

MUTUAL 16 MATTERS



FEBRUARY 2021

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

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 edsbrad@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 | Alicia Drummond 301-598-1031 |
| Sunshine Lady | Melinda Proctor 301-847-9644 |
| 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 |

FROM THE DESK OF THE PRESIDENT

Our Mutual is managed by a seven-member Board of Directors. Members are elected by residents for “staggered” three-year terms. At our Annual Meeting on Thursday May 20 (via Zoom), we will be electing two unit owners to serve on the Board of Directors. The terms of **Jeanne Jones** and **Doug Allston** are up for re-election. You can offer to stand for election by submitting a brief statement to our Administrative Assistant, **Alicia Drummond**, at adrummond@lwmc.com by April 1.

You will be receiving a “Call for Candidate” letter soon as well as a letter reminding you about personal insurance coverage. Please make sure your insurance policy is current and adequate to cover a major loss.

If you do not want to commit to a Director slot, please consider volunteering on one of our committees. There are some tasks that are important and often require just on-call help. Consider the Landscape or Maintenance Committees. The opportunity to be actively involved in shaping the future of your Mutual should be given serious consideration by every owner. We need to secure a positive future for the community which is now our “hometown.” Think about it!

AUTOMATED GATES ARE COMING

Installation of Leisure World automated gates will begin soon. Software is being installed and the new gates will be operating shortly. There will be two gate arms installed at the Norbeck gate; one at the entrance and one at the exit, both will be lighted. The entrance gate will continue to be operated by the security officer. The

exit gate will be opened by an underground sensor.

Leisure World News is publishing articles about the new system and will continue until the project is complete.

If you have questions or concerns, please call **Harry Geehreg** at 240-880-2181 or email: geehreg@aol.com.

CURRENT: WHO PAYS?

This supersedes previous Who Pays Lists.

The Board of Directors reviewed these changes carefully. They are based on common sense and historical data.

Generally, the Mutual pays for items that compromise structural integrity of the unit, problems in common areas, and major exterior cosmetic issues. Examples: unmodified foundation/slab problems, leaking roofs, street paving.

The unit owner generally pays for issues inside the unit. Examples: appliance repairs, electrical upgrades, inside pest control, windows.

If an item is not on the List, the unit owner is responsible for paying. Every contingency cannot be imagined or listed. If a situation not listed arises, you have the right to bring the issue before the Board of Directors. The decision of the Board is final.

In some instances, damage to units is covered by a Master Insurance Policy. This policy covers components of the unit itself, not personal belongings. The Maryland Condominium Act and the Mutual 16 Bylaws provide that the mutual may require the unit owner to pay a \$5000 deductible if the source of the damage originates within the unit. Damages originating in the common elements are the Mutual's responsibility. The Master Policy does not cover personal possessions or relocation expenses. We highly recommend that the unit owner acquire a condominium owner's policy, usually referred to as HO-6. It is wise to check with the insurance company to assure that the policy provides coverage for the Master Policy's \$5000 deductible. If the unit is rented, it is also recommended that the tenant obtain a rental policy to cover their personal property and relocation.

If you feel the mutual should pay for your job or if you have questions, you must first contact the Maintenance Chairperson: **Jack Looney**, 240-669-3530, j.looney007@comcast.net. If Jack Looney is not available, you may contact **Joan Allston**, Board President, 301-598-2557, jallston1@aol.com

MUTUAL 16 "WHO PAYS?" LIST

- A. Resident is required to notify Mutual Maintenance Representative or President at earliest possible time if they desire Mutual to pay for repair or replace.
- B. With the exception of plumbing and electrical, the resident should take no action themselves. Report the problem to the Mutual Maintenance Representative or President.
- C. Repairs not listed are the responsibility of the unit owner.
- D. If resident disagrees with Who Pays decision, they may appeal to the Mutual Board.

| | Repair | Replace |
|--|--------|---------|
| Asphalt Work/Streets | M | M |
| Catch Basins | M | M |
| Building exterior – original (Note 1) | M | M |
| Caulking – exterior | M | M |
| Chimney – original – exterior including cap and bird screen | M | M |
| Concrete Work – common area only | M | M |
| Drainage – unaltered common area | M | M |
| Drains – sewer main, common area and drains in atriums | M | M |
| Driveways | M | M |
| Electrical – exterior to unit only | M/R | M/R |
| Exterminating – carpenter ants & bees & termites only (Note 2) | M | M |
| Fire/Smoke Damage (Note 3) | M/R | M/R |
| Gates (Note 4) | | |
| Garage Door (Main) – including hardware but excluding opener | M | M |
| Gutters, downspouts, and splash blocks | M | M |
| Plumbing – exterior to unit (Note 5) | M/R | M/R |
| Roof | M | M |
| Siding/Masonry walls part of unit façade | M | M |
| Storm Damage – water & wind (Note 3) | M/R | M/R |
| Walls – common area | M | M |
| Water Supply – Main | M | M |

Notes

- 1. Excludes light fixtures, doors, shutters, windows, and sliding glass doors
- 2. Mutual responsible for repairing exterior damage only
- 3. Case by case depending on cause and unit owner's insurance
- 4. Mutual policy is not to replace or repair, but to remove gates
- 5. Limited to blockage caused by tree roots or damaged pipes
Limited to Leisure World PPD cost per hour
Resident must provide documentation of said cause

GET TO KNOW YOUR NEIGHBORS

JOHN FAJNOR

John Fajnor, 15505 Prince Frederick Way, grew up in an extended family in a Slovak neighborhood in northwest Chicago. He worked in his father's grocery store/meat market. He spoke Slovak and he learned to drive while delivering orders in the neighborhood with his uncle. John won an academic scholarship to Yale. There he majored in Civil Engineering and joined the Naval ROTC. At Yale he also met his future wife, Carolyn, on a blind date. It was not love at first sight as Carolyn was indifferent after that first date. John persevered and they were together from the second date on. They married days after John graduated and was commissioned an officer in the Navy. Quite soon after, John was on board the battleship, USS Missouri. He spent the next two years aboard the ship, both in the Pacific and Atlantic oceans. The ship performed a 9-month deployment during the early part of the Korean War. John spent another two years on active duty running the Fleet Post Office in Pearl Harbor, making sure all the sailors, far away from home, got their mail.

When he finished his active-duty service (John remained in the Naval Reserve for 22 additional years), John began his career as a civil engineer. He worked designing highway bridges in Ohio, Illinois, Michigan and Indiana before relocating to the DC area to work for IBM. He and Carolyn raised two children, a son who lives in California and a daughter who lives in Brookville, Maryland.

He and Carolyn moved to Mutual 16 in Leisure World in 2004. They chose it because it

was near their previous life on Bel Pre Road — near friends, family and church — and it had many fewer stairs. They put their leisure time to good use golfing, hiking, and traveling. John was also on the Mutual 16 Board of Directors as Maintenance Chair for three years.

Sadly, Carolyn passed away in 2017. They were married 67 years.

John has been to all fifty states. He especially enjoys the National Parks. He recently went on a cruise of the Columbia River in the Pacific Northwest with his children. Now 91 years old, he enjoys walking, reading, gardening and jigsaw puzzles. His modest claim to fame: He has designed highway bridges over parts of the Midwest and not one has fallen down yet!



WHAT'S HAPPENING?

HAPPY BIRTHDAY

Melinda Proctor February
3414 Island Creek Court

Janice Romanoff February
3309 Solomons Court

Lenny Sammarco February
15407 Prince Frederick Way

Michael Higgs Feb 04
3308 Solomons Court

RESOURCES

CONTRACTORS

HVAC, Plumbing

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

HANDYMEN

Small Projects

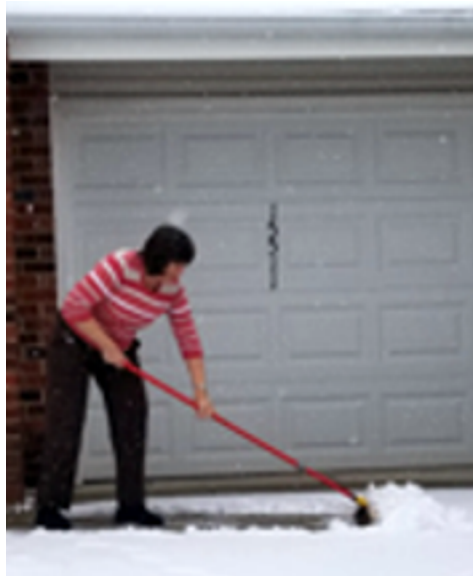
Call or email them and ask for a price for what you need done.
Scott Davis 240-463-6134
t00lman7@yahoo.com
John Kent 301-385-8866
a1handymanjack@gmail.com
Alex Santos 202-945-3178
aasremodel@gmail.com

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

SNOW DAYS MUTUAL 16

Photo credits:
Paula Seebode



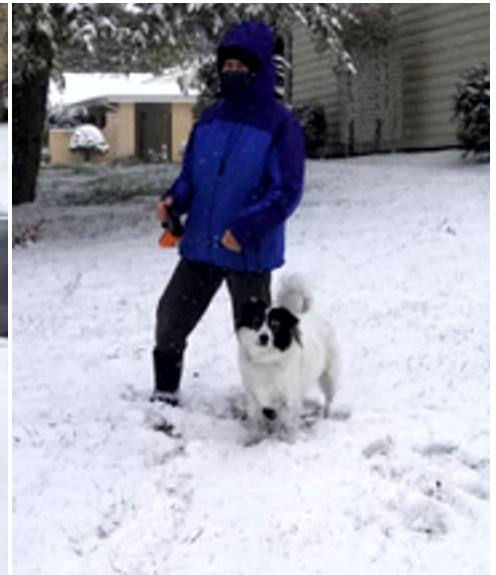
Dee Berkholtz sweeps



Sandy Greer shovels



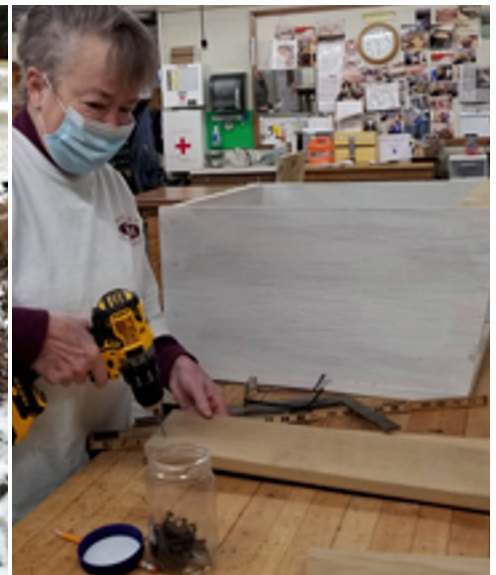
Betsy Davis and Sophie



Paula Seebode and Bandit



Mutual 16 residents are not daunted — the Park at the Rock is beautiful in the snow.



Barbara Rushing working at the LW Wood Shop to make the Little Library for the Park at the Rock.