

February 2020

MUTUAL-16

BOARD OF DIRECTORS

President	Joan Allston 301-598-2557
Vice President	Jean Jones 301-438-2333
Secretary	Paula Seebode 301-944-4759
Treasurer	Edwin Bradley 202-641-7455
Directors:	Doug Allston 301-598-2557
	Robert Hortin 240-242-4071
	John Looney 240-669-3530

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**
301-774-9610

Assistant Property

Alicia Drummond
301-598-1031

Administration 301-598-1000

Main Gate 301-598-1044

PPD 301-598-1500

Security &

Transportation 301-598-1044

Comcast 1-855-638-2855

Mutual 16 – Leisure World, Silver Spring, MD -20906
Rita Molyneaux - molyneux@erols.com
Web Site – www.lwm16.com

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 21st we will be electing three unit owners to serve on the Board of Directors. The terms of Joan Allston, Jack Looney and Paula Seebode are up for reelection. 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. If you do not want to commit to a Director slot, please consider volunteering for 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!!!

We have just finished replacing the damaged “rake trims” in the Mutual. Once the weather has calmed down we are planning a walk thru of the Mutual to determine future projects.

Golf Course Status for 2019

Doug Allston

There were 15,465 rounds of Golf played as of November 29, 2019. This was an increase of 3,500 rounds over the same time period a year ago.

There were 214 Golfers paying annual greens fees (for residents that is \$800 and for non-residents \$900), which was the same as last year.

The combined revenue from the rounds played and the Golf Shop sales were up by over \$37,000. This was attributed to more golfers choosing to pay Daily Greens Fees instead of the Annual Greens Fee.

Tournament play followed by monthly luncheons and other events which involved serving and catering by the Leisure World Restaurants contributed a total of \$17,043 to the restaurants.

- This year the golf course hosted the Lions Club Tournament, Georgetown Day School Coaches Tournament, First Tee Tournaments, Kensington Fire Department Tournament and the Georgetown Day School Tournament. (First Tee, a youth development organization, impacts the lives of young people by providing educational programs that build character, which instill life-enhancing values through the game of golf.)

The Golf Maintenance crew continues to elevate (trim) trees and thin out trees on the course to allow more sunlight to penetrate, a positive for both the tree and the turf beneath the tree.

To date, more than 85 tons of debris have been removed from the Golf Course. This is debris such as downed trees and wood chips that had been left on the course for many years.

According to the recent Strategic Plan Survey, approximately 14.1% or 400 of the 5,600 housing units in the community use the golf course at least once a year.

Golf Course Changes and Improvements Planned

A Renovation Plan has been proposed which will address drainage issues on the golf course. Poor drainage means no play or “cart path only” which severely limits revenue. Currently poor drainage exists on numerous holes but is extremely bad on the fairways and holes for number 3, 5, 9, 11, 15, 17 and 18.

The Leisure World Golf Course is a par 69 course: This implies that it is a short and easy course. It is short but not easy. But in order to increase the par we need to increase the length of certain holes and increase the par from a par 4 to a par 5 on the 9th and 17th holes. This will result in the Course being rated as a par 71 which will attract more tournaments, events and players.

The Golf Course presently has two sets of rated tees. The renovation will result in obtaining three sets of tees. These various tees help increase revenue by increasing the number of outside tournaments and encourage more Seniors to continue playing Golf as well as those beginning to learn a new sport in their senior years.

A Report from Security and Transportation Committee

Submitted by Harry Geehreg

When a resident no longer lives or owns property in Leisure World:

Resident forums are being planned for the near future to respond to resident concerns. Watch for the announcements in the Leisure World News. You will have the opportunity to ask questions then.

At the present time, there will be no change in the Gate Hours. The main gate on Georgia Avenue will remain open 24/7. The Norbeck Gate will be unstaffed and available for entry only to vehicles with an RFID tag between the hours of 0600 and 2200.

A maximum of two free transponders per unit will be issued for vehicles registered to a resident living at a Leisure World address (including renters). Two additional transponders per unit will be available at a cost of \$20 each. Some people have asked about the temporary visitor's pass currently in use. It will continue for the time being. So, stay tuned, and watch for the announcements regarding the resident's forum.

Open forum – Residents who would like to share their thoughts and ask questions about the gate access project can attend an open forum held by LWCC board chair Paul Eisenhower on Sunday, March 1, from 4-5:30 p.m. in the Clubhouse I Crystal Ballroom.

Carbon Monoxide Detectors

By Bob Hortin

Most of us are aware of the need for smoke detectors for the protection they provide in the event of a fire in our home. Less well known are Carbon Monoxide detectors. Carbon Monoxide is an odorless gas that can be a silent and deadly killer. A car left idling in a closed garage can build up lethal amounts of carbon monoxide in a short period of time. That gas can easily seep into the home and without warning kill sleeping or inattentive residents in short order. Mutual 16 has a significant number of garages that are directly attached to our homes, with many of those rooms being adjoined to a bedroom. It is a wise idea to have a carbon monoxide detector installed in such rooms.

Carbon monoxide detectors are readily available at most hardware stores as well as thru the sales office of PPD. The cost for the potentially life-saving devices is generally under \$50 and are easily installed by just plugging them into an AC outlet of the room. Many smoke detectors now come with a built-in carbon monoxide detector with them, so it can be two protectors for the price of one, but that price is generally more than the price for a carbon monoxide detector alone.

SAVE THE DATES

February 6 – 1PM –Agenda Meeting- Club 2

February 11- 9:30 AM – Sullivan Room – Administration Building

Mutual 16's Monthly Board Meeting

March 5 1PM Agenda Meeting Club 2

March 10- 9:30 AM – Sullivan Room- Administration

Building Mutual 16 `s Monthly Board Meeting

*******May 21 – 2:00PM- Exercise Room- Clubhouse 2**

Mutual 16's Annual Meeting *****

Should the Mutual Pay for It?

When you need work done in your home that you feel the Mutual should pay
for you **MUST FIRST**

Call Jack Looney (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 Physical Properties directly you will be responsible for any charges
incurred unless it is an emergency situation.

For Emergencies after hours or on Weekends:

Call the Main Gate @301-598-1044

Comcast Issues: Call 1-855-638-2855

“It does not matter how slowly you go as long as you do not stop.” Confucius