

MUTUAL 16 MATTERS



MARCH/APRIL 2021

BOARD OF DIRECTORS

President	Joan Allston 301-598-2557 jallston1@aol.com
Vice President	Jean Jones 301-438-2333 jeanmariejones1950@gmail.com
Secretary	Paula Seebode 301-944-4759 paulas330@aol.com
Treasurer	Edwin Bradley 202-641-7455 edsubrad@aol.com
Directors:	Doug Allston 301-598-2557 dkallston@gmail.com
	Robert Hortin 240-242-4071 hortin6@aol.com
	John Looney 240-669-3530 j.looney007@comcast.net

COMMITTEE CHAIRS

Communications Distribution	Virginia Rehbehn 301-438-0949
Landscaping	Doug Allston 301-598-2557
Maintenance	John Looney 240-669-3530
Park	Paula Seebode 301-944-4759
Social	Julie Repeta 301-847-9067

CONTACTS

Assistant Property Manager	Cierra Coleman 301-598-1316 coleman@lwmc.com
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Editor	Chris Everett 410-428-7549 chris@ceverettonline.com
LW Admin	301-598-1000
PPD	301-598-1500
Security & Transportation —	
Main Gate	301-598-1044
Comcast	1-855-638-2855 willis_gray@comcast.com

Mutual 16 — Leisure World, Silver Spring, MD 20906 ■ www.lwm16.com

FROM THE DESK OF THE PRESIDENT

I think we would all agree it has been a long winter, but Spring is here and that means it is time for our Annual Meeting. The meeting will be held on May 20th at 2 PM via Zoom.

You should receive your proxy in the mail during the week of April 19th. Even if you intend to come to the meeting, please return the proxy as instructed. If you have not received your proxy by April 26th, please call **Cierra Coleman** at 301-598-1316. To be counted, proxies must be returned prior to the meeting on May 20th.

We are fortunate to have two residents running for election. They are (in alphabetical order) **Doug Allston** and **Elizabeth (Betsy) Davis**. Doug is a current director and head of the Mutual landscaping committee. Our current Vice President **Jeanne Jones** has decided not to continue on the BOD, thus creating a vacancy. We will also take nominations from the floor at the meeting.

The "Open Forum" at the end of the meeting is a great time to ask your Board members questions about the Mutual or to ask the representatives of management any questions or comments you might have.

Remember your vote counts. Our Mutual is only as good as the Board Members we elect!

THANK YOU MUTUAL 16 RESIDENTS!

While we all live in Leisure World, it is the residents of Mutual 16 who make our neighborhood a great place to live.

Thank you to our residents who:

- Serve on our Mutual 16 Board
- Deliver the *Leisure World News* and *Mutual 16 Matters* right to our door
- Create our Mutual 16 newsletter

- Oversee our social events
- Maintain our Park at the Rock for all to enjoy
- Represent us on LW Committees
- Maintain the 4 foot area around our residences
- Keep us informed by email & ROBOcalls on unusual happenings in our neighborhood

THANK YOU!

NEWS YOU CAN USE

HELLO! ...AND GOODBYE!

Welcome to our new administrative assistant **Cierra Coleman**. She can be reached by email at coleman@lwmc.com or at 301-598-1316. Heartfelt thanks to **Alicia Drummond** for her assistance the past few years. Alicia will still be with Leisure World to help with the transition.

DRYER VENT CLEANING

The Mutual normally pays for cleaning dryer vents every three years. However, if your dryer suddenly takes longer than normal to dry your cloths **do not**, and I repeat, **DO NOT** continue using your dryer until you get the dryer vent cleaned. If your dryer is taking longer than normal, it can be because a blockage in the vent. Your dryer can overheat and start a fire. It is the home owner's responsibility to pay for vent cleaning outside of regularly scheduled cleaning. The last time vents were cleaned was May 2019. They are next scheduled to be cleaned in 2022.

The Mutual uses Air Quality Technology for Dryer Cleaning 301-956-7254. Tell them you live in Mutual 16 and that they were contracted in 2019 to clean all 96 homes.

NEW COMCAST CONTACT

Willis Gray is our Xfinity Community Account Representative. When in need of a technician or for service issues, please call 1-855-638-2855.

If problems are affecting several units, please contact Willis Gray directly at willis_gray@comcast.com Willis Gray, Xfinity Communities, 11800 Tech Rd, Silver Spring, MD 20904

AUTOMATED GATE SYSTEM

We are getting closer and closer to the final stages of the new automated gate system. **Harry Geehreng** (Security and Transportation Committee) has heard questions from many residents and knows he doesn't always have an answer. To help address this, Harry made arrangements to have Mr. Dave Merritt, the gate access system's project manager, as the guest speaker at the recent Mutual 16 meeting via Zoom. This event was intended to be an opportunity to ask questions and find out what is planned. Harry hopes that residents were able to take advantage of this perfect way to participate.

AUTOMATIC PAYMENTS

There has been an increase in the number of residents' monthly assessment payments being considered late because they arrive at LW after the 16th of the month.

Be aware that if you use a Bill Payment Service, the payment is deducted from your account with them immediately — however, the Bill Payer Service takes some time in sending a check to LW accounting. In addition, post office delivery has not been timely recently.

As a solution, **Ellen Darr** notes that residents can sign up for Leisure World's automatic clearing house (ACH) — also referred to as the automatic debit plan. For more information and to sign up for this service, call **Jackie Ramos** at 301-598-1362, or email her at jramos@lwmc.com. Prevent late fees! Sign up today!

RECYCLING M.I.A.

Is your recycle bin Missing In Action? Put your address on the bin — it will eventually come "home."

YARD WASTE

Pickup of yard waste has resumed. Yard waste must be placed in a paper bag (no plastic) before 8 AM on Mondays and Thursdays. Please call Grounds at 301-598-1314 and give them your address to schedule a pickup.

FLUORESCENT LAMP DEAL

Leisure World has obtained from Pepco — free — LED replacements for certain fluorescent lamps and is offering them to the Mutuals with the condition that home owners are responsible for installation. This offer is to, in a small way, reduce electric consumption. The LED lamps use about one-third the energy of the fluorescent lamps.

The lamps are 4 feet long, 1 inch diameter fluorescent replacements. They will replace a T8 lamp in a fixture with an electronic ballast. In addition to the lamp dimensions, you can also read the printing on one end of the lamp to verify that the lamps in your fixture are the T8 lamps. The printing will include this: "F32T8." They will NOT work in older fixtures with T12 lamps (1.5 inch diameter). The lamps are 4100k color temperature (k=Kelvin), which is a bright white color. Please note that these lamps are not meant to replace LED lamps in an LED fixture.

If interested, please respond to **Joe Halpin** (birder1111@yahoo.com) with your name, address, phone number (information needed to arrange and deliver the lamps), and the quantity of lamps you want. If you have questions, email or call Joe at 301-384-0318.

ERRATUM

In the last "Get to Know Your Neighbors" article about **John Fajnor**, his address was incorrect. He lives at 15504 Prince Frederick Way.

GET TO KNOW YOUR NEIGHBORS

HELEN & BOB PECHACEK

3420 ISLAND CREEK CT

Helen grew up in Long Island and Connecticut and Bob in California. Bob majored in electrical engineering at Caltech — Helen majored in nursing and public health at Skidmore. He got a job in Massachusetts where a work buddy invited him for Thanksgiving and Bob met his coworker's sister, Helen. They married a year later. After the honeymoon, they moved to California for Bob's new job at Lawrence Livermore Labs and his PhD at UC Berkeley. Helen worked at the Alameda County Health Dept. Their first two children were born during their seven years there.

In 1967, their careers brought them to Maryland where they had one more child. Bob worked at UMD and the Naval Research Lab in Plasma Physics. Helen taught childbirth classes, then worked in the PG County Health Dept, then transferred to the State Dept of Health, became a certified nurse practitioner, and was the manager of the Maryland State Family Planning Program. They retired in the 1990s but kept busy. Bob was Mister Fix-it at home. Helen volunteered at the Olney Theater, Brookside Gardens, public school kindergartens, and their church.

They've traveled extensively, visiting Asia, Europe, Central America, and more. They even went on an African safari. Closer to home, they spent summers camping with the kids. Yosemite was a favorite backpacking trip. Helen stood guard all night, banging a pot whenever she saw a bear sniffing around the campground.



Bob and Helen at the Potala Palace, Tibet

In 2015, with the children's encouragement, Bob and Helen moved to Leisure World. Their Burtonsville home had become a lot of work. They've taken advantage of LW amenities — they have a garden plot, swim laps at the indoor pool, walk the golf course, and are in the Vegan Club and the Mac Club. Bob was on the LW Energy Committee and Helen was president of the LW Unitarian Universalists and in the Garden Club.

They've always worked as a team. At times, Bob worked days and Helen worked nights so a parent was always home for the children. In their garden plot, Bob built the raised beds, Helen cares for the plants, and they both weed. At their church, they taught classes together. They work on the Sudoku puzzle from the newspaper as a team. They make dinner together or take turns. Their philosophy: Live life rich in love of learning, love of family, and love of community. They celebrated their 61st anniversary in February.

WHAT'S HAPPENING?

HAPPY BIRTHDAY

- Louis Bryan** Mar 01
3401 Parker Creek Lane
- Francine Joyner** Mar 13
3411 St. Leonards Court
- Anne Hughes** Mar 30
3403 Parker Creek Lane
- Barbara Axelrod** Apr 01
3311 Solomons Court
- Doug Allston** Apr 13
15519 Prince Frederick Way
- Bernard Repeta** Apr 16
3319 Solomons Court
- John Looney** Apr 21
15411 Prince Frederick Way
- Norm Stant** Apr 24
3407 Island Creek Court
- John Fajnor** Apr 26
15504 Prince Frederick Way

RESOURCES

CONTRACTORS

HVAC, Plumbing

Jiffy Plumbing, Heating and Air Conditioning
 Pete Kristiansen 240-882-8696
petethevacguy@gmail.com

HANDYMEN

Small Projects

Call or email them and ask for a price for what you need done.

Scott Davis 240-463-6134
t00lman7@yahoo.com

John Kent 301-385-8866
a1handymanjack@gmail.com

Alex Santos 202-945-3178
aasremodel@gmail.com

GARDENING SERVICES

Jane Zimmerman 301-219-8745
 (Leisure World Resident)
jpzimmer7@gmail.com

Gloria Sherman 301-980-2867
 (Leisure World Resident)

REC Lawn

Russ Cooper 301-614-2938

Bill Bowers 301-831-7893

Jose Mayorga 301-346-5880

Mark Emmel 301-249-3655

Carlos Mendoza 301-624-9769

Cooper 301-473-2191

Jovy's 301-537-9156

MUTUAL 16 — SPRING ARRIVES

Photo credits:
Paula Seebode



Park Beautification Committee members got together to clean up the park. **Paula Seebode**, **Judite Fernandes**, and **Kay Looney** clipped and trimmed and removed winter debris, then decorated the park with pre-spring greenery. The Park participated in the "wearin' o' the green" for the month of March.



Michael Higgs and **Paula Seebode** work on the Little Library for Mutual 16 at the Leisure World Wood Shop

OH, DEER!

A rangale of deer visit the Park at the Rock



Photo credit:
Kay & Jack Looney