one owner. Examples of limited use common area are garages, patios, balconies and carports.

United Laguna Woods Mutual is **stock cooperative** housing comprised of 6,323 memberships. Its governing documents include articles of incorporation, bylaws, occupancy agreement and operating rules. 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 unaltered interior fixtures in the manor, including the appliances.

Third Laguna Hills Mutual is **condominium housing** comprised of 6,102 memberships. Its governing documents include articles of incorporation; bylaws; covenants, conditions and restrictions (CC&Rs); and operating rules. The Corporation leadership consists of an 11-member Board of Directors, elected by the members of Third Mutual. All manors built in the community

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

Laguna Woods Mutual No. Fifty is a **condominium association** that is comprised of 311 memberships. Its governing documents include articles of incorporation; bylaws; and covenants, conditions and restrictions (CC&Rs). The Corporation leadership consists of a five-member Board of Directors, elected by the members of Mutual No. Fifty.

Mutual No. Fifty consists of two high-rise buildings located inside Gate 10 at 24055 Paseo del Lago West. Weekly housekeeping is offered at no extra cost. Dinner is included in the monthly fees. Room service and carry-out lunch are also available at an extra cost.

Community Gross Statistics

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|---------------------------|---------|
| Square miles | 3.27 |
| Total acres | 2,095 |
| Square feet of floor area | 220,701 |
| Residential buildings | 2,584 |
| Manors | 12,736 |
| Carport structures | 1,225 |
| Laundry facilities | 509 |
| Street lights | 741 |
| Cul-de-sacs | 215 |
| Elevators | 82 |

The **Golden Rain Foundation** maintains and improves facilities and services, acting as Trustee of the Golden Rain Foundation of Laguna Woods Trust. This includes, but is not limited to, cable TV, recreational facilities, a social services office, Security patrol, the bus transportation system, and the Laguna Woods Village 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.

The monthly assessments are payable to Golden Rain Foundation. Each Mutual contributes a portion of its funds to GRF for maintaining community facilities, which are held in trust for their benefit by GRF under a trust agreement.

Community Recreational Facilities (GRF)

| | |
|---|-----------|
| Clubhouses | 7 |
| Pools and Hot Pools | 4 |
| Fitness Centers | 3 |
| Lawn Bowling Greens | 2 |
| Archery Range | 1 |
| Bocce Courts | 3 |
| Paddle Tennis Courts | 4 |
| Tennis Courts | 10 |
| Pickleball Courts | 4 |
| Auditorium/Theater (seats 814) | 1 |
| Craft Workshops | 10 |
| Library | 1 |
| Equestrian Center (40 stalls) | 1 |
| Equestrian Trails | 3.5 miles |
| Golf courses (36 holes, 153.5 acres) | 2 |
| Driving Range | 1 |
| Garden Centers (933 cultivation plots) | 2 |
| Maintenance and Landscape Service Center | 1 |
| Security Gates | 14 |
| Recreation Vehicle Storage Areas (398 spaces) | 2 |

Facilities located on the third floor of the Community Center:

Computer Learning Center, PC Classroom, Mac Classroom, PC Workshop and Table Tennis

Village Management Services, Inc. (VMS) is the management agent contracted by GRF, Third and United. VMS employs approximately 1,000 people; more than half of them are full-time. About 335 are part-time employees, most of whom are Residents of the community.

Frequently Asked Questions and Answers

Q: How many people live in the Community?

A: More than 18,000 people are listed as Residents in the Community.

Q: Do you rent/lease or buy your dwelling unit?

A: Co-ops are intended to be owner occupied, but with Board approval in United Mutual (co-ops), units may be subleased for a minimum of 90 days up to 12 months. Condominiums in Third Mutual may be leased for a minimum of 60 days with an annual renewal required. Mutual No. Fifty requires a 30-day minimum lease period and does not have a maximum lease term limit. Any person wishing to reside in the Community must first obtain approval from the Board of Directors for that specific corporation.

Local realty offices or individual members are responsible for any lease or sublease agreement between a landlord and tenant. Leases are processed by

the Resident Services Department at the Laguna Woods Village Community Center, 24351 El Toro Road. Processing includes submittal of an application to the Board for approval and the issuance of resident ID Cards.

Q: What is the monthly association fee?

A: The monthly assessments (carrying charges) vary among dwelling units, each depending on the mutual and building amenities, such as common-area laundries and elevators. Assessments include exterior maintenance, landscape, water, security and recreational activities.

Beginning January 2021, the basic monthly association fee for United Laguna Woods Mutual is \$601.98. The basic monthly assessment does not include property taxes or Mutual Property Insurance, which varies per manor.

Beginning January 2021, the basic monthly association fee for Third Laguna Hills Mutual is \$672.22. The basic monthly assessment does not include surcharges that are unique to buildings with common laundry facilities, elevators and/or Garden Villa Rec Rooms.

Beginning January 2021, the base monthly association fee for Laguna Woods Mutual No. Fifty will be \$2,006.77, which includes one dinner meal. The basic assessment does not include assessments that vary per unit, such as electricity, gas and housekeeping, which are based on the area size of each type unit. Additionally a unit may incur a fee for a second occupant, caregiver or enclosed patio.

** Dollar amounts above are subject to change annually in January.*

Q: What is meant by cooperative housing?

A: Cooperative housing refers to the cooperative form of ownership of the mutual's property by the housing corporation, which in turn is owned by the shareholders in the corporation. Ownership of the stock may be inherited, transferred or sold, with the approval of the corporation's Board of Directors. Heirs and beneficiaries must apply for membership and must be age qualified, financially qualified and intend to reside in the cooperative unit as their principal residence.

Q: When was the Community built?

A: The Community was built in phases, between 1963 and 1985. The first property was sold in January 1964; the first move-in was September 10, 1964.

Q: Are there any medical facilities onsite?

A: No; however, there are numerous facilities in the immediate area, which are accessible by the Golden Rain Foundation (GRF) bus system.

Q: Are pets permitted in the Community?

A: Pets are permitted; however, the Community does comply with the City of Laguna Woods Animal Control rules and requires that Residents be able to maintain their pets in accordance with these rules. The Resident Handbook contains rules specific to the Community.

Q: Are guests permitted in the Community?

A: Yes, guests are permitted to visit Residents in the Community. The governing documents state that overnight guest visitations are limited to 60 days (cumulative) in a 12-month period, in accordance with §51.3 of the California Civil Code. Guests may not use a living unit in the absence of the qualified Resident.

Q: Are transportation services available within the Community?

A: Yes, the Transportation Department provides free fixed-route and limited-demand response bus service for all Residents and their guests within the Community and the immediate surrounding area outside of the Community. Service is provided to area medical offices, hospital, supermarkets, financial institutions and many small businesses surrounding the community.

The fixed-route bus service is provided Monday through Friday from 9 a.m. to 5 p.m. Plan-A-Ride services are available Monday through Saturday 8 a.m. to 10:30 p.m. and Sundays 9 a.m. to 6 p.m. Non-ambulatory Residents who are unable to use the daily fixed-route bus system should contact the Transportation Department for information regarding the lift-bus reservation service. Bus schedules are available on all buses and in the lobby of the Community Center. In addition, bus information specialists provide an education service pertaining to the bus schedules for more information on these meetings contact Transportation.

Q: Upon the death of an owner, what happens to his/her dwelling unit?

A: Generally, ownership may pass to the heir as with any property. This is a very complex question with respect to cooperatives; it all depends upon how the title is held and is best answered by legal counsel. The mutual's Board of Directors must approve any sale or transfer of membership. The Resident Services Department can provide general information and assistance.

Q: Is there a cost to use the recreation facilities, other than the monthly fee?

A: Most recreational activities, facilities and services are included in the monthly assessment, with the exception of the Golf Course and Equestrian Center, which charge nominal "user" fees. Small fees are charged for movies, special cultural events, garden center plots and recreational vehicle storage areas.

Q: What is the minimum age to move into the Community?

A: In accordance with §51.3 of the California Civil Code, effective January 1, 1985, at least one person occupying a unit must be 55 years of age to qualify for occupancy. Co-occupants must be at least 45 years of age. Certain exceptions are permitted under the law.

Q: Can you purchase for investment purposes if you are under 55 years of age?

A: There is no age restriction for those purchasing in Third Laguna Hills Mutual (condominium units). United Laguna Woods Mutual (cooperative units) are intended to be shareholder member occupied. Individuals must be at least 55 years old in order to purchase and become a shareholder member.

Q: Are there parking facilities for my vehicle(s)?

A: Each dwelling unit is assigned one parking stall or garage. Some units in Third Mutual have two-car garages. Recreational vehicles must be parked or stored in the RV Lot, where there is an additional charge and possibly a waiting list for available spaces.

Q: Is there a limit to the number of decals for Resident vehicles?

A: Third Laguna Hills Mutual: Each manor is allowed to receive a limited number of GRF decals based on the number of original construction bedrooms.

One-bedroom manor: up to two decals

Two-bedroom manor: up to three decals

Three-bedroom manor: up to three decals

Each manor is allowed to receive up to a total of two decals for golf carts and/or golf cars regardless of the number of original bedrooms in the manor.

United Laguna Woods Mutual: Each unit is allowed to receive a limited number of GRF decals based on the number of original construction bedrooms.

One-bedroom unit: up to two decals

Two-bedroom unit: up to three decals

Decals may be issued in any combination to eligible motor vehicles, golf carts and golf cars, up to the total authorized per manor/unit. Decal counts do not include motorhomes and commercial vehicles stored in the GRF Recreational Vehicle Storage Area. At least one vehicle must park in the carport.

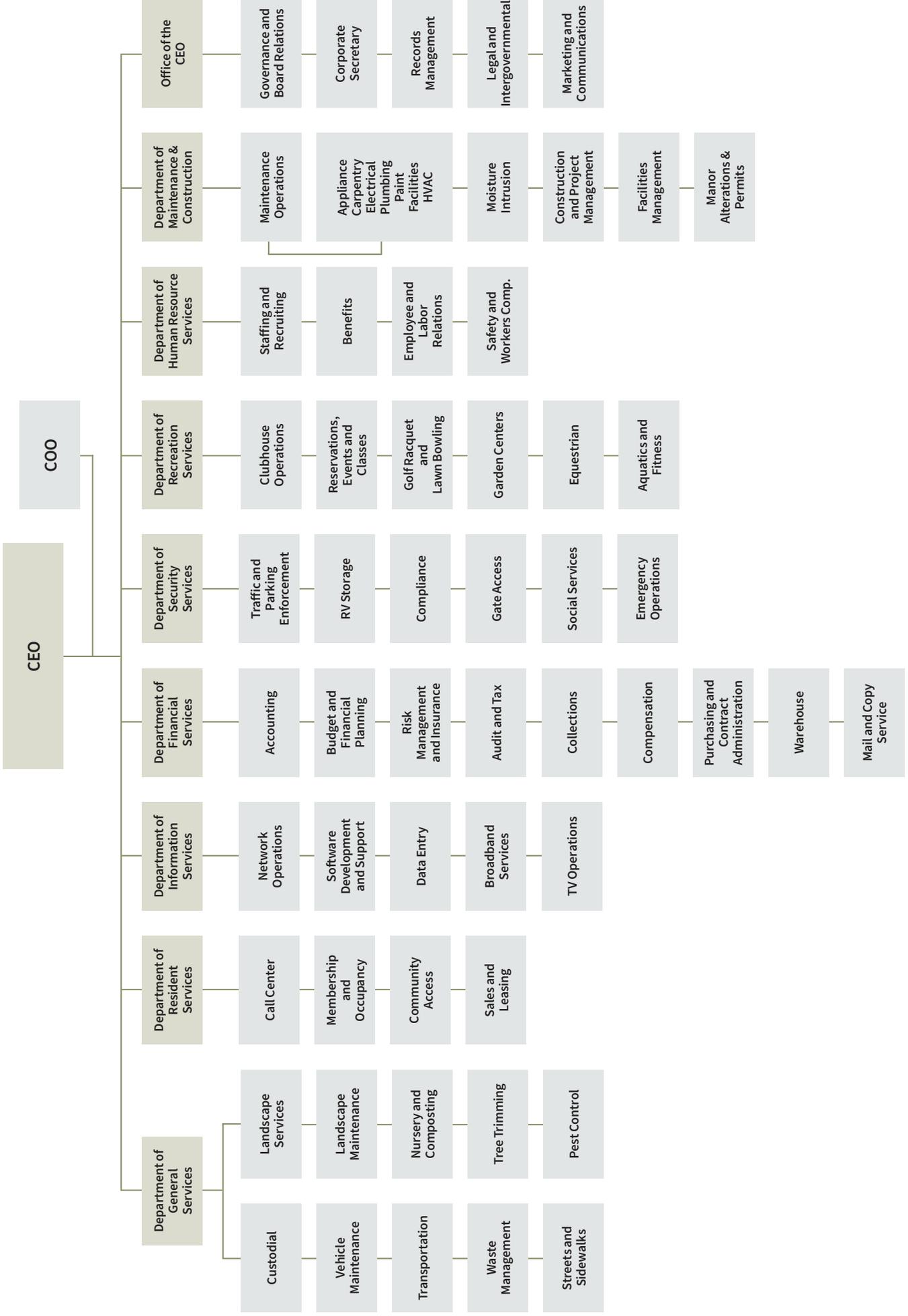
Please visit Laguna Woods Village website at lagunawoodsvillage.com for additional Community Information.



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ORGANIZATION CHART BY DIVISION – VMS, INC.

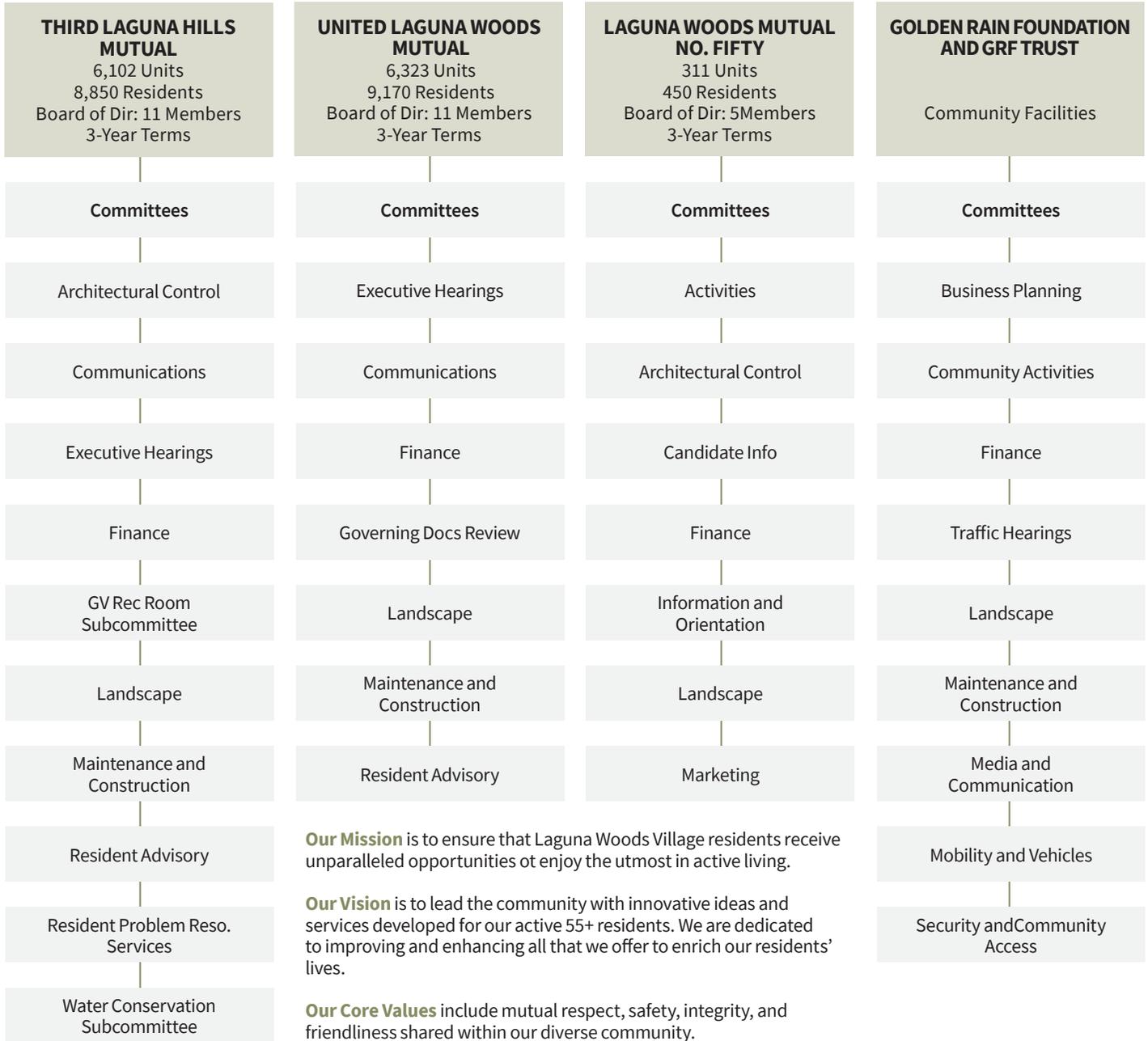
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Laguna Woods Village®

LAGUNA WOODS VILLAGE CORPORATIONS AND COMMITTEES



VILLAGE MANAGEMENT SERVICES, INC. (VMS) OPERATING DIVISIONS

