



Laguna Woods Village®

Where new adventures begin



THE HISTORY OF LAGUNA WOODS VILLAGE

Laguna Woods Village, formerly known as Leisure World, originated from the foresight and creative genius of Ross W. Cortese. As a thirtysomething real estate developer, he formed the Rossmoor Corporation. In May 1956, he built Rossmoor, California, the community where he discovered the marketability of a “whole community” that included churches, schools and businesses.

Cortese realized that the needs of persons over the age of 55 were not met by the building industry. His plan for the Leisure World communities was the result of research developed by a gerontology program at the University of Southern California. The program provided an invaluable source of information about what mature people needed and wanted in their environment.

Leisure World Laguna Hills was built after the near completion of the first Leisure World at Seal Beach. Rossmoor began selling manors in Leisure World Laguna Hills in February 1964. The first Mutual contained 370 units located on Calle Aragon opposite Clubhouse 1. They were sold an hour and half after they were put on the market. Unit prices at the time ranged between \$12,000 and \$24,000.

By the end of 1964, occupancy had risen from the original 10 families who moved in September 10 to 931 families. Everyone had to learn together about cooperative living—in management and local governance—a new experience for many. Cortese’s vision and business savvy ultimately produced a legacy that includes numerous communities that have offered practical living and the true American dream to generations of families.

COMMUNITY CENTER THIRD FLOOR

VILLAGE MEDIA SERVICES

Since 1967, it has been the mission of Laguna Woods Village to create a greater sense of belonging that leads to an informed and involved Community. Residents and organizations connect with one another through the services offered, and in turn there is a greater sense of belonging to the Community.

Cable TV Services

Golden Rain Foundation (GRF) Broadband Services provides quality cable television and high-speed internet to Laguna Woods Village. Every home in the Community is wired to receive cable television and internet services.



Laguna Woods Village Community Television

Village Television provides local programming seven days a week, covering Community news, highlights of Community events, feature stories and entertainment programs, as well as live broadcasts of homeowners association meetings and live broadcasts of the Laguna Woods City Council meetings.



Media Services 55

Media Services 55 provides advertising that is 100 percent targeted to Laguna Woods Village on 24 cable networks. In collaboration with Village Television, Media Services 55 provides a comprehensive list of client services for advertisers, including quality commercial production, promotional opportunities, live interviews and long-form programming.



BEST TABLE TENNIS FACILITIES IN THE SOUTHLAND

The Table Tennis Room on the third floor provides Residents with one of the best table tennis venues in Southern California. Nine playing tables and two practice tables provide abundant opportunity for play and practice. Paddles and balls are provided. Soft-soled, nonmarking athletic shoes are required.

COMPUTER FACILITIES

Beginning and advanced classes are available to Residents whether they prefer using a Mac or PC. A coached self-study course is available to all members of the PC Users Group and can be completed in the workshop or at home. A scanner is available to store all files and photos on a flash drive.





COMMUNITY CENTER SECOND FLOOR

ADMINISTRATIVE OFFICES

The administrative offices include Financial Services, General Management, General Services, Marketing and Communications, Purchasing, Human Resources, Maintenance Operations and Projects Services.

COMMUNITY CENTER FIRST FLOOR

RESIDENT SERVICES

Resident Services is here to serve and provide all the information and administrative help Residents need. Resident Services includes Community Access, Manor Alterations and Lease Permits. The call center is available Monday through Friday from 7 a.m. to 6 p.m. and Saturday from 8 a.m. to 5 p.m. Walk-ins are welcome Monday through Friday from 8 a.m. to 5 p.m.

MEETING ROOMS

The first floor of the Community Center houses the Board Room for governance meetings and two smaller rooms that are available to rent for

club events, meetings or lectures or to engage with friends. The Board Room has a state-of-the-art communications system—Directors have access to a computer screen and microphone on the dais. Many meetings are filmed and aired live on Village Television.

SPECIAL SERVICES

The Print and Copy Center, Disaster Preparedness Task Force, Laguna Woods Globe newspaper office, the Recreation office and the Foundation of Laguna Woods Village are conveniently located in the Community Center.

SOCIAL SERVICES

The Laguna Woods Village Social Services Department has been serving the Community since 1972. The caring staff is dedicated to improving the quality of life for Residents. Social Services offers support groups and educational programs, and Licensed Clinical Social Workers are available for short-term counseling, crisis intervention, long-term care planning and Community resource referrals. Volunteer coordinators oversee the Friendly Visitor Program, which trains active Village Residents to become welcome companions to less-active Residents.



BUS TOUR OF THE VILLAGE

SOUTHERN CALIFORNIA'S BEST AMENITIES

The Village is one of the most recreation-focused communities in the country and strives to provide Residents with the best services, programs and amenities possible. Amenities include two professional golf courses, a 10-court tennis facility, an Equestrian Center and more than 250 clubs and organizations that provide endless opportunities to socialize and make new friends. Laguna Woods Village was named the “Best Senior Living Community” by the Orange County Register.

EQUESTRIAN CENTER

Laguna Woods Village features a top-notch Equestrian Center with 38 stables and a full-size riding ring. This charming and unique facility offers boarding for Resident-owned/leased horses and a horse rental program. Riders and nonriders alike enjoy various social events, including summer barbecues, Easter at the Equestrian Center, horse shows and the Harvest Hoedown.

COMMUNITY FITNESS CENTER

The newly redesigned and upgraded fitness facility offers state-of-the-art exercise and fitness equipment. The 3,000-square-foot Fitness Center is well appointed with elliptical machines, Nusteps, treadmills, stationary bicycles, arm bicycles, recumbent bikes and weight-training equipment for a full-body workout. The Community Fitness Center also provides a comprehensive program of group and individual exercise classes. Guests of Residents are welcome to visit the fitness center. Guests must be 16 years or older and accompanied by the Resident.





EASY RIDER AND PLAN-A-RIDE

Getting around Laguna Woods Village is easy thanks to the Village's fixed-route bus transportation system, the Easy Rider. Plan-A-Ride, available by reservation, takes Residents and their guests throughout the Community and to nearby shopping centers, restaurants, churches and medical facilities. Both Easy Rider and Plan-A-Ride buses adhere to ADA requirements and can accommodate wheelchairs and walkers. Weekly destination shopping is provided on Tuesdays to stores that are not available on scheduled routes. The Recreation Department offers monthly excursions utilizing the Easy Rider for Residents to enjoy museums, festivals, concerts and sporting events.

MAINTENANCE YARD

The majority of the staff who oversee the maintenance of the Community's 2,095 acres begin their workday in the Maintenance Yard. Above-ground tanks house fuel for all of the Community's maintenance and security vehicles, including small and large trucks, transport and cargo vans, mules, forklifts, street sweepers and myriad other vehicles. Repair shops work throughout the day to make necessary repairs to these vehicles, as well as to landscape equipment.

SECURITY DIVISION

Laguna Woods Village Security vehicles patrol the Community 24/7. Patrol cars are equipped with cameras, radios and iPads, and are in constant communication with dispatch, guard gates and other patrol units. The Security Dispatch facility has state-of-the-art equipment and offers Residents peace of mind. The Director of the Security Department, Chief Tim Moy, was a previous Commander of the Orange County Sheriff's Department.

GARDEN CENTERS

Two Garden Centers offer plots for rent on an annual basis. Garden Center 1 offers 172 garden plots and 132 tree plots. Garden Center 2, located on Moulton Parkway near the golf course, features 596 garden plots, 118 tree plots and one shade house with 26 benches for orchids and plants.



CHURCH ROW

The developer of Laguna Woods Village, Ross Cortese, donated land on El Toro Road and Moulton Parkway to local churches so Residents of the Village could worship in the faith of their choice without having to travel far from their homes.

PERFORMING ARTS CENTER

Standing as the focal point of the Performing Arts Center is an 814-seat theatre complete with rehearsal and dressing rooms. Residents enjoy a variety of special events, musicals, seminars and theatrical performances. The Performing Arts Center also features two large dining rooms, each with a fully equipped kitchen and a conference room. Billiards rooms with six pool tables complete this destination spot.

U.S. POST OFFICE

The U.S. Post Office substation is available Monday through Friday from 10 a.m. to 3:30 p.m. and is closed for lunch from 11:45 a.m. to 12:15 p.m.

UNITED LAGUNA WOODS MUTUAL

United Mutual offers a creative alternative to condo living adjacent to tranquil Aliso Creek, lush greenbelts and verdant foliage. United

Mutual maintains the exterior and many of the interior components of the units. Available are 19 floorplans that range from one- to two-bedroom designs. United Laguna Woods Mutual is a nonprofit cooperative housing corporation that owns and manages all real property within the original 21 cooperative mutuals. In a cooperative, Residents are members of a corporation that owns all real property, including the dwelling units, carports and laundry facilities within the mutual's boundaries, and each member is entitled to occupy a specific dwelling unit under the terms of an occupancy agreement. As corporate members, each Resident enters an occupancy agreement to pay a share of the property taxes, maintenance and other operating expenses. A board of directors, elected by its members, governs affairs of the cooperative mutual.

THE HISTORY CENTER

The Laguna Woods History Center (formerly called the Historical Society of Laguna Woods until it was renamed in 2015) is a California domestic nonprofit corporation founded in 1977 to be the official repository for Community archives. The organization's ongoing commitments include collecting, conserving and conveying the local





history of Laguna Woods Village, the City of Laguna Woods and the surrounding environs in Orange County. The Laguna Woods History Center building was completed in 1997 and is separate from yet adjacent to the Library across the parking lot from Clubhouse 1. The Laguna Woods History Center receives no portion of homeowners' fees, so operation depends entirely on donations from citizens and contributing partners.

LIBRARY

The Village Library offers more than 30,000 multimedia items to Residents, including the latest best-sellers, paperbacks, and a large selection of magazines and periodicals. Many books are available in large print. Volunteer Residents host myriad book clubs; each meet once a month at 6 p.m. in the reading area.

A PLACE TO MEET AND GREET

Clubhouse 1 features rooms available for club meetings, classes and recreation and social activities. Residents may schedule private parties in the dining rooms and main lounge. In addition to providing a fully equipped kitchen, some dining rooms open onto a patio area complete with barbecue facilities. Each room can accommodate up to 38 people for lectures or dining. The main lounge can accommodate

up to 300 people for lectures, or up to 220 at tables. The main lounge is equipped with a Sennheiser Hearing Enhancement System. Clubhouse 1 serves as the transportation hub for the Easy Rider bus system and features a variety of activities, including shuffleboard, bocce, swimming and indoor archery. The game room at Clubhouse 1 includes several card tables, an art room, a billiard room and a multipurpose room. A gymnasium provides a wide range of exercise classes, badminton, basketball and volleyball. The drop-in lounge is open Monday through Sunday, with coffee available Monday through Friday. Pool 1 is where Aquadette practice is held.

WHERE PASSIONS GROW

Clubhouse 4 is the arts and crafts center of the Community and provides facilities for hobbyists, craftspeople and artisans of all levels. Clubhouse



4 is a hub of creativity and special interests. Clubhouse 4 is an integral part of the Saddleback Emeritus curriculum for arts, ceramics, textiles, woodworking, lapidary, photography and physical education. These opportunities are only a few of the classes offered each semester. In addition, Clubhouse 4 has a multipurpose room, an Olympic-sized swimming pool, a hot pool with ramp access, locker rooms and shower facilities. This facility has full-time staff, as well as a team of 200 Resident volunteers to oversee the use of the individual workshops and provide expert advice.

OUR BEAUTIFUL VILLAGE GREENS

The Village Greens is home to the 19 Restaurant and Lounge, which features fine-casual dining for breakfast, lunch and dinner, as well as a full-service bar. Residents and their guests are welcome to dine on spacious outdoor decks while enjoying spectacular views of Saddleback Valley and the Santa Ana mountains. The Village Greens has golf carts for rent, a pro shop, golf lessons, equipment storage and meeting rooms for rent.

NEW PAR 3 LOUNGE

Par 3, the newest drop-in lounge in the Village, features comfortable furniture, a television, an outdoor patio and a place to play cards. Residents enjoy the relaxing atmosphere after a round of golf.

PRO SHOP

The pro shop is located in the starter building at the 27 Hole Golf Course. The shop offers a variety of golf clothing, supplies and equipment. The Golf Operations Manager is available to assist Residents in filling special orders.

27 HOLES OF CHAMPIONSHIP GOLF

Laguna Woods Village is a golfer's paradise. There are two professional courses ranging from the challenging championship 27 Hole Golf Course and a nine-hole, 3-par executive course. Adjacent to the courses are a driving range, practice putting greens and a chipping area. Three full-time golf professionals offer private and group lessons. A well-stocked pro shop, low fees and electric cart rentals provide everything a golfer needs.

GORGEOUS VIEW

Clubhouse 2 is adjacent to the 27 Hole Golf Course. It has two beautiful lawn bowling greens with a panoramic view of the nearby mountains and valleys. Clubhouse 2 has a swimming pool, video learning center and a card room. Pool 2, which has the coolest water temperature, is the most refreshing of the five pools. Serious lap swimmers are best served at this pool. Lane lines are available during specified hours.





ENTERTAINING WITH A BEAUTIFUL VIEW

Clubhouse 7 can accommodate up to 130 people for dining and dancing, and is ideal for a private party or club gathering. The large patio and commercial kitchen make entertaining easy. A large reception area and bar opens up to the main room. Clubhouse 7 is home to the American Contract Bridge League, which boasts 60 tables. Duplicate and progressive bridge games are also played in the Bridge Room.

MUTUAL NO. FIFTY/THE TOWERS

The Towers consists of two 14-story buildings behind Gate 10. Seven roomy floorplans include a balcony, a walk-in closet and a kitchenette. Membership includes nightly gourmet dinners, 24-hour concierge service, weekly housekeeping, utilities, on-call maintenance, free laundry facilities on each floor, live entertainment, an adjacent nine-hole executive golf course and transportation. The Towers is excited to feature MindFul, the expert dining services of Sodexo. Residents enjoy fresh variations of food created by the executive chef. Lunch is served daily in the California Dining Room.

THIRD LAGUNA HILLS MUTUAL

Third Laguna Hills Mutual is a nonprofit mutual benefit housing corporation that manages, operates and maintains all common area property (building exteriors, carports and laundry facilities) within the original 38 mutuals. A condominium owner has an equal interest in the common area with other owners and a separate interest in a unit. The common area is controlled and administered by the Third Laguna Hills Mutual Board of Directors. All condo owners are required to apply for membership in the corporation and pay for the common expenses and contribute to reserves. Third Mutual has several floorplans, ranging from one- to three-bedroom models. Styles include a single or a multistory building, or single-family homes. Thirty-two floorplans include a garage. All the homes in Third are situated among beautiful and well-maintained landscaping, and some homes are adjacent to the golf course. Third is the neighborhood for the last 110 manors. Dubbed the “jewel” of the Community, they are coveted for their size, breathtaking views and options for natural gas appliances. The last 110 are elevated high and backed against the nature preserve.

ENTERTAINING GALORE

Clubhouse 6 is situated in a tranquil setting and provides the ideal surroundings for intimate, private parties. Clubhouse 6 features one large dining room complete with a spacious dance floor. The dining room has a fully equipped kitchen, which includes an ice machine, commercial ovens and refrigerators. The Village's clubs and organizations frequently reserve this facility as it may accommodate up to 130 people for an event. The swimming pool is open in the summer.

PERFECT GATHERING SPACE FOR LARGE GROUPS

Clubhouse 5 is open every day from 8 a.m. to 6 p.m. and remains open until 10 p.m. when necessary to accommodate reservations. The Lounge is equipped with a Sennheiser Hearing Enhancement System to assist the hearing impaired. The main room includes a 12-table game room that provides a place to play a variety of games. The billiards room is furnished with a

snooker table and three pocket pool tables. Two multipurpose rooms have a small kitchenette and can be divided into two smaller rooms. Each room can accommodate 50 people for a lecture or 32 for a class. The main lounge kitchen has complete china and flatware table settings, coffee servers, wine carafes and service trays. Clubhouse 5 has a swimming pool and a hot pool. The hot pool features ramp access. Adjacent to Pool 5 are locker room and shower facilities. Clubhouse 5 features Saturday Night Dances several times a year, as well as many holiday dining events.

FOR MORE INFORMATION

Laguna Woods Village consists of three housing corporations governed by three separate boards of directors. All prospective buyers are required to meet certain financial requirements as a condition of membership. Please visit our website at **lagunawoodsvillage.com** to find the applicable Resale Application package and Financial Requirements for more information.



OUR MISSION

Our Mission is to ensure that Laguna Woods Village Residents receive unparalleled opportunities to enjoy the utmost in active living.

VISION

Our Vision is to lead the Community with innovative ideas and services developed for our active 55+ Residents. We are dedicated to improving and enhancing all that we offer to enrich our Residents' lives.

CORE VALUES

Our Core Values include mutual respect, safety, integrity and friendliness shared within our diverse Community.