

# MUTUAL 16 MATTERS

NOVEMBER 2024

## PLANNING MEETING

1:00 PM first Thursday of month  
Clubhouse II, Rossmoor Room

## BOARD OF DIRECTORS MEETING

9:30 AM second Tuesday of month  
Clubhouse II, Rossmoor Room & Zoom

## BOARD OF DIRECTORS

<b>President</b>	<b>Paula Seebode</b> <a href="mailto:PaulaS330@aol.com">PaulaS330@aol.com</a>	301-944-4759
<b>Vice President</b>	<b>Betsy Davis</b> <a href="mailto:BetsyTDavis1@gmail.com">BetsyTDavis1@gmail.com</a>	240-383-7155
<b>Secretary</b>	<b>Chris Everett</b> <a href="mailto:Chris@CEverettOnline.com">Chris@CEverettOnline.com</a>	410-428-7549
<b>Treasurer</b>	<b>Edwin Bradley</b> <a href="mailto:edsubrad@aol.com">edsubrad@aol.com</a>	202-641-7455
<b>Directors:</b>	<b>Doug Allston</b> <a href="mailto:dkallston@gmail.com">dkallston@gmail.com</a>	301-598-2557
	<b>Marcia Laundry</b> <a href="mailto:malaundy@gmail.com">malaundy@gmail.com</a>	301-598-3027
	<b>John Looney</b> <a href="mailto:J.Looney007@comcast.net">J.Looney007@comcast.net</a>	240-669-3530

## CONTACTS

<b>Communication Distribution</b>	<b>Jean Jones</b>	301-467-3387
<b>Friends of the Park</b>	<b>Paula Seebode</b>	301-944-4759
<b>Helping Hands</b>	<b>Peter Loan &amp; Lenny Sammarco</b>	240-676-6074 301-598-3027
<b>Landscaping</b>	<b>Betsy Davis &amp; Marcia Laundry</b>	240-383-7155 301-598-3027
<b>Maintenance</b>	<b>John Looney</b>	240-669-3530
<b>Newsletter</b>	<b>Chris Everett</b>	410-428-7549
<b>Social</b>	<b>Kay Looney &amp; Diane Rosenfield</b>	240-669-3530 301-996-2549
<b>Sunshine Lady</b>	<b>Melinda Proctor</b>	301-847-9644

## SUPPORT

<b>Sr. Property Manager</b>	<b>Nancy Sprinkle</b> <a href="mailto:NSprinkle@lwmc.com">NSprinkle@lwmc.com</a>	240-560-5565
<b>Mutual Assistant</b>	<b>Michael Glick</b> <a href="mailto:MGlick@lwmc.com">MGlick@lwmc.com</a>	301-598-1055
<b>LW Admin</b>		301-598-1000
<b>PPD</b>		301-598-1500
<b>Main Gate (Security)</b>		301-598-1044
<b>Comcast</b>		1-855-638-2855
	<a href="mailto:willis_gray@comcast.com">willis_gray@comcast.com</a>	

Mutual 16 — Leisure World, Silver Spring, MD 20906 ■ [www.lwm16.com](http://www.lwm16.com)

## FROM THE DESK OF THE PRESIDENT

Two years and eight months in the making! At the board meeting on November 12, the Board passed Mutual 16's new rules.

You will receive hardcopies of the new now current rules, the new current bylaws, and the not-so-new but current Who Pays List. These documents will be hand delivered to your unit. In addition, you will receive electronic copies if you have given the Mutual written permission to send you important documents via email.

Some highlights of the new current rules:

- The current rules are now in keeping with the current bylaws.
- The current rules require an Application for Building Modification (ABM) for more changes.

Some rules are added. Some examples:

- Section 5. Prohibited Uses: Absolutely no charcoal grills are allowed and power washing by residents is prohibited.
- Section 6. Landscaping: Bamboo and other invasive plants are prohibited.
- Section 14. Pet control: Only put your pet's waste in your own trash.

Believe it or not, some rules were deleted. Some examples:

- The old rules said no fences anywhere in the Mutual. The current rules say only makeshift fences and electronic fences are prohibited.
- The old rules said you need permission for outdoor cooking in the general common area adjacent to unit. In the current rule, unit owners no longer need permission to cook in the grassy area near their unit.

As Sam Cook sang, while he was sitting on the dock of the bay, "Everything still remains the same." As in the old rules, the current rules prohibit awnings and ivy. Also remaining is: Nothing can be done that interferes with mowing or snow removal.

These are just my musings on the rules. The current rules contain a lot more. Please be sure to read them thoroughly. If in doubt about what a rule requires, ask. Underlying all the specifics in the current rules are these basic tenets: Think about the good of the Mutual and be a good neighbor. As the Chinese proverb says, "A good neighbor is a priceless treasure."

### IN THIS ISSUE...

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4. Landscape Update

4. History
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5. Yard Waste Stopped
6. Resources & Reminders

# MORNING WALKS IN LEISURE WORLD



## MILESTONES

### HAPPY BIRTHDAY!

- Jeanette Akhter** November 06  
15505 Prince Frederick Way
- Joe Halpin** November 10  
3405 Island Creek Court
- Judite Fernandes** November 22  
15407 Prince Frederick Way
- Joan Safier** November 22  
15409 Prince Frederick Way

### IN MEMORIAM

- Bob Werner**  
November 14, 2023 once lived at  
3423 Island Creek Court
- David Cox**  
October 14, 2024  
3408 Island Creek Court

## NOVEMBER SCRAMBLE

Rearrange letters on each line to form a word, then use the circled letters on each line to form the BONUS WORD.  
Created by **JANET GILBRIDE**

**E B A M R**

**S T I A V**

**A A N I M**

**E L A L B T**

**E B R L G I**

**BONUS WORD** CLUE: IN AUTUMN WE SEE FALLING

See next month's Word Scramble for answers

## OCTOBER ANSWERS

NLKFA  
**FLANK**

SESUA  
**ASSURE**

DOENL  
**OLDEN**

MEABAO  
**AMOEB(A)**

HEFTI  
**THEIF**

**BONUS WORD** CLUE: AMBIDEXTROUS MEANS ABILITY TO WRITE WITH BOTH -----  
**HANDS**

## GET TO KNOW YOUR NEIGHBORS

### MARIA & KEVIN BISHOP

15503 PRINCE FREDERICK WAY

Maria and Kevin grew up in Silicon Valley in Northern California. They graduated from rival high schools, but didn't meet until they had both been working at Lockheed Martin for some years. Kevin had secretly admired Maria from afar but it wasn't until he accidentally stabbed himself with an Exacto knife that they got together. Gushing blood, he reported to Maria, the building's designated first aid provider. She cleaned his wound, calmed his soul, and bandaged up his sore left hand; saving the day while charming him with her quiet competence and empathy. After dating for three years, they married. Kevin adopted Maria's daughter, Natalia, and soon after they had their second daughter, Kimberly.

Maria is an artist. She draws, paints, crochets, designs textiles, does découpage and more. She has also worked as a travel agent and later completed a college degree in web design at the age of 50 (no small feat!). After Maria's father died and her mother developed health issues, Maria's mother moved in with them. Maria was her caregiver for more than 20 years. Kevin worked for over 40 years as a scientist and engineer in research and development for Stanford Linear Accelerator Center, Lockheed-Martin, Ball Aerospace and Boeing. He helped design, build and flight test prototype remote sensing and communications payloads for aircraft and satellites. He even tested some of these in a NASA high-altitude aircraft, wearing a full pressure (AKA Space) suit. Although the job required a great deal of travel and multiple moves; it also included international conferences and temporary assignments in France, Australia, England, Germany, Japan, and South Korea.

They have lived in both Northern and Southern California, Colorado, Northern Virginia, and Florida before moving here in June 2024. They vacationed in England, Scotland, Canada, Iceland, Croatia, New England, Hawaii, Mexico, Costa Rica, the Bahamas, Italy, and Spain. They love hiking, cruising, gardening, music, and motorcycles. Two



of their favorite places in this world are California's Santa Cruz Mountains (hiking in the Redwoods) and the Medieval-walled city of York in England for its history (Romans, Vikings, Anglo Saxons, Normans, English Civil War, and Industrial Revolution – it's got it all!).

In 2018, Maria and Kevin moved to Palm Bay, Florida for Kevin's work with a plan that after retiring, they would move across Florida to St. Petersburg to be near family. In St. Petersburg, inspired by the palazzi she'd seen in Venice, Maria designed and oversaw the building of their dream home. Unfortunately, Maria's mother passed away before its completion. They lived there almost two years before everything got super expensive. Hurricanes, flooding, and the climate (the heat of both the Florida weather and politics) took their toll. In early 2023, their daughter Kimberly and her husband moved to Silver Spring; so with no family nearby, they followed their daughter to Maryland.

They found their new home in Mutual 16, and immediately got a puppy, **Penny** the Corgi. Moving in, downsizing, making new friends and training a puppy – Maria and Kevin love a challenge. Maria also has a garden plot and has joined the Rossmoor Artists Guild. Kevin is a bass in the Leisure World Chorale and volunteers in the Computer Lab. Once Penny is trained, they plan to take ballroom dancing and play pickleball. All this is in keeping with their harmonizing credos: Maria says, "Never be a prisoner of your past" and Kevin says, "Keep learning new things." May we all try to keep up with our active new neighbors.

## NEWS YOU CAN USE

### MUTUAL 16 MATTERS IS YOUR NEWSLETTER

We are always looking for good content submitted by the residents of Mutual 16.

Do you have an interesting hobby? Does your life-story include a brush with someone famous or an interesting anecdote? Do you have a passion for Art? Music? Macrame? Or Philately? Do you have a special skill or ability?

Please share your story, your poetry, or your mini-biography with our neighbors. Give it a try – and if you need some help to write it down, we'll work with you. With a simple chat on the phone, we can help create a draft for you to review and, only after your approval, we can write a great article all about you!

And, as you can see on this page, helpful homeowner tips are always welcome.

### BABY, IT'S COLD OUTSIDE! WINTERIZE

As the really cold weather arrives, be sure you have winterized your home. These simple actions will keep your house warmer and safer from flooding:

- Disconnect all outside hoses from the faucet to reduce likelihood of frozen pipes.
- Drain the hose and put it away to prevent freezing and splitting.
- Close the air conditioner vents in the ceiling. This will reduce drafts.
- Remove the AC filter, clean, wrap with foil, and put it back to reduce drafts. Reverse this process before running the AC in the spring.
- AIR CONDITIONER REMINDER FOR THOSE WITH BASEBOARD HEAT: Our baseboard heat is controlled by thermostats in each room. Our air conditioning is controlled by one central unit (usually in or near the living room). Keep in mind that a large portion of your monthly fees are directly attributable to the amount of electricity used. Both the air conditioners and the heaters use huge amounts of electricity.
- Make sure the air conditioner is turned OFF when the heat is turned ON.


DOUG ALLSTON

### TRASH TALK

When storms roll through our community, they can produce strong and gusty winds. This often leads to our trash being blown away, littering the neighborhood. Consider what you can do to minimize this problem. Pay attention to predicted gusty winds or storms for the days when our pickups are scheduled, particularly since the pickup schedule isn't always reliable. Delay putting out your trash, recycling, and paper until the morning of the pickup. Make sure you have lids that can be firmly attached to these containers. For the paper recycle containers, put heavier items (such as magazines) on the top. For recycling, minimize over-filling by using a larger container, or multiple containers.

And don't forget: Cardboard can be included with our paper and magazine recycling on Wednesdays. This would include any cardboard, e.g., shipping boxes, cereal boxes, shoe boxes, etc.

JOE HALPIN



Living  
with  
**DEMENTIA**

- ★ Agree, never argue
- ★ Divert, never reason
- ★ Distract, never shame
- ★ Reassure, never lecture
- ★ Reminisce, never say "Remember"
- ★ Repeat, never say "I told you"
- ★ Do what they *can* do, never say "You can't"
- ★ Ask, never demand
- ★ Encourage, never condescend
- ★ Reinforce, never force

## ODDS & ENDS

### COMING SOON – HOLIDAY POTLUCK

Don't forget the M16 Holiday Potluck is Sunday December 8, 2024.



### SENIOR CALL CHECK PROGRAM – FREE SERVICE FROM MD DEPT OF AGING

**HOW DOES IT WORK?** Every day a telephone call will be placed to a participant at a regularly scheduled time. These calls will take place between 8 AM and 4 PM as close as possible to the time block selected by the participant. If the participant does not answer their first call, they will be tried two more times. If calls go unanswered, additional calls will be made to an alternative person selected by the participant. The failure of the participant or alternate to answer will result in a call to the local non-emergency service.

**WHO CAN PARTICIPATE?** Any Maryland resident who is 65 or older who has a phone.

**HOW TO APPLY?** The online option is easiest. Go to [aging.maryland.gov/Pages/senior-call-check.aspx](https://aging.maryland.gov/Pages/senior-call-check.aspx). Otherwise, call 866-502-0560 and have an application mailed to you.

### YARD WASTE PICKUP 2024 – GONE BUT NOT FORGOTTEN

November 25 was the final yard waste pickup for 2024. Leisure World Grounds Maintenance will resume the service on March 3, 2025, weather permitting. Until then, residents may include yard waste in their regular Tuesday and Friday trash pickup.

From March to November, Leisure World yard waste is processed offsite as part of Montgomery County's recycled mulch program.

### MUTUAL 16 LANDSCAPING UPDATE

With assistance from **Rick Masemore**, we have finished the final landscape inspections for the fall. Thanks for your responses to the notes and conversations. We only sent out a few notices – fewer than 5% of our residents received letters. Your assistance to keep Mutual 16 beautiful is much appreciated!

**MARCIA LAUNDY**

### HISTORY

Leisure World was established as a Trust in 1965. The different mutuals were individually incorporated over time. Along with M18 on the north side of LW, M16 was started in late 1977. At that time, many of the low-rise associations existed, but high-rises had yet to be built. Mutual 16 was one of the last low-rise mutuals.

### MORE SCAM WARNINGS

In last month's issue of *Mutual 16 Matters*, we reviewed some of the scams that concern everyone... and seniors in particular.

Another variation has recently appeared and it comes in the form of emails that specifically mention your neighbors right here in Mutual 16. Using Artificial Intelligence (AI), scammers sift various databases to target names and titles of nearby residents.



While the sender's name may seem familiar, check the sender's actual email address and don't click any links within the message.

## RESOURCES

### CONTRACTORS

•**Electrician**

Ethan Greene  
240-388-1616

•**Garage Doors**

BBB Garage Doors LLC  
301-309-9100

Billy's Garage Doors  
301-367-9160

Fred C. Johnson Co. Inc,  
410-792-2126

•**General Contractor**

Mike Morrow  
[Morrow1200@me.com](mailto:Morrow1200@me.com)  
301-613-8781

•**HVAC, Plumbing**

Jiffy Plumbing, Heating & AC  
Pete Kristiansen  
[petethevacguy@gmail.com](mailto:petethevacguy@gmail.com)  
240-882-8696

Robertson Plumbing Services  
[robertsonps@yahoo.com](mailto:robertsonps@yahoo.com)  
301-602-4007

•**Painter**

Ralph Carter  
[Ralphcarter8@aol.com](mailto:Ralphcarter8@aol.com)  
301-302-1211

### HANDYMEN/APPLIANCE REPAIR

Scott Davis 240-463-6134  
[t00lman7@yahoo.com](mailto:t00lman7@yahoo.com)

John Kent 301-385-8866  
[a1handymanjack@gmail.com](mailto:a1handymanjack@gmail.com)

Senior Appliance Repair 571-445-2623

### GARDENING SERVICES

Gloria Sherman (LW Res) 301-980-2867

Jane Zimmerman (LW Res) 301-219-8745

Austin Angles 301-598-5161

Bill Bowers 301-831-7893

Cooper 301-473-2191

Cloverly Landscape 240-714-9531

REC Lawn Russ Cooper 301-614-2938

Mark Emmel 301-249-3655

Jovy's 301-537-9156

Jose Mayorga 301-346-5880

Carlos Mendoza 301-624-9769

Sam & Mari Gardens 301-590-5977

## POWER OUTAGE

If you have a power outage, do NOT call Pepco! **Call the Main Gate**, at **301-598-1044**. The Main Gate reports outages to Pepco. We don't have individual accounts with Pepco so Pepco has no record of your residence if you were to call them.

## REMINDERS

### LITTLE LIBRARY AT THE ROCK

Anyone can put books in, anyone can take books out. After you read a book, bring it back or give it to someone else. If you have questions, call **Paula Seebode**, 301-944-4759.

### SUNSHINE LADY

Our "Sunshine Lady" sends cards to our hospitalized residents as well as condolence cards for our deceased residents. If you know of anyone who needs a card, contact **Melinda Proctor** at 301-847-9644 or [mefoxp@gmail.com](mailto:mefoxp@gmail.com).

### SHOULD THE MUTUAL PAY FOR IT?

If you need work done in your home and feel the Mutual should pay, you **MUST FIRST** call **Jack Looney** at 301-938-0718 or 240-669-3530 **BEFORE** calling Physical Properties (PPD) or any contractor. If Jack is not available, call **Paula Seebode**, 301-944-4759. If you call PPD or a contractor directly, you will be responsible for any charges incurred unless it is an emergency situation. For Emergencies after hours, call the Main Gate 301-598-1044.

### FRIENDS OF THE PARK

Mutual 16 is home to a Leisure World landmark: the Park at the Rock. Join in to help out – call **Paula Seebode** at 301-944-4759 for more information.

### "FILE OF LIFE"

Do you have a red vinyl "File of Life" magnetically attached to your fridge door? If not, get one from Montgomery County Fire & Rescue. Keep it updated with info concerning your medications, doctors, and contacts to be notified in case of serious illness. This data is important to an emergency crew when they are called in due to a sudden illness. First responders will check your refrigerator door for the "File of Life."

### ROBO-CALLS:

The M16 President directs the Robo-Call system to alert residents about immediate situations in the mutual. It may be a notice about a repair that affects water service, an event reminder, a last-minute change to a meeting time, or even a "Silver Alert" for a missing vulnerable neighbor.

### HELPING HANDS VOLUNTEER

Need help with a minor household task? Call **Lenny Sammarco** 240-535-8627, or **Peter Loan** 240-676-6074.

### TRASH SCHEDULE

Here's the schedule for garbage and recycling pickups, with specific requirements for each.

Note: garbage and recycling containers may be put out the night before their pickup days.

• **GARBAGE:** Pickup days are **Tuesday** and **Friday**. Be sure your garbage can is tightly covered.

• **GLASS/METAL/PLASTIC RECYCLING:** Pickup days are **Tuesday** and **Friday**. Recycling should be in the appropriate blue container. If you need a blue container, you can get one from PPD.

• **PAPER/CARDBOARD RECYCLING:** Pickup day is on **Wednesday** only. Paper/cardboard should be placed in a blue recycling container. Large boxes may be set out separately.

Secure properly so paper doesn't fly around when it's windy.

• **YARD DEBRIS:\* BY REQUEST ONLY** on **Monday** and **Thursday**. Contact the Grounds Department email [grounds@lwmc.com](mailto:grounds@lwmc.com) or call 301-598-1314 to notify them you have yard debris for pickup.

**\*SUSPENDED UNTIL MARCH 3, 2025.**

### COMCAST (XFINITY) SERVICE

For routine service (if you need a technician, etc.) call LW Comcast Bulk 1-855-638-2855. For urgent issues (no TV or Internet), call Comcast Rep Willis Gray directly at 443-370-5018.

**MUTUAL 16 – CONDOMINIUM OF ROSSMOOR, INC.**  
**MINUTES OF THE BOARD OF DIRECTORS**  
**REGULAR MEETING**  
**November 12, 2024**

Pursuant to notice previously given, a regular meeting of the Board of Directors was held in the Rossmoor Room in Clubhouse II and via ZOOM on Tuesday, November 12, 2024, at 9:30 AM.

Directors Present: **Paula Seebode**, President; **Betsy Davis**, Vice President; **Chris Everett**, Secretary; **Ed Bradley**, Treasurer; **Doug Allston**, Director. and **Marcia Laundy**, Director.

Directors Absent: **John Looney**, Director

Management: **Nancy Sprinkle**, Senior Property Manager; **Michael Glick**, Administrative Assistant, Mutual Services;

Residents: **Joe Halpin**, **Lynn Nyce**, **Dee Berkholtz**, **Joe Joyner**, **Marc Kellogg**, **Jenny Hughes**, **Arthur Popper**, and **Ellen Darr**.

1. **Call to Order** – The meeting was called to order at 9:29 AM.
2. **Approval of Agenda for November 12, 2024, BOD meeting** – The agenda was approved as presented.
3. **Approval of Minutes for October 8, 2024, BOD meeting** – The minutes were approved as presented.
4. **Reports from M16 Officers:**

a. **Presidents Report** – Ms. Seebode submitted the following:

- **ABMs**

i) **3309 Solomons Ct.**

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

To approve the ABM, as presented to install a back patio off the sunroom

**Resolution #40, 11/12/2024**

ii) **3303 Solomons Ct.**

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

To approve the ABM, as presented to remove four original sliding glass doors in the sunroom and replace them with Provia Endure. Two different windows in both bedrooms-will be removed and replaced.

**Resolution #41, 11/12/2024**

**iii) 15548 Prince Frederick Way**

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

To approve the ABM, as presented to replace existing garage door with a similar insulated door that has no windows. It will have the same outside appearance.

**Resolution #42, 11/12/2024**

**iv) 3403 St. Leonard's Ct.**

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

To approve the ABM, as presented to paint the front door green, install a front storm door and replace the metal mail slot on the front door.

**Resolution #43, 11/12/2024**

- **AWM's (ratify 2)**- Paula reported that the AWMs were approved by that Board to pay The McFall and Berry proposal #15223 to remove a Maple tree and stump in the amount of \$880 on 10/16/24 by resolution #38. The Board also unanimously voted to pay Rees Broome invoices 1428550, 1434452, and 1421513 in the amount of \$900 in total by resolution #39 on 10/16/24.
- **Site Visit- Nov. 20 at 10 AM**- Paula reminded everyone of the site visit with Ms. Sprinkle, Mr. Kimble and another member of management on November 20 at 10 AM.
- **Roof Reserve/Inspection**- Mr. Allston will be getting more information from Roof Maxx.
- a. **Vice President Report –**
  - **LW BOD meeting**
    - **Master plan-**
      - The VP Report on Master Plan recommendations to LW BOD emphasized the preliminary recommendations are only PRELIMINARY and not approved by the BOD. Some recommendations include:
        - Reconfiguring green space by reducing golf course from 18 holes to 9 holes; using reconfigured green space for walking trails, dog park, playground; redesigning, refreshing and expanding front of Clubhouse I; possible traffic flow modifications to reduce speeding (LW data indicates speeding is NOT a problem); discussion of options for building additional housing units.
        - VP expressed concern regarding what hard data used for recommendations.

**b. Treasurer's Report – Mr. Bradley submitted the following:**

**Invoices –**

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

To approve and make payment of the following invoices



<b>M16 Invoice List- November 2024</b>				
<b>Company</b>	<b>Invoice No.</b>	<b>Invoice Date</b>	<b>Service Description</b>	<b>Invoice Amt</b>
MF&B	228826	7/12/2024	Supply and install 40 foot rail	\$3,560.30
Rees Boome	1437796	10/31/2024	Professional services	\$300.00
PPD	252634	10/14/2024	Clean downspout	105.33
Manders	645577	10/31/2024	3401 St. Lenoards Ct. Entry way evaluation	3,445.00
				\$7,110.63

**Resolution #44, 11/12/2024**

- **Investments** – Mr. Bradley reported that they will lock in the CD for \$50,000 at 3.6% that will mature in 2028.
- **Previously Approved Invoices** – The October 2024 previously approved invoice list was presented.
- **2025 Budget** –

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

To approve the 2025 budget as presented and send out the final copy to the unit owners.

**Resolution #45, 11/12/2024**

- **Delinquencies & Financials** – No report.
- c. **Secretary’s Report – Mr. Everett** –
  - **Newsletter-** Mr. Everett reported that he will be including information about easy to use and purchase backup UPS products to use during power outages. He will also include a reminder about winterizing your house and how to do that.

**5. Reports from M16 Coordinators:**

- a. **M16 Maintenance** – Ms. Seebode presented Mr. Looney’s report which included updates on 13 current maintenance projects. Add resolution to accept proposal from Manders Construction for Entryway repairs to 3401 St Leonards Ct for \$6300 to be paid upon work completion and invoice presented

Renumber resolutions

- b. **M16 Landscape Report – Marcia Laundy & Betsy Davis** – Ms. Laundy reported that they have finished going through properties and will be sending out notices to the four properties that need to address their deficiencies within 30 days. Betsy and Marcia will get in contact with McFall & Berry to schedule watering for the new grass that has been approved to be planted.

- **3404 Island Creek Ct. McFall and Berry proposal**

-

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

McFall and Berry proposal #15583 was accepted to supply and install Seven 1-gallon Native Switchgrasses to finish existing plant designs in the amount not exceeding \$179.41 to be paid upon work completion.

**Resolution #47, 11/12/2024**

- **15519 Prince Fredrick, 15500 Prince Fredrick, and Leisure World Boulevard McFall & Berry tree removal proposal**

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

Approve proposal #15589 to remove trees at 15519 Prince Fredrick, 15500 Prince Fredrick and near Leisure World Boulevard in the total cost not exceeding \$5,500 to be paid upon work completion.

**Resolution #46 11/12/2024**

**c. M16 Social Events & Welcome Report – Kay Looney and Diane Rosenfield:**

- **Upcoming Events** –The Mutual’s holiday potluck has been scheduled for Sunday, December 8 at 5:30 PM

**d. M16 Rules/Bylaws – Doug Allston – Mr. Everett-**

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

Make changes to the Rules in the way of adding “the BOD expects all residents to honor Mutual 16 Rules for the good of the community and to abide by the Rules in good faith” on page 1 and change from “parking” to “traffic” on page 9. As approved, hand deliver new Bylaws, Rules and Who Pays list to all residents.

**Resolution #48, 11/12/2024**

**6. Report from Property Manager – Nancy Sprinkle –**

- **Community Report** – The November 2024 Community Report was distributed.
- **Tasks Updates** – The November 2024 task updates report was submitted for the Board’s consideration and review. Ms. Sprinkle answered all comments and questions.

**7. Reports from Leisure World (LW) Advisory Committees**

- a. LW Golf — No report
- b. LW Landscaping – **Betsy Davis** – No report
- c. LW CPAC/Technology – **Art Popper** – No report.

**8. Open Forum** – After discussion, Ms. Sprinkle will send the Board a Conflict of Interests form to review and consider.

**9. Next Planning Meeting** – The next planning meeting will be on Thursday, December 5, 2024, in person at 1:00 p.m. in Clubhouse Two Rossmoor Room.

**10. Next BOD Meeting** – The next Board meeting will be on Tuesday, December 10, 2024, at 9:30 AM, in person and via Zoom.

**11. Adjournment** – The meeting was adjourned at 11:46 AM.