

January 2020

# MUTUAL-16

## BOARD OF DIRECTORS

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**Vice President** Jean Jones  
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**Secretary** Paula Seebode  
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**Treasurer** Edwin Bradley  
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## Committee Chairs

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#### Distribution

Virginia Rehbehn  
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### Assistant Property

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### Security &

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## From the Desk of the President:

Our Holiday party was a huge success with 60 or so residents and guests attending. The food was delicious and plentiful, and no one went away hungry. Our thanks to Julie Repeta and her committee for making it festive.

As I have indicated at past BOD meetings the Board has been busy working to revise the “who pays” document for Mutual 16. At the 12-10 BOD meeting the revised document was presented and approved. It is a concise one-page summary of what Mutual 16 will pay. Items not listed will be the responsibility of residents. A copy of this document is attached to this newsletter.

Gutter cleaning is underway in the Mutual weather permitting.

Speaking of weather, we have yet to receive our real first snow, but it is probably just a matter of time. Hopefully you have read and saved the articles in the LW news (December 6th edition, page 8) 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.

On behalf of the BOD of Mutual 16, I wish everyone a Happy and Healthy Holiday season and new year!

## **MUTUAL 16 - REVISED WHO PAYS List**

**January 1, 2020**

This Who Pays List supersedes all previous Who Pays Lists.

The members of the Board of Directors have researched these changes carefully. They are based on common sense and historical data.

Generally, the Mutual pays for items which compromise the structural integrity of the unit, problems in common areas and major exterior cosmetic issues.

Examples: unmodified foundation/slab problems, leaking roofs, street paving.

The unit owner generally pays for issues inside the unit. Examples: appliance repairs and replacement, electrical upgrades, inside pest control.

If an item is not on the List, the unit owner is responsible for paying. Every contingency cannot be imagined or listed. If a situation not listed arises, you have the right to bring the issue before the Board of Directors. The decision of a majority of the Board is final.

In some instances, damage to units is covered by a Master Insurance Policy. This policy covers components of the unit itself, not personal belongings. The Maryland Condominium Act and the Mutual 16 Bylaws provide that the mutual may require the unit owner to pay a \$5000 deductible if the source of the damage originates within the unit. Damages originating in the common elements are the Mutual's responsibility. The Master Policy does not cover personal possessions or relocation expenses. We highly recommend that the unit owner acquire a condominium owner's policy, usually referred to as HO-6. It is wise to check with the insurance company to assure that the policy provides coverage for the Master Policy's \$5000 deductible. If the unit is rented, it is also recommended that the tenant obtain a rental policy to cover their personal property and relocation.

## Mutual 16 “Who Pays” List Effective 1 January 2020

- A. Resident is required to notify Mutual Maintenance Representative or President at earliest possible time if they desire Mutual to pay for repair or replace.
- B. With the exception of plumbing and electrical, the resident should take no action themselves. Report the problem to the Mutual Maintenance Representative or President.
- C. Repairs not listed are the responsibility of the unit owner.
- D. If resident disagrees with who pays decision, they may appeal to the Mutual Board.

	Repair	Replace
<b>Asphalt Work / Streets</b>	<b>M</b>	<b>M</b>
<b>Catch Basins</b>	<b>M</b>	<b>M</b>
<b>Building exterior - original (Note1)</b>	<b>M</b>	<b>M</b>
<b>Caulking - exterior</b>	<b>M</b>	<b>M</b>
<b>Chimney- original - exterior including cap and bird screen</b>	<b>M</b>	<b>M</b>
<b>Concrete Work - common area only</b>	<b>M</b>	<b>M</b>
<b>Drainage - unaltered common area</b>	<b>M</b>	<b>M</b>
<b>Drains - sewer main, common area and drains in atriums</b>	<b>M</b>	<b>M</b>
<b>Driveways</b>	<b>M</b>	<b>M</b>
<b>Electrical - exterior to unit only</b>	<b>M/R</b>	<b>M/R</b>
<b>Exterminating - carpenter ants &amp; bees &amp; termites only (Note 2)</b>	<b>M</b>	<b>M</b>
<b>Fire/ Smoke damage (Note 3)</b>	<b>M/R</b>	<b>M/R</b>
<b>Foundations and slabs of buildings</b>	<b>M</b>	<b>M</b>
<b>Gates - (Note 4)</b>		
<b>Garage Door (Main) - including hardware but excluding opener</b>	<b>M</b>	<b>M</b>
<b>Gutters, downspouts and splash blocks</b>	<b>M</b>	<b>M</b>
<b>Plumbing - exterior to unit (Note 5)</b>	<b>M/R</b>	<b>M/R</b>
<b>Roof</b>	<b>M</b>	<b>M</b>
<b>Siding / Masonry walls part of unit facade</b>	<b>M</b>	<b>M</b>
<b>Storm Damage - water &amp; wind (Note 3)</b>	<b>M/R</b>	<b>M/R</b>
<b>Walls - common area</b>	<b>M</b>	<b>M</b>
<b>Water Supply - Main</b>	<b>M</b>	<b>M</b>

Note 1 - Excludes light fixtures, doors, shutters, windows, and sliding glass doors

Note 2 - Mutual responsible for repairing exterior damage only

Note 3 - Case by case depending on cause and unit owners insurance

Note 4 - Mutual policy is not to replace or repair but to remove gates

Note 5 - Limited to blockage caused by tree roots or damaged pipes

- Limited to Leisure World PPD cost per hour

- Resident must provide documentation of said cause

## **A MESSAGE TO RESIDENTS OF MUTUAL 16.**

My name is Harry Geehreng and I am writing to you as your representative on the **Security and Transportation Advisory Committee**. I want to share some information with you concerning some changes that will be occurring in the coming year. If you have questions, I invite you to contact me and I will attempt to answer them. My wife Kathy and I reside on Prince Frederick Way and our phone number is 240-880-2181. My e-mail address is geehreng@aol.com

First of all, I would like to assure you that we live in a very safe community. We have a fine, dedicated staff in the Security Department who perform 24/7 for our protection. But it is time to modernize and we are preparing to install a new security gate access system. I think it is safe to say that security will be equal, and in some ways better, based in part on use of cameras and eliminating some of the current multi-tasking required of our guards. The current process is outdated, inefficient, cumbersome, and has proven ineffective at restricting entry to approved residents and visitors. LWMC has approved the installation of new software and security system that will streamline the process, enhance the experience for all involved, and tighten security in our community.

The primary changes at all the community gates will include a state-of-the-art **RFID (Radio Frequency Identification)** based gate access-control system that is intended to ensure automated and secure access for residents. Also, a new HD (high definition) camera system will be installed at each gate and will provide 24/7 recording of all activity for both incoming and outgoing vehicle traffic as well as pedestrian traffic.

All three entrances (Norbeck, Connecticut and the main gate) will be equipped with the RFID readers. Vehicles equipped with RFID readers will approach the "Residents Only" gate and the arm will open automatically for you. Guests, visitors and residents driving a vehicle without an RFID tag must use only the Visitor Lanes.

The Main gate on Rossmoor Blvd will maintain 24/7 staffing; the entrance lane closest to the guardhouse will continue to be for Residents and Guests and will have a new RFID reader; the middle lane will have an RFID reader and will be for Residents ONLY; The third lane will continue to be for emergency vehicles, busses and commercial vehicles only. There will be NO RFID reader for this lane.

The Connecticut Avenue gate will continue to be staffed from 6:00 AM to 9:55 PM. The lane closest to the guardhouse will be for guests and residents and the second lane will be for Residents and emergency vehicles with an RFID tag.

The Norbeck Road Gate will continue to be open from 6:00 AM until 9:55 PM; however, this gate will only be available to residents who have an RFID tag. RESIDENTS ONLY at this gate; No visitors. There will be no guards on duty at this gate, but the guards at the Main gate will be able to remotely communicate with someone at this gate who cannot enter and has questions. A gate arm will be added at the current exit lane, opening automatically for all vehicles exiting Leisure World; this will prevent vehicles from entering on that side.

Emergency vehicles will continue to have 24/7 access through all gates using special keys they have that allow them to open the iron gates at Connecticut and Norbeck from 10 PM to 6 AM.

I'm sure you will have plenty of questions, and as I said earlier, I will do my best to keep you informed. I would prefer that you contact me by e-mail, but if that is not possible, then you may call me, as long as it is not too late.

## **HIGHLIGHTS FROM HALPIN**

For all those fans of Turner Classic Movies (TCM) who are bemoaning the loss of TCM on our Comcast TV lineup, there is a no cost alternative. On your Xfinity remote control, locate the blue microphone button in the upper third of the remote. With the TV on, press this button; you will see on the upper left of the TV screen the word "Listening." Hold the button down while you say into the remote, "Free classic movies." Release the button. On the TV will appear the selection of thousands of classic movies. The caution is be careful that you choose the free option which could mean that there might be commercials before and during the movie but I found that in the movies I selected I could fast forward through the commercials.

## **FREE SENIOR CALL-CHECK PROGRAM**

The state of Maryland has started a program which can be helpful for our residents, 65 or older, who live by themselves, may feel insecure or have a medical problem which might put them at some risk of needing help, but being unable to summon that help. For those who apply, the program calls that individual each day as a check on their well-being.

To learn more about the program, how it works and how to apply for it, you can go to this website-aging.maryland.gov Or you can call the Maryland Department of Aging @1-866-502-0560. It is important to recognize that in the event of this service being unable to reach a resident or their alternate after multiple attempts, non-emergency services will be sent to that residence to evaluate the need for additional services. For this reason it is important that applicants to this program have a key available at our Security office to minimize the risk of having the these services break into your home.

## **GOOD NEWS FROM THE LEISURE WORLD GOLF COURSE**

Doug Allston

It looks like we will finish the year with over 15,000 rounds of golf played which is the highest number in several years. This is an increase of about 2,000 rounds. This increase is due to a combination of some changes made by our Greens Keeper and good weather. This summer was not as wet as the past few years.

The golf course revenues are up over \$30K. This is due to better management of the Golf Shop and the increase in rounds played.

The revised renovation plan was briefed to the LW Board of Directors in November. This plan will be implemented in two phases over two years and would cost \$800K, to be paid out of funds from the 2% resale fee, not out of operating funds. The plan was accepted. There will be no approval or scheduling of implementation until after the Board has a firm understanding of the costs and scheduling of the construction of the Admin Building. The new revised plan focuses on drainage and sand traps. Drainage is the number one problem affecting rounds played and revenue.

Not specifically tied to the renovation is the lengthening and re-rating of the golf course, which is now rated at par 69. Typical full-size golf courses are rated at par 71 or 72. A couple of the holes where there is space will be re-rated, and holes 9 and 17 will become par 5 from their current par 4 rating. This action will make the course more desirable and will actually increase its value to the community.

Just a reminder, even if you do not play golf your children and grandchildren are welcome to play. Also, our golf shop has a full selection of golf equipment, clothes, supplies, and Leisure World Logo clothes for the non-golfer. Both the golf shop and the course are open from 10 to 5 daily during the winter months.

### **SAVE THE DATES**

**January 8, 2020 @9:30 Mutual Board Meeting**

**Sullivan Room, Administration Bldg.**

**February 12, 2020 @9:30 Mutual Board Meeting**

**Sullivan Room, Administration Bldg.**

### **JUST A CHUCKLE**

*From a woman of a certain age: I felt like my body had gotten totally out of shape, so I got my doctor's permission to join a fitness club to start exercising. I decided to take an aerobics class for seniors. I bent, twisted, gyrated, jumped up and down, and perspired for an hour. But, by the time I got my leotards on, the class was over.*

2019 Holiday Party

