

# MUTUAL 16 MATTERS

JUNE/JULY 2020

## BOARD OF DIRECTORS

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

## COMMITTEE CHAIRS

Communications	
Distribution	<b>Virginia Rehbehn</b> 301-438-0949
Landscaping	<b>Doug Allston</b> 301-598-2557
Maintenance	<b>John Looney</b> 240-669-3530
Park	<b>Paula Seebode</b> 301-944-4759
Social	<b>Julie Repeta</b> 240-669-4881
Assistant Property	<b>Alicia Drummond</b> 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  
Chris Everett — [chris@ceverettonline.com](mailto:chris@ceverettonline.com)  
Web Site — [www.lwm16.com](http://www.lwm16.com)

## FROM THE DESK OF THE PRESIDENT

The annual meeting is scheduled for July 14th. As a measure of caution, it will be a “virtual” meeting. By now you should have received your proxy in the mail. Please return the proxy as instructed. If you have not received a proxy by July 6th, please contact **Alicia Drummond** 301-598-1031 or at [adrummon@lwmc.com](mailto:adrummon@lwmc.com).

Prior to the election you will receive a robocall with specific instructions. Please make sure to write down the phone number and access code to call. I will also send an e-mail blast the day prior to the election for those on my list with specific instructions. Again, at that time please make note of the phone number to call and the access code needed.

Unlike a regular meeting, residents will not be able to vote the day of the meeting. Ballots must be mailed or dropped off at the Administrative Building prior to the meeting.

We are fortunate to have four residents running for election. They are (in alphabetical order) **Joan Allston**, **Jack Looney**, **Jim Rosenfield**, and **Paula Seebode**. Our Mutual is only as good as the Board Members we elect!

Leisure World is opening up with a degree of caution. Make sure to read the information contained in the July 3rd edition of the *Leisure World News* for all updates. Follow the guidelines and keep safe — we are all in this together!

## WE ARE VULNERABLE



### Be Healthy and Stay Safe!

The Leisure World community is vulnerable to the COVID-19 virus, so we must be vigilant to protect ourselves and our neighbors by wearing masks and social distancing while out and about.

**Ellen Darr**

## KEYS TO THE SECURITY OFFICE



Did you know that you may leave a key with the Security Office? It will be specially coded and secured in a locked cabinet. This will make it possible for Emergency Responders to enter your home if they are called for a fire or medical emergency. Please do not lock your "storm" door — in case of an emergency, access is not possible even if a key is left with security! The key is also available to the resident in case of a lock-out!

## LANDSCAPING COMMITTEE

### Annual Tree Inspection

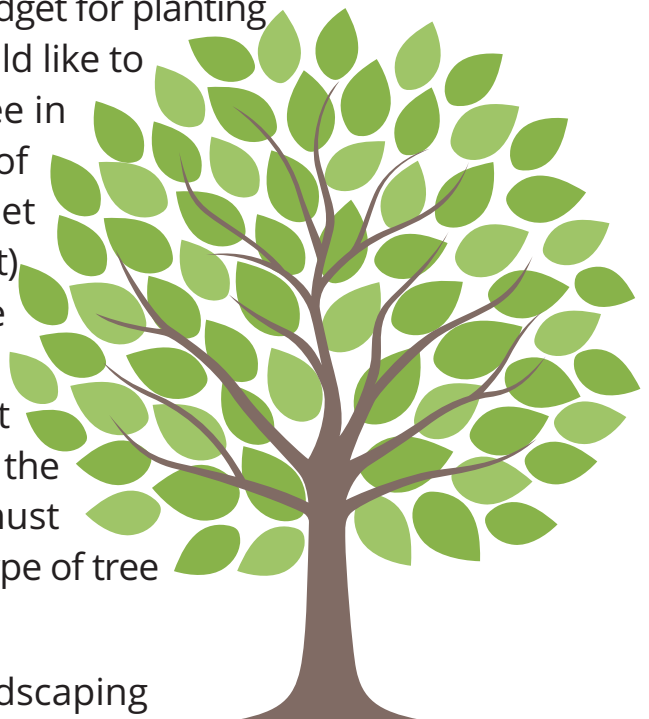
In May, I did a detailed inspection of the Mutual common area trees with representatives from Physical Properties Department (PPD) and McFall & Berry (M&B) — both of whom are certified tree experts.

We are going to cut down eight trees because they are either dead or dying on the common area of the following properties: 3423 Island Creek; 3402 Parker Creek; 15519, 15521, 15535 15537, 15542 Prince Frederick; and 3302 Solomons.

We are also going to trim and/or cut the dead wood out of trees on 3400 Parker Creek; 15501, 15525 Prince Frederick; and 3317 Solomons. We are also going to trim some of the trees in back of the houses on the north side (Church) of Prince Frederick Way.

We have also planted three trees in the Rock Park. These trees, when mature, will provide years of shade for our Mutual 16 parties at the Rock. We also planted a tree on the common area of 3406 Island Creek where we removed a Holly Tree 2 years ago.

We have a small budget for planting trees, so if you would like to buy and plant a tree in the common area of the Mutual (four feet away from your unit) we would welcome the donation. However, please contact me before you buy the tree. The Mutual must approve both the type of tree and location.



**Doug Allston**, Landscaping

## DISASTER SUPPLIES

### Food

Store at least a three-day supply of non-perishable foods that do not require refrigeration, cooking, a lot of water or a lengthy preparation. Such items might include ready-to-eat canned meats, fruits and vegetables, canned juices, peanut butter, jelly, trail mix, and staples (sugar, salt, pepper). Don't forget foods for family members with special needs or those on special diets.

### Water

Store water in plastic containers such as soft drink bottles or buy one-gallon containers of water. Store one gallon of water per-person per-day for a three-day period.

### First Aid

Sterile adhesive bandages, scissors, tweezers, needle, moist towelettes, antiseptic, thermometer, petroleum jelly, cleanser/soap, aspirin/pain reliever, assorted sterile gauze pads, antacid, laxative

### Tools and Supplies

Paper cups, plates & plastic utensils; battery-operated radio w/ extra batteries; flashlight w/ extra batteries; non-electric can opener and utility knife; pliers; tape; signal flare; needles & thread; map of the area; aluminum foil

### Sanitation

Toilet paper, soap, personal hygiene items, plastic garbage bags w/ ties, plastic bucket w/ tight lid, disinfectant, household chlorine bleach

### Special

Important documents, account numbers, passports, etc. (keep in a watertight container).

## EMERGENCY PREPAREDNESS PLAN

### Mutual 16

Robert Hortin

Mutual 16 consists of 95 one level, two- and three-bedroom units and approximately 120 residents who are expected to take some responsibility and initiative to be prepared in case of emergencies.

### BASIC PREPARATIONS

- Check smoke and carbon monoxide detectors at least once a year
- Prepare a disaster supply kit that contains food, water and supplies for at least three days. Consider having supplies for sheltering in place for at least two weeks as well as a battery-operated radio, corded telephone and one or more working flashlights
- Keep informed: Radio alert systems can be found on AM 630, AM 1500, FM 107.7, FM 103.5, and FM 88.5

### In case of FIRE:

- Leave your home immediately at first sign of any fire.
- Take your cell phone or cordless phone with you. DO NOT try to fight the fire.
- IMMEDIATELY call 911
- Alert neighbors attached to your unit
- Follow instructions of the first responders

### In case of HURRICANE:

- Stay in your home and away from windows until storm is over

- Listen to local TV and radio for instruction regarding local conditions before leaving your home

### In case of TORNADO:

- Stay in your home when a tornado WATCH is announced
- Immediately go to an interior room or hallway and stay away from all windows when a tornado WARNING is announced
- Additional information is on the FEMA website at [www.fema.gov](http://www.fema.gov) or the Maryland Emergency Management Agency website at [www.mema.maryland.gov](http://www.mema.maryland.gov)
- **Alert Montgomery** is a service that will notify you of any pending weather situations. Sign up at the Montgomery County website at [www.montgomerycountymd.gov/oemhs/alertmontgomery/](http://www.montgomerycountymd.gov/oemhs/alertmontgomery/)

### In case of CRIME/DOMESTIC DISTURBANCE/ACTIVE SHOOTER:

- Residents are requested to call 911 if they witness any type of crime, domestic disturbance or an active shooter situation. A separate call to LW Security at (301) 598-1044 should be made if time allows, letting Security know that 911 has been called.
- If sheltering in place is advised:
  - Lock all doors
  - Close blinds, shades or curtains
  - Stay away from windows
  - Wait for further instruction

## WHAT'S HAPPENING?

### Happy Birthday

**Ellen Darr** June 2  
3300 Solomons Court

**Paula Seebode** July 10  
15408 Prince Frederick Way

**Robert Hortin** July 25  
15537 Prince Frederick Way

Did we miss your birthday?  
Do you have a birthday or  
special anniversary coming up?  
Please send all the details to:  
[chris@ceverettonline.com](mailto:chris@ceverettonline.com)

## WHAT'S YOUR STORY?

Some of our Mutual 16 neighbors have been here for less than a year — some have been here for more than a decade.

Everyone has a story to share... no matter how long you've lived here. You are cordially invited to write up your story (200 words or less), and submit it. Include a photo and please tell us about your history, your hobbies, your family, or your passions.

As time and space permit, your Mini-Bio will be published in a future edition of the *Mutual 16 Matters* newsletter.

## GET TO KNOW YOUR NEIGHBORS

### Thomaseena and Alex Cox

Thomaseena and Alex Cox, sister and brother recently purchased the property located at 15553 Prince Frederick Way. Both were born in Washington DC, raised in Hyattsville Maryland and graduated from Northwestern High School.



Thomaseena graduated from The University of Maryland in 1984 with a degree in business management. She was employed by the Federal Government for 37 years and retired in 2012 as an Administrative Officer at The Goddard Space Flight Center.

Alex graduated from John Carroll University in Cleveland Ohio in 1981 and remained in the Cleveland area for over 17 years. He worked in the banking, mortgage, and real estate industries for over 39 years. Alex is currently employed as a mortgage lender with Paramount Residential Mortgage Group, Inc.



In the mid 1990s, Thomaseena and Alex's parents health began to decline. Alex relocated back from Cleveland in 1997 to assist Thomaseena with their parents' care. They built a new home in the Emerson community in Laurel Maryland with an in-law suite to assist with the care.

Their mother passed away in 2005 and their father in 2018. With just the two of them, they decided the home was too big and they wanted to downsize. They sold their home in September 2019 and went into a rental until they could find the right property. It was a blessing that they found the property on Prince Frederick Way and they are looking forward to living in this wonderful Leisure World community.

## HVAC TIPS



### Are Plants Crowding the Compressor?

The outdoor compressor for central air needs adequate airflow to work correctly, so make sure there's at least 2 to 3 feet of space between the compressor and any plants, or structures. There should also be 5 feet of clearance between the top of the unit and any trees above.

### Is the Filter Dirty?

No matter which type of air conditioner you have, a clogged filter restricts airflow, decreasing efficiency and reducing the ability to effectively cool the air. If you haven't cleaned the filter in your window or portable air conditioner recently, make sure you do and then check it periodically. For central AC systems, check the filter manufacturer's recommendation for when to swap in a new one. In *Consumer Report's* tests, filters last anywhere from 3 to 12 months.

**Joe Halpin**

## LANDSCAPING COMMITTEE

### Mutual 16 Unit Landscape Inspection

On 23 June, I conducted a landscape inspection of the Mutual. The inspection was delayed this year because we had a late start to the growing season and I wanted to give everyone time to clean up their yard. In the past, I inspected the middle of May. For the future we will wait until early June.

Eleven units were cited for infractions to the Mutual 16 Rule 4.3. That rule states:

*Beds for planting must be maintained in a neat and orderly condition, free of weeds, grass, and dead plant materials. They must be separated from adjacent lawn areas by sufficient mulch or an inflexible barrier in order to avoid interference with the maintenance of the lawn. If unit owner does not maintain this area to the satisfaction of the Board of Directors, arrangements will be made to have the work done and charged to the unit owner including any related fines.*

Last year, we had 26 units cited with only 6 repeat offenders this year; one has already corrected their deficiencies.

The reason we conduct these landscaping inspections is to ensure the community looks good. We also inspect to make sure bushes and trees are not growing up against the unit and potentially damaging the siding or roofs.

I will conduct re-inspection of the eleven units cited after 23 July. You have 30 days to correct the deficiencies. If the deficiencies have not been corrected, I will recommend to the Board that we take disciplinary action — monthly fines until the property is cleaned up.

I will conduct another unit inspection the end of September. Please, if you had someone weed and mulch in May, do not expect that will last the entire year. We live in a beautiful Mutual. Please help us keep it that way.

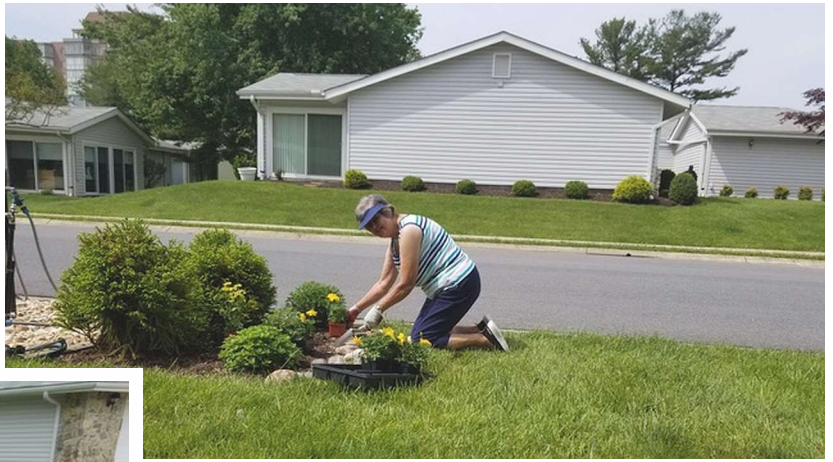
**Doug Allston**, Landscaping



# SCENES FROM MUTUAL 16

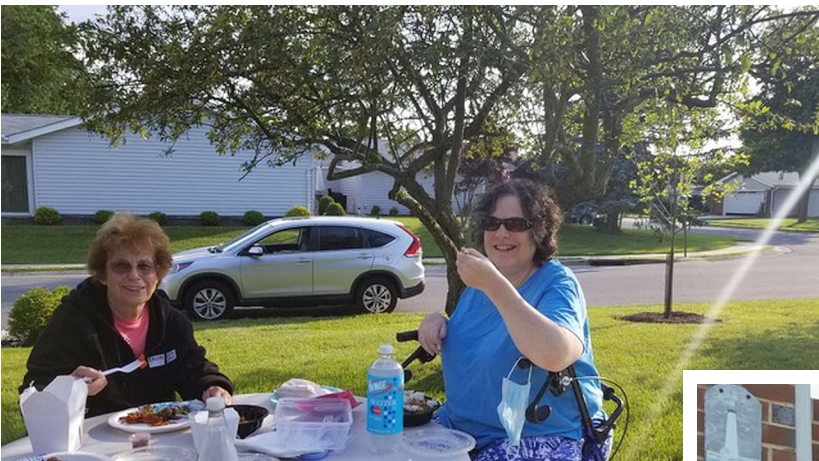
Photo credits:  
**Paula Seebode**  
Secretary

**Kay Looney**  
planting annuals



**Paula Seebode**  
and **Jan Romanoff**  
working and  
weeding in Rock  
Patrol at the Park

**Judite Fernandes**  
clipping and  
trimming in the  
Park at the Rock



**Sandy Greer**  
and **Jodi Lyons**  
enjoy take-out on  
the picnic table at  
the Park at the Rock

**Kathy and Harry Geehreg**  
15412 Prince Frederick Way

