

October 2017

# MUTUAL 16 MATTERS

Mutual 16 – Leisure World, Silver Spring, MD -20906

Rita Molyneaux - molyneux@erols.com

Web Site – www.lwm16.com

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<b>Administration</b>	<b>301-598-1000</b>
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## **FROM THE DESK OF THE PRESIDENT:**

October is always a bittersweet month - cooler mornings and delightful but shorter days.

Remember, it is important that you turn your air conditioner **Off** before you turn on any of your heaters. You must not allow the systems to compete. Remember that a large portion of your homeowners' dues is directly attributable to the amount of electricity used. Both the air conditioners and the heaters use huge amounts of electricity.

Please remember that residents are required to care for the area within 4 feet of their houses even once the flowers fade. Dave Darr will soon be conducting another inspection of the Mutual and sending out reminders to people who need to spruce up their yards.

The "Happy Hour at the Rock" on 9-15 was a huge success. The food was delicious and of course the company "divine". Thanks to Julie Repeta and her committee for their hard work!

If you haven't done so yet, check out our Mutual's webpage [www.lwm16.com](http://www.lwm16.com). The meeting minutes and newsletters are posted, along with the rules and bylaws. You may also see some familiar faces among the pictures posted in the "Happenings" page. Thanks for Paula Seebode, our unofficial Mutual 16 photographer, for capturing all the activities of the Mutual.

We would still like volunteers to help with the Mutual. If you would like to help, please call any of the Board members. It's your Mutual - help to make it great!

# REPORT FROM THE HEALTH ADVISORY COMMITTEE

By Jeannie Jones

Most of the items discussed at the last meeting were follow-ups to projects already underway.

Extra Space in Medical Center—contracts with specialists in various allied health fields are in the process of being negotiated. If all goes well, we expect practitioners in the areas of audiology, massage therapy, acupuncture, durable medical equipment, and home health to be in place by the first of the year. More information will be forthcoming when available, so watch the Leisure World News for the latest.

Publicity as to Specialists at the Medical Center—in response to an accusation by a Leisure World resident that the Health Committee and MedStar were hiding the fact that there are specialists (not just primary care physicians) at the Medical Center, MedStar is compiling a list of available specialists. When it is ready, we will attach it to the newsletter and it will be printed in the Leisure World News. Of course, if you have questions with regard to specialty care at the Medical Center, you can always call MedStar to ask.

Oncology/Psychology Services—oncology services at the Medical Center were suspended when the practitioner departed. Another candidate for the job has been identified and the details are being worked out. In addition, one of the psychotherapists has left the Medical Center. That vacancy is also being addressed.

X-Ray—on the long-standing issue of x-ray availability at the Medical Center, it seems that there are several approvals from various places needed before radiology capability can be established. These steps were not taken by MedStar until recently, so there is still no x-ray machine there. They now expect a permanent machine to be placed by the end of December. There will be no Pilot Program, as previously planned. When the x-ray machine arrives and the room is finished, basic x-rays will be available to all practitioners, not just the orthopedic specialist.

Medicare Open Enrollment—the time that you can move within plans is Oct 15-Dec 7. The Social Workers at the Medical Center are available to help you determine what is the best plan for you. This is a free service, but you need to call the Social Work Department to make an appointment.

Pharmacy—plans are underway to have a permanent drug take-back station at the pharmacy so that you will not have to wait for Drug Take-back Day to dispose of old medications.

Reminder—you do not have to be a MedStar patient to use the pharmacy and the lab at the Medical Center. They are open to all residents with a proper prescription/order.

## **UPDATED Energy Advisory Committee (EAC) Meeting Summary for 15 August 2017- Joe Halpin**

The president of the Mutual 9 Board of Directors (BOD) sent a draft letter to the EAC for our consideration and, if appropriate, our concurrence to forward their proposal to the LW BOD for their approval. The subject of this letter is Change to Mutual 9 E-Ratings. In this letter Mutual 9 proposes to change the basis for calculation of that Mutual's energy consumption from the E-Rating method to the actual, total-kilowatt hours consumed as measured by the electrical sub-meters installed on the homes in this mutual.

These sub-meters were installed in 2014 and the data collected since then shows that the total kilowatt hours consumed each year since then has decreased. For the 12 month period for 2014/2015 their measured consumption was 2566 MWhrs. For the 12 month period 2015/2016, their measured consumption was 2135 MWhrs. This data suggests that individual unit owners were able to make improvements to their home's energy efficiency and/or modified their thermostat settings to save energy. At the same time M9's E-Rating has changed little over this 2 year period, leaving the residents to conclude that they are being overcharged for their electricity consumption.

The EAC decided to not form an opinion about this letter until it is finalized by Mutual 9. In the interim, assignments were given to develop pro and con positions on the proposal to facilitate discussion at the next EAC meeting.

A second decision of the group to decide about forwarding the letter to the LW BOD is the Master Meter Mutual (MMM) group. Even though they are not a formal advisory committee, they are more representative of the collection of MMMs.

Upon discussion and careful review, since this meeting, an EAC subgroup has reviewed the M9 request and has raised questions about their proposed method for using electric-meter data. This group feels that the M9 data should be treated the same as the meter data from the Trust properties. The EAC members have been discussing this issue with the M9 staff to come to a mutual understanding of how to properly and fairly use their data. This issue will be discussed further at the September EAC meeting; members of M9 are invited to participate.

An important point is, if the concept of using the M9 meter data is approved by the LW BOD, the remaining 16 MMMs will see a change (up or down) in their electricity assessments.

Nicole Gerke spoke about her efforts so far in 2017 to complete the E-Ratings that were submitted this year. This effort so far was about 70 hours. This work comprised 15 submissions, with about half old submissions from Mutuals 9 and 10. Using an estimate of \$100/labor hour for salary and overhead, the cost to all LW unit owners is about \$70,000 or about \$1.24 per unit per year (5663 units total in LW).

Nicole told us about the 30 trees that were planted over the past 2 months on trust property, mostly in the LW Blvd. median strips. She noted that these trees came gratis from Montgomery County. I passed this information onto Dave Darr for possible application to our Mutual.



**From the Park Beautification Committee  
Paula Seebode**

You may have noticed that the dying crab apple tree in our park was taken down. In its place the Park Beautification Committee would like to plant a crape myrtle tree in memory of Maryann Swindler. To that end, we are taking donations. We would like to raise \$250. Call Paula Seebode 301-944-4759. She will gladly come by to pick up your donation in any amount. Make checks payable to Paula Seebode.

Thanks for contributing.

**Should the Mutual Pay for It?**

When you need work done in your home that you feel the Mutual should pay for you **MUST FIRST**

Call Jack Looney (301) 938-0718 or 240-669-3530  
before calling Physical Properties (PPD) If Jack is not available call  
Joan Allston 301-598-2557

If you call Physical Properties directly **you will be responsible for any charges incurred** unless it is an emergency situation.

For Emergencies after hours or on Weekends:

Call the Main Gate @301-598-1044



*M-16*  
*Happy Hour*  
*At*  
*The Rock*





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## **Introducing - Arthur N. Popper** (apopper@umd.edu)

I have the pleasure to serve Mutual 16 on three Leisure World Advisory Committees. My purpose here is to tell you a bit about these, and my role.

### **Leisure World Communication Advisory Committee (LWCAC)**

I chair the LWCAC. The committee was formerly the LW News Advisory Committee but our charter was just changed to include all public communication with residents and potential residents. This includes LW News, where we maintain an oversight role, but also adds things like review and advice on web pages (including the forthcoming revision in the web page for residents), publicity, and all other electronic means of communication. Our interest for the next months is to increase the opportunities for residents to contribute to the newspaper. Of course, you will have noticed that we changed “Residents Forum” to “Thoughts and Opinions” and this seems to have increased the number of people writing the paper. We encourage residents to write to the T&O page, of course following the guidelines in the paper.

### **Leisure Word Strategic Planning Committee**

I am one of five members on this committee. Our charge is to develop a strategic plan for LW that will help us move forward over the next 5 and 10 years. Our plan will include the major goals for the community and how will we get there. The way I look at this is that the community has thrived for 50 years, but it is now a “senior citizen.” Thus, it is time to rejuvenate ourselves and the strategic plan is a roadmap to accomplish this. The plan will be developed by our committee, but with very substantial input from the residents, leaders, and administration.

Over the next few months you will be seeing material about our project in Leisure World News, and we anticipate that residents will have an opportunity to contribute their ideas through a statistically based survey that will enable us to get more information about the interests of the community.

Of course, doing a really good strategic plan takes considerable time and expertise. While our committee will lead the project and develop the final plan, we will need outside experts who have broad experience in developing plans for communities such as ours. Thus, we are now meeting with outside groups to learn about the most effective way to develop our plan, and we anticipate the LW board hiring one of these groups (or some other group) to lead the process for us.

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### **Leisure World Technology Committee**

I am a member of this very exciting committee that includes some amazing technology experts. Over the past year or so we developed a strategic plan for technology. The plan is already impacting the community by helping drive a number of projects that have improved technology use for the administration. You may not have seen much change directly – but these changes are already impacting you. For example, an outgrowth of our work (and that of our LW administration) is the much more efficient call in to PPD. The TECH committee is also part of the planning process that will result on rebidding for TV and internet access when the current Comcast contract expires (a very big issue for all of us of course).

A large project is development of a new common system for mutual administration using very powerful web-based tools. While this most heavily impacts the larger mutuals, I have been a very “loud” voice for including the smaller mutual (such as ours) in planning and implementation. While Mutual 16 won’t need many of the components of the new system now, the system does offer some really nice features, such as document storage and handling and web page design, that we might use right now. And, in the future, we might want to adopt more features of the system (called FrontSteps).

If you have any questions about any of these committees, or suggestions, please don’t hesitate to call me (but the best way to contact me is via email at [apopper@umd.edu](mailto:apopper@umd.edu)).



**SAVE THE DATES**





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