

WHAT'S HAPPENING?

HAPPY BIRTHDAY

- Don Phillips** Jan 10
3306 Solomons Court
- Sandy Greer** Jan 15
3408 Parker Creek Lane
- Lynn Griffin** Jan 22
3303 Solomons Court
- Harry Geehreg** Jan 28
15412 Prince Frederick Way

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

SCENES FROM MUTUAL 16



Photo credits:
Paula Seebode

Judite Fernandes and Lenny Sammarco's house



Joan and Doug Allston's house



L to R: Rick Masemore, Chris Everett, Julia Repeta, Jo Phillips, Don Phillips, Kay Looney, John Looney, Michael Higgs, with Kensington Volunteer Fire Department Santa above.

MUTUAL 16 MATTERS



JANUARY 2021

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

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FROM THE DESK OF THE PRESIDENT

The lives of some of our residents were disrupted by a water line break in the community over the Christmas and New Year holidays. Now that the problem has been resolved, your Board of Directors is focused on making sure Mutual 16 is prepared for any future disruptions. Remember, our residences are over 40 years old!

We have yet to receive our first REAL snow, but it is probably just a matter of time. Hopefully, you have read and saved the articles in the *Leisure World News* outlining the plan for snow removal. The high rises are the first to be treated, but the entire community is usually cleared within 24 hours of the last snowflake. As I constantly remind my grandchildren – NOT EVERYONE CAN BE FIRST. So be patient and enjoy the beautiful vistas we receive on a snowy day.

Many of our “newer” residents have chosen to leave their vehicle(s) in the driveway for whatever reason.

If vehicles are parked in the driveway, the resident will be responsible to removing the snow. A list of snow shovelers (who work for money) was included in the January 1 edition of the *Leisure World News*. A wiser option would be to clear out the garage for your vehicle. What a concept – cars in the garage!

On behalf of the Board members of Mutual 16, I wish you a happy and healthy 2021.

WHO'S CALLING?

Mutual 16 ROBO calls may be identified on your Phone as: **LWrobo** or as **Ellen, 240-669-8386**.

We try to use this call for the benefit of Mutual 16 residents so you know what is happening in our neighborhood.

If you answer the ROBO call, or it goes to your message device, the call will not be repeated.

If you don't answer (or don't get a recorded message), the ROBO calling will retry for a set period of time. We use both email and ROBO calls (for those who do not have email) to inform you of important issues in Mutual 16.

If you prefer to use only one of these options, please notify me (**Ellen Darr**) at 240-669-8386 or ellenmdarr@gmail.com.

SAGA: THE MUTUAL 16 BIG DIG

In mid-December, neighborhood dog walkers noticed water pooling in front of a Mutual 16 residence. After an initial investigation, it was obvious that we had a water leak from one of two units.

We explored the internet and had three contractors give us estimates. All three had good references and ratings. We selected one and then had Miss Utility come out to mark the ground. At this point, we knew we had a problem. Electric lines were going to be in the way and there was a tree. The contractor we had selected took one look at the Miss Utility marks and the tree and walked off the job.

Our next contractor started digging. After two days of digging by hand, the workers stopped because of the tree. We emailed Aaron Tenley at PPD and Austin Angles at McFall & Berry, and told them our problem. The next morning at 7:30, they cut down the tree and removed the root ball (\$800). The contractor returned, but with their continued digging, they exposed electric lines. We then had Pepco out to inspect and they gave the OK to proceed. The contractor continued for part of the day and the electric lines got damaged, so they stopped. We had a live wire but no one lost electricity? Pepco responded to our emergency, and a few hours later, they came and fixed the line. After a few hours of digging, the contractor had not found the pipe. It was obvious the crew was not very happy digging in a hole with electric lines so they quit. We told the contractor that we would not pay because per our contract, he was walking off the job. They were fine with that.

At this point, we'd had two contractors and it was New Year's Eve. We still had no sign of the pipe and we had electric wires exposed. We had a hole in the ground twenty feet in diameter and about five feet deep. We contacted our third contractor and

they came out, gave us a price, and started work the next day. They rented a backhoe and started digging. After digging for a day, we still hadn't located the pipe, and we ran into more problems with the electric lines. We planned to work Saturday, January 2, with the electricity off, but Pepco would not cooperate. Our third contractor informed us they had other projects. They quit. We had paid them \$1,500 for the first day.

Our Mutual President sent an email to the Leisure World Board asking for a referral. She received a few, and after doing background checks on them, we contacted two for estimates. The first to respond was Pete Kristiansen, of Jiffy Plumbing, Heating & Cooling (a referral from the Regency Mutual).

By now we had talked with nine contractors, and we were immediately impressed. He laid out a day-by-day plan on how they would do the job. They had their own equipment and they even had their own key for turning off the water. Up to now, every contractor said they would dig until they found the leak and then fix it. The second contractor viewed the current state of the project and declined. We hired Jiffy.

On December 6, after over three weeks and talking with 11 contractors, our fourth contractor started. The electric lines were damaged and the contractor contacted Pepco. The Mutual had to contact Pepco for the other contractors. Pepco fixed the problem. The next day they found the pipe, and by noon they fixed the water leak. It was a broken joint.

Jiffy proceeded to install a shut-off for this house and arrange for WSSC to inspect. WSSC inspected on January 11, and on January 12, the hole was finally filled.

The Mutual handles repairing the lawn. We will contract McFall and Berry for that.

Doug Allston

LESSONS LEARNED

1. Mutual 16 has 95 homes – that means we have 95 water service lines that are 45 years old. We expect this is not the last time we are going to have to do this type of project. We will call Jiffy Plumbing, Heating & Cooling first.
2. Waterline service is a big job and not all companies can do complex projects like ours.
3. Call Miss Utility first, we actually had them out twice. They helped define the problem.
4. The water pipes in Leisure World are about 5 to 7 feet deep. The contractor needs a backhoe. No one in PPD knows where the pipes are. So, you may have to move a lot of dirt to find the pipes. The company you engage with in should own their own equipment.
5. Expect the contractor to deal with Pepco. The Mutual should not have to.
6. Try not to deal with Pepco on the weekend. We got much better cooperation from them during the weekdays.
7. If there is a tree in the area of the leak, remove it first.
8. Be sure the contractor is going to have enough time to do the project. Do not pay them any money until they complete the project.
9. Cost of the project was \$7,840.00 for Jiffy, plus \$1,500 for one contractor which was a waste of money, and \$800 to remove the tree.
10. The contractor should be able to lay out a plan of what they are going to do and a time frame that is realistic. Jiffy told us it would take three days for them to find the leak and fix it. They did it in two.

GET TO KNOW YOUR NEIGHBORS

JODI LYONS

Jodi Lyons of 3406 Parker Creek Lane is the young whippersnapper of Mutual 16. She moved into Leisure World in July 2018, and that's a long story (see below). She grew up in Massachusetts and went to Brandeis University, graduating with a degree in Politics and History – specializing in Soviet Studies. She moved to the Washington Area and began working for professional medical societies, such as the Infectious Disease Society of America where she met Dr. Fauci and several presidents. She also ran a trade association of nursing homes and assisted living facilities and has served on the boards of several non-profits including the Alzheimer's Association–National Capital Area. She has had two award-winning books published: one on finding care and resources for seniors and another, with her co-authors, on maintaining brain health as you age.

In 2017, she went to the hospital for treatment of an asthma attack. There, doctors found that she needed a triple bypass. After the surgery, as she was leaving the hospital for cardiac rehab, she had a stroke. Luckily, the stroke did not affect her speech or cognitive abilities. However, she was totally paralyzed on her right side. Then followed 18 months of rehabilitation. She learned to walk and use her right hand again. Finally, she was able to regain enough strength to live independently. She chose LW because "the livin' was easy". She moved into her house on Parker Creek Lane while it still had some accessibility issues and while she still needed physical and occupational therapy. She continues to have balance difficulties and to work on fine motor skills like writing and cutting her meat. But she can drive again and works full time.



She has a copious professional knowledge of the health care community and her up-close and personal experience with hospitals, rehabilitation centers, and nursing homes makes her a valuable resource to us, her aging neighbors. She is always willing to help.

Although Jodi does not have a dog, she is Aunt Jodi to all the dogs in the neighborhood. She is ready to pet, cuddle, and spoil any dog she sees. She has a cupboard full of dog treats and a refrigerator full of human treats. So, whether you are dog or human, you can always drop by Jodi's house for a snack.