

MUTUAL 16 MATTERS



JULY/AUGUST/SEPTEMBER

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

BOARD OF DIRECTORS

President	Joan Allston 301-598-2557 jallston1@aol.com
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Secretary	Paula Seebode 301-944-4759 paulas330@aol.com
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	Betsy Davis 240-383-7155 betsytdavis1@gmail.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
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CONTACTS

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LW Admin	301-598-1000
PPD	301-598-1500
Security & Transportation —	
Main Gate	301-598-1044
Comcast	1-855-638-2855 willis_gray@comcast.com

FROM THE DESK OF THE PRESIDENT

It's hard for me to believe that summer is over, although one look at the changing color of our trees confirms it. Kudos to the many residents who planted such colorful flowers for all to enjoy. Despite the intense heat, I thought the Mutual looked beautiful all through the summer.

This is the time to start thinking about serving on one or more of the LWCC advisory committees. It is a good way for both new and "old" residents to help Leisure World function. All potential representatives must complete the attached "Request to be a Representative on an Advisory Committee" and submit it to **Joan Allston** by October 26, 2021. Even if you are currently serving on a committee, you must still submit a request form.

Speaking of Volunteers — the Mutual is always in need of volunteers. **Jack Looney** could use help with the maintenance issues. **Doug Allston** could use volunteers to help with landscape issues. Continued maintenance in both these areas is essential to keeping it the "Best Mutual in Leisure World." Call Joan Allston or any Board member to volunteer.

Our treasurer, **Ed Bradley**, has been working for a few months on the Budget for 2022. You will receive a mailing with specifics in the next few weeks. If approved as proposed, condo fees will increase substantially primarily because of the increase in the insurance premium. The Board of Directors plans to give final approval to the budget at its October 12, 2021 meeting. Please communicate your comments and questions, in writing, to any member of the Board of Directors by October 11, 2021 or attend the meeting.

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NEWS YOU CAN USE

Welcome!

GROUP SEEKS VOLUNTEERS

Mutual 16 is forming a Welcome team. The group's job is to welcome new residents to the neighborhood and give them information about our mutual, Leisure World, and environs.

To volunteer in this hospitality effort, please call **Kay Looney** at 240-669-3530.

PAULA SEEBODE

MUTUAL 16 MOWING SCHEDULE SUBJECT TO MANY VARIABLES

McFall and Berry (M&B) provides landscape maintenance, not what most of us consider gardening. Leisure World contracts with M&B for general garden maintenance, lawn maintenance, and snow removal throughout the entire community. Mutual 16 pays for our share of that contract. We cannot change any of the specifications for the services provided. The grass is to be cut to a length of 3"-3¾", and to a length of 4" during summer stress periods. Each mutual is to be mown every 7-10 days. For every day it rains and they cannot mow, it pushes their schedule out, delaying Mutual 16's mowing day (and every mutual scheduled after us). If it's not raining, they will mow, but long wet grass does not mow well.

Edging along sidewalks and curbs is done with every other mow but may be done with every mow during rapid growth periods. M&B says they have not cut back on their manpower, for Covid-19 or any other reason. They have the same number in their lawn crews as they have ever had.

CHRIS EVERETT

EXPLORING LANDSCAPING OPTIONS

Our newsletter includes a list of people and companies that do Gardening Services. Many are very good for the weeding and trimming of bushes. However, McFall and Berry is not included in that list for routine garden work. They are the company that does our grass and tree planting and the tree removal for the Mutual. They do the heavy lifting. They landscaped our Park at the Rock.

I have had the opportunity to compare their prices on several jobs for the Mutual and my personal landscaping for tree and bush removal and planting. They have consistently beat the prices of the other companies. So, if you are going to plant or remove bushes or trees in your yard, at least get a proposal from them. I am sure you will save yourself some money. Contact Austin Angles at 443-974-6670 or email them at

austin.angles@mcfallandberry.com

DOUG ALLSTON

BROOD X CICADAS — THE 17-YEAR CYCLE CONTINUES

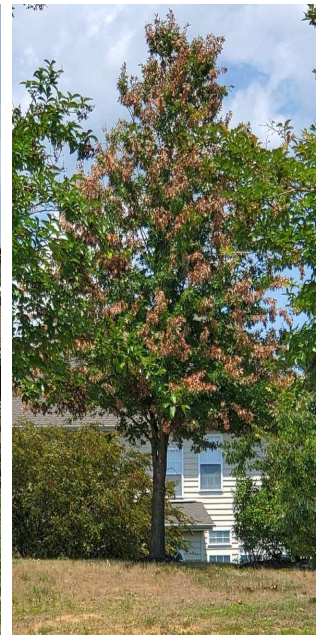
The McFall and Berry plant specialist Joe Simone works with us on the Leisure World Landscape Advisory Committee. We had many discussions about the arrival/departure of the Brood X Cicadas and any damage to be expected.

Joe gave us the following report on damage. There are photos from him and one from my own courtyard on Prince Frederick Way. "The cicadas make a slit in the small end branches on the trees and lay their eggs. It's mostly on oak trees, but I have seen it on sweet gum and a few locust trees also. Because of this, the small branch tips then turn brown and die.

"Although it may look bad, it does NOT harm the trees and the brown tips will drop off eventually. Even large native trees in wooded areas can be affected.

"The attached photos will help you can recognize it for what it is and know that it is not a symptom of anything else."

BETSY DAVIS



Photos showing aftermath of the Brood X Cicadas, visible on Prince Frederick Way (left) and nearby communities.

MORE NEWS YOU CAN USE

“HELPING HANDS” VOLUNTEERS ARE ON THE JOB

In the past few weeks, we’ve changed a light bulb over a washer and dryer, moved a piece of furniture, and assembled an outdoor rocking chair. If you need help, please ask. We’re here for you. Call 301-740-6724 or email brdgm63@gmail.com.

BOB BRIDGEMAN

APPLICATION FOR BUILDING MODIFICATION (ABM)

Unit owners need an ABM approved before beginning improvements on the exterior of the house. Improvements needing an ABM include: adding a new gate, patio, or windows (new windows require an ABM only if you apply for the energy savings deduction from your Condo fee). You also need an ABM approved for projects inside your house that involve structural changes like removing load bearing walls. See Article X, Sections 1, 2, 3, and 4 of the Mutual 16 bylaws. For more information on the types of projects requiring an ABM, ask any of the members of Board. Copies of the ABM can be obtained from the Mutual 16 website. The ABM comes with detailed instructions on how to fill it out.

PAULA SEEBODE

TRASH IN THE WIND — KEEP AN EYE ON THE WEATHER AND ADAPT

Storm winds can litter the neighborhood with trash. Check the forecast to minimize this problem. Delay putting out trash until the morning of the pickup. Have lids that firmly attach to containers. For paper recycling, put heavier items (magazines) on top.

JOE HALPIN

WHY WE SHOULD RECYCLE OUR CARDBOARD BOXES

- CONSERVE FORESTS — When we recycle cardboard we get strong paper fibers that can be used many times to make more. This reduces our need to cut down trees to make cardboard from raw materials. Recycling one ton of cardboard can save 17 trees.
- SAVE ENERGY — Making cardboard from raw materials is a longer and more complicated process than making it from recycled cardboard. When we make cardboard from wood, we waste more energy and resources. Recycling one ton of cardboard can save 4000 kW of electricity and 6.6 million BTU of energy.
- REDUCE POLLUTION — When making cardboard from wood, we turn the wood into pulp. This process creates a gas that causes acid rain, sulfur dioxide. When we recycle cardboard instead of using wood, we can cut the sulfur dioxide pollution by 50%.
- REDUCE LANDFILL — When we recycle our cardboard, it’s getting reused instead of going to a landfill. Landfills are toxic for the environment because they pollute water and air. Recycling one ton of cardboard can save 9 cubic yards of landfill space.
- REDUCE GREENHOUSE GASES — When cardboard is sent to landfills, it eventually breaks down and releases the greenhouse gas, methane. Methane absorbs the sun’s heat and warms the atmosphere.
- SAVE WATER — The production process of making cardboard from wood requires a lot of water. Recycled cardboard has already been through that process. We save about 7000 tons of water for every ton of cardboard recycled.

BOB BRIDGEMAN

MILESTONES



Thomaseena Cox	July 01
15553 Prince Frederick Way	
Barbara Higgs	July 09
3308 Solomons Court	
Helen Pechacek	July 09
3420 Island Creek Court	
Paula Seebode	July 10
15408 Prince Frederick Way	
Janet Farr	July 13
3305 Solomons Court	
Robert Hortin	July 25
15537 Prince Frederick Way	
Ruth Day	August 01
15528 Prince Frederick Way	
Bob Pechacek	August 05
3420 Island Creek Court	
Edwin Bradley	August 20
15420 Prince Frederick Way	
June Hortin	August 21
15537 Prince Frederick Way	
Joan Allston	September 06
15553 Prince Frederick Way	
Alex Cox	September 10
15519 Prince Frederick Way	
Douglas Kiessling	September 17
15533 Prince Frederick Way	
Jo Phillips	September 26
3306 Solomons Court	
Eileen Kiessling	September 30
15533 Prince Frederick Way	

IN MEMORIAM

Mary DeWitt Griffin

August 23

late of 3301 Solomons Court

Rita Molyneaux

September 2

late of 15511 Prince Frederick Way

GET TO KNOW YOUR NEIGHBORS

GAYLE ALLEN

15418 PRINCE FREDERICK WAY

Gayle Allen was born in Sibley Memorial Hospital in Washington, DC. Her mom was a PE teacher for DCPS and her father worked as a supervisor for the DC Department of Employment Services. When she was 6, her family moved to Silver Spring. She attended Glen Haven Elementary, Sligo Jr. High, and Northwood High School. She then attended Bennett College for Women in Greensboro NC, her mother's alma mater. She earned a BA in Interdisciplinary Studies/Business.

Returning home to live, she had several entry-level business jobs. While working, she discovered that a career in business was not for her. Gayle's godmother, a guidance counselor, asked her if she would be interested in a teaching assistant position; she got the position and liked it. She went to Trinity College and the University of the District of Columbia, earning her teacher certification while working full time. She became a certified Computer Lab teacher in 1994. Gayle has taught elementary and middle school students in DCPS and Prince Georges County since then. She has seen technology move from the DOS/floppy disk era, to the computer-on-your-wrist era. Teaching during COVID was very challenging, but she made it through; she is now giving thought to her future retirement plans.

Gayle is into fitness. In addition to teaching school, she has taught aerobics classes. Think Jane Fonda era!

She hurt her knee playing flag football. After recovering she went from teaching high impact to low impact aerobics, as well as body-shaping classes. She loves to dance! Her favorite dances are DC Hand Dancing, the official dance of DC, and West Coast Swing. She has competed in the novice and masters divisions at local competitions. Gayle is also active in her church, Catalyst Church in Bethesda. This summer she is going to lead a group touring farmers' markets throughout the Metropolitan area. Gayle has traveled throughout the United States, to Jamaica, the Bahamas, Canada, and Nigeria.



Gayle at home...



and Gayle on the dance floor!

A large part of Gayle's life is devoted to family. As Desmond Tutu said: "You don't choose your family. They are God's gift to you, as you are to them." She took care of her nieces and nephew in the summers, being the counselor for their own personal summer camp activities, going on adventures in DC and the surrounding area. She helped her mother take care of her father when he became ill with Parkinson's. When her parents moved to LW in 2006, Gayle stayed in the family home. In 2014, when her mother's health began to decline, she moved in with her here at LW, leaving the home she had lived in for 44 years. Although it was challenging at times, Gayle is happy that her caregiving allowed her mother to remain at home until she passed away in 2020.

Gayle is considering staying in LW. Let's all try to convince her that Mutual 16 is the best place to live!

FROM THE EDITOR

WHAT'S IN A NAME? IDENTITY, BRANDING, AND MARKETING A NEIGHBORHOOD

A few weeks ago, Mutual 14 installed signs displaying their new name, "Forest Glade."

So, what are the benefits of having a brand and an identity?

Before moving to Leisure World, I had never heard of a "mutual" — had you? I had no idea what it was.

My realtor showed us several condos, and at the time, I didn't know we were driving between various mutuels, nor where their boundaries were. Afterwards, I recall asking about the nice home down the road from the sign that said "The English Village." It turns out, that "nice home" was the one we bought here in Mutual 16.

And when you meet a new person at the Clubhouse, you ask, "So, where do you live?" If they respond with "Kelmscot Village" (for example), you know the general area they're from. If they say, "Mutual X," then your conversation stumbles on as everyone figures out where each of you live.

Based on my own Marketing Communications background, I know neighborhood identity is also known as placemaking. A successful brand is unifying, distinctive, and focused.

During informal chats about this, some possible names have already been suggested, including: "Calvert Crossing," "Sweet Sixteen," "Calvert Commons," "Home of The Rock," and more. If we pursue this, it will be interesting to see what other ideas might surface.

What do you think of this whole concept? Do you have any names you might suggest?



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? Is your life-story unique? Do you have a passion for Art? or Music? or Macrame? or Philately? Do you have a special skill or ability?

Please share your story, your poetry, or your biography with your neighbors. Give it a try — and if you need some help to write it down, we'll work with you.

We look forward to reading all about you!

TRIVIA TIDBITS

THE CALVERT COUNTY AND MUTUAL 16 CONNECTION

Names of the streets in Mutual 16 are: Island Creek Court, Parker Creek Lane, Prince Frederick Way, Solomons Court, and St Leonards Court. These aren't merely random names. It turns out Mutual 16's street names match up to very specific and historic locations in Calvert County — the inspiration for our mutual's street names (as previously noted in our May 2020 newsletter).



HISTORY

Leisure World was established as a Trust in 1965. The different mutuels were individually incorporated over time. Along with Mutual 18 on the north side of LW, Mutual 16 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 mutuels.

PIZZA IN THE PARK!

September 9
2021



Alex Cox, Jeannie Jones, Thomaseena Cox



Bartenders: Bernie Repeta, Jack Looney



Bob Bridgeman, Jim Rosenfield, Diane Rosenfield



Chris Everett, Jan Romanoff, Rick Masemore



Dee Berkholtz, Bill Heineman, Doug Allston



Don & Jo Philips, daughter Bonnie



Doris O'Donnell, Paula Seebode, Louise Bryan



Eileen & Doug Kiessling



Ellis Holdenreid, Joe & Arlene Halpin



Jeannie Jones, Kay Looney, Sherry Rubin



Joan Allston, Kay Bidingier



Jodi Lyons



PIZZA IN THE PARK!

A special THANK YOU to Julie Repeta and the volunteers on the Social Committee for all their hard work to stage this great event!



Joe & Francine Joyner



John Fajnor, Jerry Velthaus, E Holdenreid



June & Bob Hortin



K Biding, Mary Rabe



Mary Little, Allen Little, Mary Nice



Melinda Proctor



Sara Capuzzi, J Joyner, Marcia Laundry, Betsy Davis



Terry Heineman, Janet Gilbride



T Heineman, Kathy Muskovac, Sandy Greer, V Rehbehn



Tom Bugenhagen



Susan & Ted Polydoroff



V Rehbehn, Bob Pechacek, T Bugenhagen, Helen Pechacek, Kay Bugenhagen, Ed Bradley



RESOURCES

CONTRACTORS

HVAC, Plumbing

Jiffy Plumbing, Heating and Air Conditioning

Pete Kristiansen 240-882-8696
petethevacguy@gmail.com

Electrician

Chris Blucher 240-462-7221

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

POWER OUTAGE

Please 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 Pepco does not have a record of your individual 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 would need a card, contact **Melinda Proctor** at 301-847-9644 or mefoxp@gmail.com.

SHOULD THE MUTUAL PAY FOR IT?

If you need work done in your home and 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 **Joan Allston** 301-598-2557. If you call PPD 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.

"HELPING HANDS" VOLUNTEERS

If you need some help with a minor household task, contact **Bob Bridgeman** at 301-740-6724 or brdgm63@gmail.com.

"FILE OF LIFE"

Do you have a red vinyl "File of Life" magnetically attached to your refrigerator door? If not, they are free at the Leisure World Medical Center. Keep it updated with info concerning medications, doctors, and contacts to be notified in case of serious illness. This information is very important to an emergency crew when they are called in due to a sudden illness. The rescue crew will check your refrigerator door for the "File of Life."

ROBO-CALLS:

The robo-call system is used to alert residents to immediate or imminent situations in Mutual 16 or in Leisure World. It might be a reminder about a repair that will affect residents' water service, a last-minute change to a meeting time, a known and reported power outage, or even a "silver alert" for a missing vulnerable resident. To be added to the robo-call directory, please email **Chris Everett** chris@ceverettonline.com.

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 301-598-1314 to notify them you have yard debris for pickup. Use tall brown paper recycling bags. Phone calls are preferred, but you may also email grounds@lwmc.com.

COMCAST CUSTOMER 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.

TO: Mutual Presidents

CC: Property Managers, Mutual Assistants and Advisory Committee Chairs

DATE: August 11, 2021

FROM: Phil Marks, Chair, LWCC Board of Directors

SUBJECT: Nominations for Service on 2022 Advisory Committees

It is time to seek residents for the Leisure World Community Corporation Advisory Committees. A list of preferred qualifications for specific Advisory Committees has been developed and is attached (ATTACHMENT A). Please share these qualifications with your current representatives and with anyone in your Mutual who expresses an interest in serving on an advisory committee. Please keep in mind that it is more important for the effective and efficient functioning of each committee, and for the community, to have qualified committee members than it is to have each Mutual represented on every committee.

- Please ask all potential representatives to complete the attached Request to be a Representative on an Advisory Committee form. (ATTACHMENT B) **This is important for both new representatives and returning representatives.**
- Members who are presently serving on a committee still need to resubmit their name by completing the form. **This does not apply to members of the Government Affairs Advisory Committee whose terms run August 1 through July 31. This committee will seek nominations in summer of 2022.**
- Please ensure that your nominee is willing and available to serve on a regular basis. He or she should be advised that a member who misses three consecutive meetings may be dropped from the committee roster, at the discretion of the committee chair.
- Please use ATTACHMENT C for submitting the list of names of all your Mutual's nominations.

You are reminded that, in general, there is only one representative per Mutual on any committee unless:

- (a) the second representative is particularly qualified to serve on the committee; **and**
- (b) the addition of a second representative from a Mutual has been agreed to by the committee chair, Mutual president and Chair of the LWCC Board of Directors.

We would like to have all the names submitted so that the committee lists can be approved at the November 2020 LWCC Board meeting. Therefore, it is important that your list of nominees be submitted to Monica Tejada (mtejada@lwmc.com), LWMC, Administrative Assistant, 3701 Rossmoor Boulevard, Silver Spring, MD 20906, **no later than Friday, October 29, 2021.**

ATTACHMENTS:

- A Preferred Experience/Qualifications for Serving on a Committee
- B Request to be a Representative on an Advisory Committee
- C Mutual Residents Nominated to Advisory Committees

ATTACHMENT A -

**Preferred Experience/Qualifications for Serving on an Advisory Committee
Ability to Communicate via Email is also Preferred for All Committees**

Audit - previous experience serving on an "Audit Committee", designing or reviewing and managing or directing operational procedures for 'profit' or 'not for profit' organizations, familiarity with financial operational audit responsibilities of C PA firm, background in finance, accounting, auditing, budgeting, management, law, business and/or contracting for audits

Budget and Finance - background in finance, budgeting, business operations.

Communications - Ability to communicate via email is essential. Members of the Communications Advisory Committee must also have education, training, and/or experience in journalism and/or communications through any digital, electronic, print, or other channel.

Community Planning - The member qualifications most useful in handling the responsibilities of this AC are backgrounds with the professional ability to respond to various project developments and planning scenarios from a community perspective.

Education and Recreation - background and/or interest in education, recreation, travel, music, theater, art, interior design or architecture.

Emergency Preparedness - background in the preparation, review, or approval of emergency procedures at the federal, state, county, or local level including mutual level, Also, experience in assessing or evaluating various emergency situations that may be encountered by LW residents.

Energy – The member qualifications most useful in handling the responsibilities of the Energy Advisory Committee are residents with interest, background, or experience in the field of energy production, distribution, procurement, or energy conservation.

Golf and Greens –background in golf course maintenance or design, knowledge of USGA rules, or current or previous golfers.

Health - the member qualifications most useful in handling responsibilities of the Health Advisory Committee are professional residents, e.g., physicians, nurses, pharmacists, physical therapists, occupational therapists, social workers, psychologists, or others with experience in health-related settings, including communications, contract administration, performance evaluation, or public relations.

Insurance - background in property and casualty insurance, (either at insurance company level or agency level), experience in commercial insurance, risk management, or reviewing claims, data and evaluating insurance coverage.

Landscape - The member qualifications most useful in handling the responsibilities of the Landscape Advisory Committee are residents who are master gardeners or a longtime gardener, or have knowledge of landscape design, or have familiarity with perennials, annuals, shrubs and trees, or have knowledge of safe insecticides and fertilizers.

Physical Properties - The member qualifications most useful in handling the responsibilities of the Physical Properties Advisory Committee are an understanding of maintenance services, customer services, business planning and operations.

Restaurant - background in or prior catering or restaurant experience in any of the following areas: wait staff, cook, or restaurant ownership. It would also be beneficial for a member of this committee to be a frequent user of the Food Services facilities and enjoy culinary activities.

Security and Transportation - an understanding of the safety and security issues relating to LW, experience in riding LW buses inside and outside of LW, and, of equal importance, is the willingness to work with other LW residents in a committee environment.

Tennis and Pickleball - an active committee member should be an active player in tennis or pickleball. Knowledge of court construction or maintenance would be helpful. All members are expected to be active, engaging in meetings, and contribute constructively to the purposes of the committee.

ATTACHMENT B

Request to be a Member of a 2022 Advisory Committee

Applicant's Name _____ Mutual _____

Applicant's Address: _____

Applicant's Phone Number: _____

Applicant's Email Address: _____

I am applying to be a representative on the _____
Advisory Committee.

My qualifications for serving on this committee are (please be specific):

Signature of Applicant: _____

Date: _____