



# Laguna Woods Village®

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Laguna Woods Village, the West Coast's premier private community in Orange County, California, is home to more than 18,600 55+ active adults representing nearly 12,750 households. Community residents enjoy resort-style amenities that are the envy of the nation. The Village is one of the most recreational-focused communities in the country, and we strive to provide our residents with unparalleled opportunities to enjoy the utmost in active living. Resort-style amenities include two professional golf courses, a 10-court tennis facility, an equestrian center and more than 250 clubs and organizations—providing endless opportunities to socialize and make new friends. These are just a few of the reasons why Laguna Woods Village was named the “Best Senior Living Community” by the Orange County Register. At Laguna Woods Village, you'll be amazed at the endless possibilities awaiting you.

## COMMUNITY INFORMATION

Laguna Woods Village 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 18,6000 people reside in the Village. The City of Laguna Woods was incorporated on March 24, 1999, and more than 90% of its population is made up of Village residents.

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.

The Village is managed by **Village Management Services Inc. (VMS)**, 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 community residents. VMS operates 11 departments (and divisions within): CEO/General Manager's office, Department of Recreation and Special Events, Department of Maintenance and Construction, Department of General Services, Department of Landscaping Services, Department of Security Services, Department of Financial Services, Department of Human Resources Services, Department of Media and Communications, Department of Information Services (which includes Resident Services).

## GOVERNANCE

Community governance is organized under California Nonprofit Mutual Benefit Corporation Law. There are four such corporations, three of which are mutual housing corporations (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, the equestrian center and other recreational facilities. Ownership rights include a voting membership to them and a nonvoting 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.

GRF has three corporate members—the three mutual corporations. GRF has a board of directors comprised of members of each of the three housing mutual corporations. The directors of the corporate members elect GRF board 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, landscaping, 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** comprised of 311 memberships. Its governing documents include articles of incorporation, bylaws, and CC&Rs. The corporation leadership consists of a five-member board of directors, elected by the members of Mutual No. Fifty. Their property management is separate from VMS Inc.

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 monthly fees. Room service and carry-out lunch are also available at an extra cost. Owners at The Towers can access all community facilities and activities.

## COMMUNITY STATISTICS

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

**GRF** 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 GRF membership:

- **Corporate members** are the board of directors of the three housing mutual corporations. Corporate members have voting rights to elect the GRF board of directors.
- **Mutual members** are the users of the services and facilities, but do not have voting rights to elect the GRF board of directors.

Monthly assessments are payable to GRF. 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)

Archery range = 14 lanes

Auditorium/Theater (seats 814) = 1

Bocce courts = 3

Clubhouses = 7

Craft workshops = 10

Driving range = 1

Equestrian center (39 stalls) = 1

Equestrian trails = 3.5 miles

Fitness centers = 3

Garden centers (1,108 cultivation plots) = 2

Golf courses (36 holes, 153.5 acres) = 2

History Center = 1

Hot pools/spas = 4

Lawn bowling greens = 3

Library = 1

Paddle Tennis courts = 7

Pickleball courts = 7

Pools = 5

Tennis courts = 10

Table tennis = 1 large facility on the third floor of the Community Center

## OTHER COMMUNITY FACILITIES

Maintenance and landscape service center = 1

Community-owned television station with original programming = 1

Recreation vehicle storage areas (413 spaces) = 2

Security gates = 16

PC computer lab = 1

Mac computer lab = 1

## FREQUENTLY ASKED QUESTIONS

**Q: How many people live in the community?**

**A:** More than 18,600 people are listed as community residents.

**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 at 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 assessment 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 shared costs for exterior maintenance, landscape, water, security and recreational activities. Over our history, Laguna Woods Village has never charged special assessment fees.

**Q: What is meant by cooperative housing?**

**A:** Cooperative housing refers to the cooperative form of ownership of United 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 1981. 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 via the GRF bus system, including MemorialCare Saddleback Medical Center. Three other hospitals are nearby, as well.

**Q: Are pets permitted in the community?**

**A:** Pets are permitted; however, the community complies 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 community residents. 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. Guests are also welcome at various Village events, dinners and pool events.

**Q: Are transportation services available within the community?**

**A:** Yes, the Transportation Division 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 adjacent medical offices, MemorialCare Saddleback Medical Center, 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. Journey scheduled ride service is for preapproved riders with medical needs. In addition, the Village has partnered with Lyft rideshare service to offer rides to residents within the transportation system parameter range from 8 to 9 a.m. and from 5 to 9 p.m.

**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. However, in respect to cooperatives; the answer all depends upon how the title is held and is a question 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 dinner and recreation events, 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](http://lagunawoodsvillage.com) for additional community information.