

MUTUAL 16 MATTERS

MARCH 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

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 Laundy

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

After two years of reading, writing, discussing, consulting, rewriting, dreaming about, editing, debating, reviewing, and finalizing; after at least 13 iterations, your Rules Committee birthed The Council of Unit Owners of Mutual 16 Condominium of Rossmoor, Inc (that's our official name!) new bylaws. At the special meeting on March 21, the bylaws were approved, 84 to 0, and will become official after some administrative details are taken care of.

Thank you to the Rules Committee members: **Dee Berkholtz**, **Rhonda Finehout**, **Marcia Laundy**, **Colleen McCarty**, **Art Popper**, and **Bob Strade**. A special shout out goes to Art for editing, collating, and always improving the document down to the last Oxford comma.

Thanks to our attorneys, Nicole Williams from Rees Broome and **Dick Lawlor**, Unit Owner and lawyer, for interpreting the legal jargon and for keeping us on the straight and narrow path as regards state and county rules and regulations.

Thank you, **Kelly Riviera** and **Stacey Carranza** (our mutual assistants), and **Nancy Sprinkle** (our property manager), for the huge amounts of administrative help they gave, from finding old documents, copying pages and pages, giving us info from other mutuals who have been through this to guiding us through the process on March 21.

Much appreciation goes to the inspectors of the election: **Dee Berkholtz**, **Joe Joyner**, and **Maureen O'Hara**, our volunteer Unit Owners who oversaw the counting of the votes.

Last, many thanks to the Unit Owners, who read the bylaws, who asked questions about the bylaws, who found numbering and grammar errors, who sent in their proxies, who attended the special meeting, and who just generally paid attention.

Mutual 16 now has a modern set of bylaws that are in harmony with the many Maryland and Montgomery County laws ...for at least a little while.

After today, we must continue to work on the rules. We have to make sure that everything in the rules is connected to something in the new bylaws. We will have to add some rules, tweak some rules and maybe if we're lucky, delete some rules. We are reconstituting the Rules Committee for this task. By April 3, please tell me in person, via email, or by phone if you can help us finish this important work. My contact information is in the left column of this page of the newsletter.

As always, Mutual 16 is a great mutual and now it's even greater!

PAULA SEEBODE

IN
THIS
ISSUE:

1. President's Message
2. Support
2. Contacts
2. M16 Repair Work

3. M16 Scramble
3. Health & Welfare Checks
4. Meet Ruth Day
5. Reminders & Resources

5. Gardening Services
5. Birthdays
6. Trash Schedule
6. Power Outage

SUPPORT

Sr. Property Manager: Nancy Sprinkle

301-598-5800

nsprinkle@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

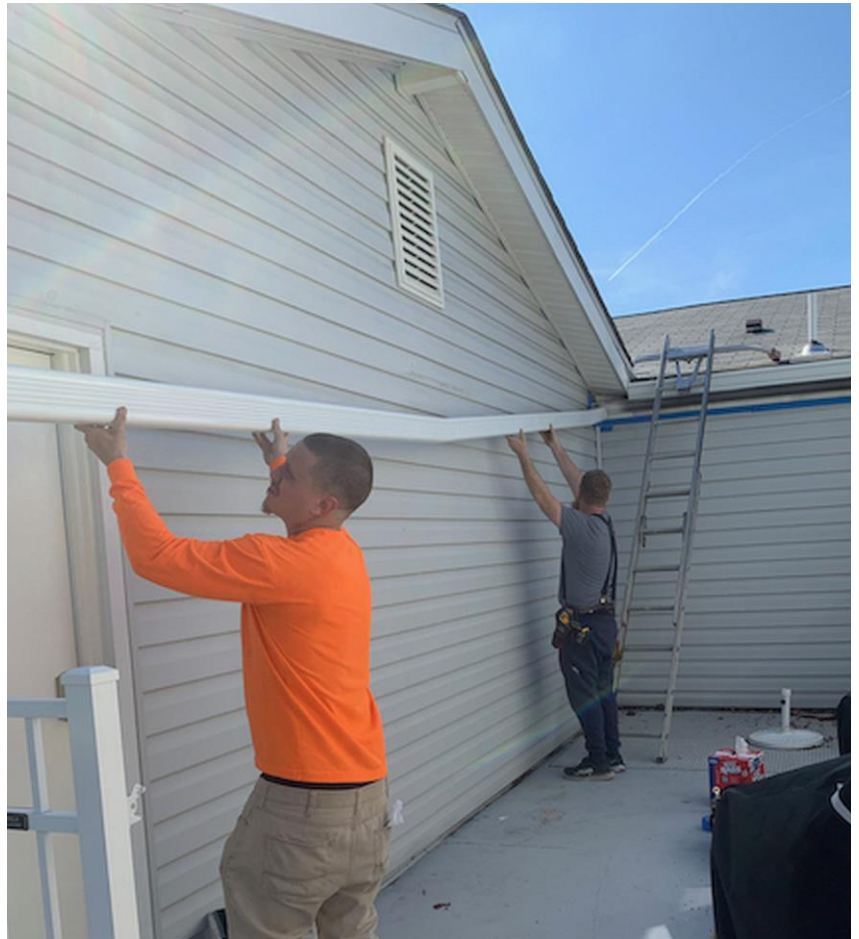
SUNSHINE LADY

Melinda Proctor

301-847-9644

mefoxp@gmail.com

REPAIR WORK BEING DONE IN MUTUAL 16



▲ Blake Rice and Mike Kenny from J&M Construction repair a downspout.

McFall & Berry replace a wall. ▼



MARCH 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

A R N B U

___ _ _ _ []

G N E L C A

___ _ _ _ _ []

I L S E A

___ [] _ _ _

Y R N A C O

[] _ [] _ _ _

Y C P S E O N

___ _ [] _ _ _ _

BONUS WORD

CLUE: MY DOG IS MY
 _ _ _ _ _ FRIEND

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

See next month's Scramble for answers

FEBRUARY ANSWERS

E T W E S

[S] _ W _ [E] _ E _ _ T _

M H E E T

[T] [H] _ E _ _ M _ _ E _

N D C Y A

_ C _ [A] _ N _ _ D _ _ Y _

W R L O F E

_ F _ _ L _ _ O _ _ W _ [E] _ R _

I R N E F D

[F] _ R _ _ I _ _ E _ _ N _ _ D _

BONUS WORD

CLUE: FEBRUARY, A TIME FOR

[H] [E] [A] [R] [T] [S]

HEALTH AND WELFARE INSPECTIONS



As good neighbors, we all need to be looking out for each other. That is why Leisure World has a Health and Welfare Check procedure. All residents are *strongly* encouraged to keep a key at the front gate with Security. If a neighbor does not see you or for some reason believes you maybe ill or in distress, they can and should call the front gate security and report their concerns.

Leisure World Security will come to your unit, knock on the door, try to call you, etc. They will basically try to contact you to be sure you are alright. If they believe you are in the unit and you do not respond, they will use the key you provided, to enter your unit to check on you. If you have not provided a key, they will break into your unit. This is legal. If they break in, they may cause damage and you are financially responsible for that damage.

Over the years, this procedure has been used several times in Mutual 16. Sometimes, the resident was home and for some reason just did not answer the door or phone. On a few occasions, we have found the resident dead.

As someone whose father fell and could not get up and did not have a "life alert," I strongly recommend you get a "life alert" and you give security a key to your unit. My father laid on the floor for three days before a neighbor missed him and called the fire department. Another day or so, my father would have died.

I also strongly recommend you do not lock your screen door. First, it does not provide any meaningful security; and second, it interferes with mail delivery. If Security does have to enter with your key, they will have to break your screen door to enter.

DOUG ALLSTON

GET TO KNOW YOUR NEIGHBORS

RUTH DAY

15528 PRINCE FREDERICK WAY

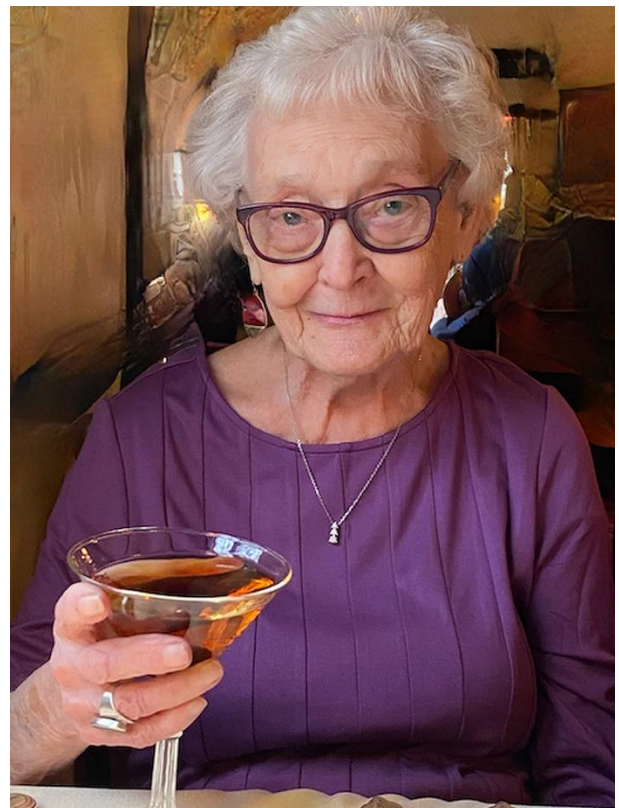
Ninety-three-year-old Ruth Day has been a life-long Maryland resident, living briefly in Detroit, Michigan and Camp Lejeune, NC. She grew up in Laurel with parents, grandparents, aunts, and siblings all living together in a small house where everyone helped out.

She graduated from high school in 1948 and went to work at Fort Meade the very next day. After a while, she became restless and joked that she had a dream. Paraphrasing an advertising campaign of the times, she said, "I dreamed I joined the Marines in my Maiden-form bra". She made her dream come true and went right out and joined the Marines in 1951. This was a plucky thing to do in those days. There were not many women marines but the Korean War changed that. She reported to Parris Island for basic training which for women then involved marching with a broom instead of a rifle. Since it was the height of the Korean war, Ruth rose quickly through the enlisted ranks to become a sergeant and in fact, became the first female drill instructor at Camp Lejeune. She was also stationed in Washington, DC. Ruth had to leave to Marines when she married her first husband. They moved to Detroit to be near his family. While in Detroit, Ruth worked for Cadillac. Her job was to assist wealthy purchasers of customized Cadillacs to pick up their cars. After showing them their car, she backed their car out of the bay for them. She met King Farouk of Egypt and she was the first person to drive Roy Rogers' new car, customized with a sterling silver steering wheel and a cactus engraved bumper. She did not have a driver's license at the time!

When Ruth became pregnant, the couple returned to Laurel, but her husband deserted the family shortly before the birth of their daughter. Then began a challenging time for Ruth as a single mother. When she worked in DC, her commute was brutal. Since she didn't drive, she pulled her daughter in a wagon to the babysitter's; she ran to catch the bus to DC then transferred to a second bus to the Pentagon. Luckily this didn't last long. In 1957, the NSA moved to Fort

Meade. Ruth moved with them. No more long commute and more pay. Around this time, Ruth met Ray Day at a neighborhood get-together. They began as friends but they were married in 1958. Ray doted on her daughter. The family grew and grew. Ruth and Ray had another daughter and a son and her parents lived with them for over 20 years. They moved from Laurel to Landover to Silver Spring. When her youngest entered school, Ruth began another career as a nurse's assistant at Kennedy High where she worked for 20 years. She retired in 1995. She and Ray kept active volunteering and travelling in the US and Europe and cruising throughout the world. In 2004, when Ray's health began to fail, they moved to Mutual 16. Ray passed away just 17 days after moving in.

Just the facts, ma'am: Ruth has been a member of Colesville United Methodist Church for over 59 years. She is an avid reader and loves playing Candy Crush on her phone. She and her daughter in North Carolina, talk on the phone every evening while having a cocktail. She has six grandchildren and four great-grandchildren. Soon Ruth will be winging her way to Washington state for her granddaughter's wedding and now, finally, Ruth is getting used to living in Leisure World with "all those old people."



REMINDERS

LITTLE LIBRARY 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 email her at mefoxp@gmail.com.

DOES 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**. 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** 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. First responders will check your refrigerator door for the "File of Life."

NEWS YOU CAN USE

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

Cloverly Landscape & Design, LLC
240-714-9531

Cooper 301-473-2191

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

BIRTHDAYS

Francine Joyner

3411 St. Leonards Court
March 13

Ann Hughes

3403 Parker Creek Lane
March 30



RESOURCES

CONTRACTORS

Carpet Cleaning

Unique Carpet Cleaners
Rod Gardner
301-455-4623

Electrician

Ethan Greene
240-388-1616

Garage Doors

Billy's Garage Doors
301-367-9160

General Contractor

Mike Morrow
301-613-8781
Morrow1200@me.com

HVAC, Plumbing

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

Robertson Plumbing Services

Chris Robertson
301-602-4007
robertsonps@yahoo.com

Painter

Ralph Carter
301-302-1211
Ralphcarter8@aol.com

HANDYMEN, APPLIANCE REPAIR

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

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

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

Senior Appliance Repair
571-445-2623

DETAILS

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.
- **YARD DEBRIS: BY REQUEST ONLY** on Monday and Thursday. Contact the Grounds Department email grounds@lwmc.com or call 301-598-1314 to notify them you have yard debris for pickup. Use tall brown paper recycling bags. **AS OF MARCH, YARD DEBRIS PICKUP REQUESTS HAVE RESUMED.**
- **GLASS/METAL/PLASTIC RECYCLING:** Pickup days are Tuesday and Friday. Recycling should be in the appropriate blue container.
- **PAPER/CARDBOARD RECYCLING:** Pickup day is on Wednesday only. Paper and 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.

POWER OUTAGE

Remember if you have a power outage, do NOT call Pepco!

Call the Main Gate, 301-598-1044.

The Main Gate reports outages to Pepco. We do not have individual accounts with Pepco. This means they don't have a record of your residence if you were to call them.

