

MUTUAL 16 MATTERS

DECEMBER 2023

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

President: Paula Seebode

301-944-4759

PaulaS330@aol.com

Vice President: Betsy Davis

240-383-7155

BetsyTDavis1@gmail.com

Secretary: Chris Everett

410-428-7549

Chris@CEverettOnline.com

Treasurer: Edwin Bradley

202-641-7455

edsubrad@aol.com

Doug Allston

301-598-2557

dkallston@gmail.com

Marcia Laundry

301-598-3027

malaundy@gmail.com

John Looney

240-669-3530

j.looney007@comcast.net

Mutual 16 | Leisure World, Silver Spring, MD | www.lwm16.com

FROM THE DESK OF THE PRESIDENT

At our December Board Meeting, the directors passed a resolution to send a copy of the proposed Bylaws Amendment and Restatement to the unit owners. This is the culmination of eighteen months' worth of hard work by the Rules Committee. These proposed new bylaws have been reviewed and approved by the Board and our outside legal counsel.

The bylaws are extremely important; they dictate how our Mutual must be governed, and they also ensure that we are in compliance with both Montgomery County and Maryland state laws regarding a homeowners' condominium association.

In the next few months, each unit owner will be asked to vote to approve the revised Mutual 16 Bylaws Amendment and Restatement. This will be one of the most important things we will do for our community. The vote requires 60% of the unit owners to vote to approve the changes. That's 57 of you. If the Bylaws Amendment and Restatement is not approved, Mutual 16 will be at risk for potential adverse legal consequences which could become expensive and could necessitate an assessment charged to each unit owner to cover the costs. Therefore, it is imperative that unit owners vote to approve the revised Mutual 16 Bylaws.

To make sure the owners are properly informed before the vote takes place, several steps will be taken:

- a. All unit owners will receive a copy of the Bylaws Amendment and Restatement, with cover letter explaining changes.
- b. Unit owners will have at least 30 days to familiarize themselves with the document and to comment in writing to the Board Members.
- c. Additional information explaining the process will be included in the Mutual 16 newsletter and in other documents that will be delivered to the unit owners. They will include a description of when and how the vote will take place.
- d. Unit owners will receive a ballot with voting instructions.

As this process unfolds, if you have questions, please feel free to contact a Board Member. Your Board and I look forward as, together, we continue to make Mutual 16 the best place to live in Leisure World.

From me and all the Board Members: We wish you joyous holidays plus a healthy and prosperous New Year. **PAULA SEEBODE**

IN
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2. Support & Contacts
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3. M16 Scramble
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6. Reminders
6. In the Clover

SUPPORT

Sr. Property Manager: Robert Brunelle

240-560-5565

RBrunelle@lwmc.com

Admin. Assistant: Stacey Carranza

301-598-1338

SCarranza@lwmc.com

PPD (Physical Properties): 301-598-1500

Main Gate (Security): 301-598-1044

Leisure World Admin: 301-598-1000

CONTACTS

COMMUNICATION DISTRIBUTION

Jean Jones

301-467-3387

LANDSCAPING

Betsy Davis 240-383-7155 &

Marcia Laundry 301-598-3027

MAINTENANCE

John Looney

240-669-3530

NEWSLETTER

Chris Everett

410-428-7549

SOCIAL

Kay Looney 240-669-3530 &

Diane Rosenfield 301-996-2549

HELPING HANDS

Peter Loan 240-676-6074 &

Lenny Sammarco 240-535-8627

FRIENDS OF THE PARK

Paula Seebode

301-944-4759

SUNSHINE LADY

Melinda Proctor

301-847-9644

mefoxp@gmail.com

MUTUAL 16 SMART COOKIES

For the third year in a row, Mutual 16 bakes, wraps and delivers cookies to First Responders and the Leisure World gates.

The Wrappers: **Judite Fernandes, Rhonda Finehout, Susan Willcoxon, Betsy Davis (seat), Terry Heinemann, Helen Pechacek** put cookies on trays with decorative wrappings.



The Deliverers: **Judite Fernandes, Susan Willcoxon, Paula Seebode.** Cookies were delivered to five fire and rescue stations (Station 25 just outside of LW Connecticut Ave Gate, Glenmont Fire Station 18, Wheaton Volunteer Fire and Rescue Station 2, Kensington Volunteer Fire Department Station 5, and Sandy Spring Volunteer Fire Dept Station 40. Cookies couldn't be delivered to Kensington Volunteer Fire Dept Station 21 because they were out on a call – probably to Leisure World!) and all three Leisure World gates.

At Station 18: **Tiera Smooth, Judite Fernandes, Susan Willcoxon, Captain Brown, Tim Robinson**



At Station 40: **Judite Fernandes, Paula Seebode, Susan Willcoxon** with the Shift C crew.



At the Norbeck Gate: **Paula Seebode** and **Antwan Brown.**



The Bakers (not pictured): **Betsy Davis, Judite Fernandes, Rhonda Finehout, Janet Gilbride, Terry Heineman, Kay Looney, Helen Pechacek, Susan Polydoroff, Susan Willcoxon, Paula Seebode,** and **Patti Strade** baked at least 15 varieties of cookies in their homes.

DECEMBER SCRAMBLE

Rearrange letters on each line to form a word and then use the bracketed letters on each line to form the BONUS WORD.

Created by **JANET GILBRIDE**

O H S T L

[] _ _ _ _ _

O B H R T

_ _ _ _ []

W E C I T

_ [] _ _ _

A M S O H L

[] _ _ _ _ _

I I E O N D

[] _ _ _ _ []

BONUS WORD

CLUE: Happy Holiday - - - - -

[] [] [] [] [] []

See next month's Scramble for answers

NOVEMBER ANSWERS

R B I E T

_ T _ [R] _ I _ B _ E _

I A B C S

_ B _ [A] _ S _ I _ C _

R S B C U

_ S _ C _ R _ [U] _ B _

Z L N Z O E

_ N _ [O] _ Z _ Z _ L _ E _

A C R T H

_ C _ [H] _ A _ R _ T _

T M E Y S I

_ S _ [T] _ Y _ M _ I _ E _

BONUS WORD

CLUE: One who writes books is an

[A] [U] [T] [H] [O] [R]

HOLIDAY LIGHTS OF MUTUAL 16



3411 St. Leonards Court, **Francine and Joe Joyner**



3405 Island Creek, **Arlene and Joe Halpin**



15509 Prince Frederick Way, **Dee Berkholtz**



15407 Prince Frederick Way, **Judite Fernandes and Lenny Sammarco**



3302 Solomons Court, **Chris Everett and Rick Masemore**

MUTUAL 16 HOLIDAY POTLUCK



**Joan Safier,
Rob & Susan Willcoxon**



**Karla and Janet Gilbride and
Mark Faulkner**



**Joan Allston and
Santa (Joe Joyner)**



**Eileen Kiessling,
Bob & Patti Strade**



**Dee Berkholtz,
Chris Everett & Rick Masemore**



**Tomaseena and Alex Cox,
Diane Rosenfield**



**Barbara Axelrod, Susan Polydoroff,
Ann Holt, Doug & Eileen Kiessling**



**Sally Plitman, Doug Allston,
John Fajnor**



**Shirley Gilmore, Dorothy Simcox,
Marcia Laundry**



**Betsy Davis, Susan Polydoroff,
Ann Holt**



**Dan Bryder,
Bob & June Hortin**



**Jean Schaible, Helen & Bob Pechacek,
their daughter, Jill Luders**



**Don Phillips with daughters
Bonnie Cauley and Sherry Diamantides**



**Linda & Ed Lyons
with daughter, Jodi**



**Jack Looney, Alex and Tomaseena Cox,
Marcia Laundry**

MUTUAL 16 HOLIDAY POTLUCK



**Debbie Gibson,
Diane Rosenfield**



**Jodi Lyons,
Art Kosatka**



**Terry Heineman,
Mark Faulkner**



**Janet Gilbride, Rhonda Finehout,
Judite Fernandes & Lenny Sammarco**



**Wai-Ying & Vincent Lam,
Juliet Greer**



**Ed Bradley, Bob Hortin, Chris Everett,
Shirley Gilmore, Dorothy Simcox**



**Joan & Al
Safier**



**Doug & Eileen
Kiessling**



**Tom & Kay
Bugenhagen**



**Joe & Arlene
Halpin**



**Bob & Patti
Strade**



**Santa and his Elf
(Joe & Francine Joyner)**



**Wai-Ying Lam, Paula Seebode,
Juliet Greer**



**Ed Lyons, Kay Looney,
Linda Lyons**



**Good Food, Good Neighbors,
Good Times**

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 any 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 would need a card, please contact **Melinda Proctor** at 301-847-9644 or mefoxp@gmail.com.

DOES THE MUTUAL PAY FOR IT?

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

FRIENDS OF THE PARK

Mutual 16 is home to a beautiful Leisure World landmark: the Park at the Rock. Join in to help – 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 of the red pouches 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.”

IN THE CLOVER... CONTROVERSY



Last spring, Mutual 16 (and most Leisure World) lawns were treated with Fiesta® to control crabgrass and weeds. While it moderately controlled the crabgrass, it was *very* effective in killing the clover. After the clover died, crabgrass took its place. If Leisure World had followed the application of Fiesta with a good over-seeding of turf grass, we may have had a better result.

Since the LW Mutuals each paid thousands of dollars for the treatment, there was a lot of discussion about the value this expenditure. The Mutual 16 Board is currently reviewing this matter. Michael H. Angles, COO, McFall and Berry Landscape Management responded with the following info. Thank you to **Betsy Davis** for finding and sharing his comments (below):

“The product that was applied to the grass areas within the Mutual recently is called Fiesta, and is applied at the rate of 5 oz. of product to 1 gallon of water. The only ingredient in Fiesta is Iron HEDTA. Fiesta is considered to be a VERY LOW risk product that is safe for people and pets.

“Once the liquid has dried (approx. 3 hours) people and pets can re-enter the area safely.

“Fiesta is not like the other products used outside of Montgomery County, those products contain 2-4-D that has a much higher level of toxicity to humans and pets with sensitivity issues.

Clover in the lawn: *There are pros and cons to clover being in a manicured lawn.*

Pros: *good for pollinators, provided nitrogen to the soil, stays green longer.*

Cons: *clover can out-compete turf grass, can spread into unwanted area, [emphasis added] requires additional over-seeding to re-establish turf grass.*

“Pollinators benefit from clover but there should also be consideration for humans and pets, pets can be stung by bees as well as humans with bee allergies should use additional precautions.”

MUTUAL 16 – CONDOMINIUM OF ROSSMOOR, INC.
MINUTES OF THE BOARD OF DIRECTORS
REGULAR MEETING
DECEMBER 12, 2023

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, December 12, 2023, at 9:30 AM.

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

Management: **Robert Brunelle**, Senior Property Manager; **Stacey Carranza**, Administrative Assistant, Mutual Services; **Steven Wischman**, Montgomery Mutual Property Manager and **Nancy Sprinkle**, Property Manager

Residents: **Dee Berkholtz**, **Bob Hortin**, **Julie Repeta**, **Ellen Darr**, **Art Popper**, **Marc & Val Kellogg**, **Jenny Hughes**, **Kay Looney**, **Janet Gilbride** and **Joe Joyner**.

1. **Call to Order** – The meeting was called to order at 9:30 AM.
2. **Approval of Agenda for December 12, 2023 BOD meeting** – The agenda was approved as presented.
3. **Approval of Minutes for November 14, 2023 BOD meeting** – The minutes were approved as presented.
4. **Guest Speaker: Mr. Wischman** introduced himself and the new Mutual 16 Senior Property Manager, **Nancy Sprinkle**. Mr. Wischman answered all questions and comments regarding the role and changes in property managers. Ms. Sprinkle will join Mutual 16 as the new Senior Property Manager in January 2024 and will be working alongside Mr. Wischman.
5. **Reports from M16 Officers:**

Presidents Report- Paula Seebode

-ABMS: There was a motion to allow the President to approve lite ABMs and inform the Board, however after thorough discussion the motion did not pass. All lite ABMs will require approval from the Board either at meetings or as an AWM. It was also discussed to create a new ABM form for specific lite modifications that do not require the approval of the property manager.

- **3425 St Leonard's Ct**

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

To approve ABM to paint front shutters vine leaf green (as pictured) to match front door at 3425 St Leonard's Ct.

Resolution #48, 12/12/2023

-Bylaws Amendment and Restatement- The Bylaws were distributed to all Board members on 12/7/23 for review. **Ms. Seebode** reported there were some questions on submetering. The Bylaws and Rules committee will meet on January 8 to prepare a campaign to get the Bylaws passed by residents.

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

To approve distributing the revised Bylaws, with the provision that grammatical changes will be made but no content changes, to unit owners for a 30-day review.

Resolution #49, 12/12/2023

-Letter to Residents- A letter will be sent out to remind residents about charcoal grilling, turning off air conditioning, the new EV charging rule and recyclables.

-Invoices Paid: The monthly Rees Broome retainer bill for the month of October was paid in the amount of \$300.00.

Vice President's Report –Betsy Davis attended last month's LW board meeting and voiced our disappointment that a unit owner from Mutual 16 will not be appointed to ad hoc committee to find solutions to the problems of the Norbeck Gate although two qualified residents were willing to serve. She did attend the 3M meeting on December 11. There was discussion of submetering that Ms. Davis feels the Mutual should be aware of.

Treasurer's Report – Ed Bradley

- a. **Investments:** The proceeds from a maturing \$100,000 CD and \$50,000 Replacement Reserve cash will be used by Morgan Stanley to acquire two \$75,000 CDs, five year maturity, at the best rated available.
- b. **Refund from LWMC:** **Ms. Seebode** reported there will be a refund issued to Mutual 16 from the cumulative operating surplus as passed by the LWCC Board.

Secretary's Report – Chris Everett reported all LW Mgmt emails forwarded to M16 residents.

6. Reports from M16 Coordinators:

- a. **M16 Maintenance – Jack Looney** reported the following:

Roof repair was completed by J & M Construction Solutions, LLC, at 3319 Solomons Ct for the agreed upon cost. A voucher has been received and has been approved and forwarded for payment. The skylight replacement was also completed and charged to the resident as agreed.

Front gutter replacement at the 15403 Prince Frederick Way was completed at the agreed cost which has also been approved and forwarded for payment.

Repair to the front wall of 15524 Prince Frederick Way began on Friday by Handyman Jack Kent with completion estimated by Saturday 9 Dec. However, they discovered an additional problem when digging uncovered a concrete base extending approximately 4 feet or more below the wall which interferes with the planned access and procedure. More digging around the wall foundation will be required, dictating the need for additional equipment to gain necessary access for installation of the planned corrections. Current needs indicate an additional \$500.00 increase in the planned fee of

\$3000.00 to cover rental costs for the excavating machine. Also, key workers in the project came down with COVID over the weekend which will cause about a week's delay in completion of the project.

J & M Annual gutter cleaning began last Thursday and has incorporated several small tasks to replace missing siding, check several leaky gutter/downspout situations and some other minor repairs at a NTE cost of \$3000. The gutter cleaning has been completed and most of the additional tasks have been completed as well. Some of the additional tasks will include loose flashing on the Davis garage roof that would lift in the wind and allow water into the garage if it was raining. J & M located loose flashing on the front of the garage roof and fastened the loose ends to the roof surface. Also, Mr. Higgs reported a gap in the roof where his roof met with the neighboring roof that might be open enough to allow infestation of insects or small animals/birds. J & M covered the hole to preclude entry.

- b. M16 Landscape Report – Marcia Laundry & Betsy Davis. Ms. Laundry-** Ms. Laundry reported McFall and Berry will be doing some landscape work for Dick Lawler and Jerry Velthaus within the next few weeks. This is hopefully the completion of our fall sprucing up. Our Mutual 16 looks great! We passed the proposals for McFall and Berry spring crab grass pre-emergent and corn gluten at our meeting Tuesday morning. Montgomery County has restrictions on what can be used that does not harm the environment. The overseeding is done in the early fall. We are looking forward to our spring walk around Mutual 16.

Upon motion duly made and seconded, with 4 yeas and 2 nays, The Mutual 16 Board of Directors agreed,

To approve proposal from McFall and Berry for Fiesta application in the Spring and Summer of 2024 and provide 2 applications of Corn Gluten to all lawn areas in the amount of \$8,580.00.

Resolution #50, 12/12/2023

- c. M16 Social & Welcome Report- Kay Looney and Diane Rosenfield:** Ms. Seebode reported that the Holiday Potluck was a triumph and had an attendance of 77 people or 2/3 of the residents.

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

To approve an extra \$250.00 to the Social Committee.

Resolution #51, 12/12/2023

- d. M16 Rules/Bylaws – Marcia Laundry-** Time flies when you're having fun! We are finally nearing the completion of our work on the Bylaws. You will hear more about this in the coming New Year. The members of our Mutual will receive copies of the Bylaws. We will organize a meeting for discussion.

- 7. Community Report –** The November 2023 Community Report was included in the Board and resident packets.

8. Reports from Leisure World (LW) Advisory Committees

- a. LW Security & Transportation – Bob Hortin-** No report.

- b. LW Golf – Doug Allston-** No report.

- c. **LW Health – Jeanne Jones-** No report.
 - d. **LW Landscaping – Betsy Davis-** No report
 - e. **LW CPAC/Technology/Strategic Planning – Art Popper-** No report.
 - f. **LW Insurance Advisory – Joan Allston-** No report.
9. **Open Forum- Ms. Laundry** wished Mr. Brunelle a happy retirement. **India Berkholtz** asked why there is so many trash pickups and if the mutual can benefit in savings from less pickups.
10. **Next Planning Meeting** – The next planning meeting will be held on 1/4/2024 at 1:00 PM.
11. **Next BOD Meeting** – The next BOD meeting will be held on 1/9/2023 at 9:30 AM in the Rossmoor Room in Clubhouse II, as well as via ZOOM.
12. **Adjournment** – The meeting was adjourned at 10:39 AM.