

# MUTUAL 16 MATTERS

JUNE 2022

HAPPY  
FLAG DAY! JUNETEENTH!

HAPPY  
FATHER'S  
DAY!

Mutual 16 — Leisure World, Silver Spring, MD 20906 ■ [www.lwm16.com](http://www.lwm16.com)

## BOARD OF DIRECTORS

President	<b>Joan Allston</b> 301-598-2557 <a href="mailto:jallston1@aol.com">jallston1@aol.com</a>
Vice President	<b>Betsy Davis</b> 240-383-7155 <a href="mailto:betsydavis1@gmail.com">betsydavis1@gmail.com</a>
Secretary	<b>Paula Seebode</b> 301-944-4759 <a href="mailto:paulas330@aol.com">paulas330@aol.com</a>
Treasurer	<b>Edwin Bradley</b> 202-641-7455 <a href="mailto:edsubrad@aol.com">edsubrad@aol.com</a>
Directors:	<b>Doug Allston</b> 301-598-2557 <a href="mailto:dkallston@gmail.com">dkallston@gmail.com</a>
	<b>Ellen Darr</b> 240-669-8386 <a href="mailto:ellenmdarr@gmail.com">ellenmdarr@gmail.com</a>
	<b>John Looney</b> 240-669-3530 <a href="mailto:j.looney007@comcast.net">j.looney007@comcast.net</a>

## 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> 301-847-9067

## CONTACTS

Assistant Property Manager	<b>Kelly Rivera</b> 301-598-1031 <a href="mailto:krivera@lwmc.com">krivera@lwmc.com</a>
Editor	<b>Chris Everett</b> 410-428-7549 <a href="mailto:chris@ceverettonline.com">chris@ceverettonline.com</a>
LW Admin	301-598-1000
PPD	301-598-1500
Security & Transportation — Main Gate	301-598-1044
Comcast	1-855-638-2855 <a href="mailto:willis_gray@comcast.com">willis_gray@comcast.com</a>

## FROM THE DESK OF THE PRESIDENT

Our Annual Meeting was a great success: 58 units were represented by proxy and 3 units were represented in person. That's a 67% participation rate! Two of our residents were elected to 3-year terms: **Ed Bradley** and **Ellen Darr**. The slate of officers for the upcoming year is as follows: **Joan Allston** remaining as president, **Betsy Davis** as Vice President, **Ed Bradley** as Treasurer, and **Paula Seebode** as secretary.

It was great getting back to an in-person Annual Meeting with a "social hour" preceding the meeting. The food was delicious and it was wonderful seeing all our neighbors after a very long year. Thanks to **Julie Repeta** and her group for their hard work!

We have formed a committee to review and revise our "rules". As reported in our last newsletter, our new insurance carrier imposed a new ban on charcoal grills – in addition, those that have and use their fireplaces to burn wood are required have those fireplaces inspected every two years. Hopefully, this committee will also result in a method to enforce the rules. Contact Paula Seebode or Joan Allston if you want to participate.

On the whole, Mutual 16 looks beautiful. Thanks to all those who make it so. The landscape inspection resulted in a flurry of residents working to clean up their "four feet" around the house. But weeds come back, especially in rainy weather, so let's make an effort to keep our residences looking neat and tidy. Landscaping is a year-round thing!

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# SMART COOKIES JUNE RECIPE

**SANDY GREER'S  
CHOCOLATE CRINKLE COOKIES**



- ½ cup vegetable oil
- 4 ounces unsweetened chocolate (4 squares), melted
- 2 cups sugar
- 4 eggs
- 2 teaspoons vanilla
- ½ teaspoon salt
- 2 cups sifted all-purpose flour
- 2 teaspoons baking powder
- 1 cup powdered sugar

- Mix oil, chocolate, and sugar.
- Add eggs (one at a time) mixing for 30 seconds each, then add vanilla and mix well.
- In separate bowl, whisk together flour, baking powder, and salt.
- Beat the dry ingredients into the cocoa-oil mix.
- Cover dough with plastic wrap and chill for 4 hours or overnight.
- Preheat oven to 350°F. Line 2 baking sheets with parchment paper. Put powdered sugar in a wide bowl.
- Use small cookie scoop and roll 1-inch sized balls using hands. Do several at a time (dough will be sticky), and drop into the powdered sugar as you go. Roll balls in powdered sugar and place on cookie sheets spaced a few inches apart (12–16 per sheet).
- Bake at 350°F 10–12 minutes. Allow to cool briefly on the sheets before transferring to a wire rack to cool completely. Makes about 50 cookies.

# NEWS YOU CAN USE

## GOING TO THE MVA?

I had to return my old tags and learned that the Glenmont MVA office is closed. Now, the nearest office is in Kemp Mills (1327 Lamber-ton Dr.) where there is a CVS and Shalom Kosher Market (formerly a Magruder's grocery). The best part is when I got there around 11:00 AM, there were only 6 customers there. When returning tags you do not need an appointment. Simply go to the nearby window, they give you a form that takes about 5 minutes to complete (you need your VIN#). Return the form to the same agent and you are done. I requested the receipt to be sent by email and it was on my computer when I got home about 1 hour later! You need the receipt for your insurance agent to cancel the insurance coverage on the vehicle the tag came from.

This whole experience was a 180 degree turnabout from my past Glenmont experiences. From what I saw, other transactions likely would not involve long waits. To be sure, if an appointment is indicated, it can be done online.

**JOE HALPIN**

## SCAMMERS ARE LOOKING FOR YOU!

Don't be fooled. Be aware of people or businesses who seem to be making you an offer that you can't refuse.

**BEWARE:** Phone calls that pretend to be from a family member who needs your help.

**BEWARE:** Offers regarding your roof or siding (these services are provided by our Mutual).

Check with a trusted family member; call a Mutual 16 board member if it relates to your home.

Look up the phone number of the business that called and verify that they exist. (Do not rely on the number that shows up on your phone). Unsolicited calls could be from someone looking to scam you!

**STAY SAFE and be VIGILANT!**

**ELLEN DARR**

# MILESTONES

## HAPPY BIRTHDAY

<b>Julie Repeta</b>	June 12
3319 Solomons Court	
<b>Ellen Darr</b>	June 16
3300 Solomons Court	
<b>Joe Joyner</b>	June 27
3411 St. Leonards Court	

## IN MEMORIAM

**Norm Stant**  
June 11, 2022  
late of 3407 Island Creek Court

# JUNE WORD SCRAMBLE

Rearrange letters on each line to form a word, then use the circled letters on each line to form the BONUS WORD.

**JANET GILBRIDE**

## ANIRNGI



## RSMOP



## HEWSROS



## GLAELYR

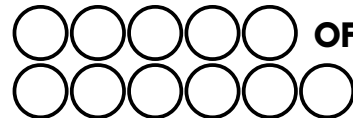


## THIYDIMU



## BONUS WORDS

CLUE: WORDS ABOVE ARE ----- OF -----



See next month's Word Scramble for answers

# MAY ANSWERS

SAYDI  
**DAISY**

TLWUNA  
**WALNUT**

ORESS  
**ROSES**

TINPEAU  
**PETUNIA**

FODILFA  
**DAFFODIL**

BONUS WORD  
**FLOWERS**

CLUE: April showers bring May ...

## GET TO KNOW YOUR NEIGHBORS

### PATTI AND BOB STRADE

15529 PRINCE FREDERICK WAY



Patti Strade grew up in Twinbrook and went to Rockville High where she was a cheerleader, worked on the yearbook and was involved with her church. Meanwhile, Bob grew up in New Jersey and went to Bernardsville High where he was captain of the golf team, ran cross country and starred in the senior musical, *Oklahoma!*, with Meryl Streep! He and Meryl actually dated for a while until, he says, she dumped him. Bob's high school yearbook provides proof of this encounter with this Oscar-winning actress.

After college, Patti and Bob met in Charlottesville, Virginia where they taught school in the same county. She was an itinerant English-as-a-second-language teacher while also working on her Master's degree at UVA, and he was a middle school social studies teacher. Although they were aware of each other around school, a mutual colleague took matters into her own hands and set them up at an after-school get-together. Discretely disappearing, the matchmaker left them to talk the night away — and the rest is history. They married less than a year later, bought a Victorian fixer upper, and began married life with a major project.

When Patti became pregnant with their first son, they decided to move back to Montgomery County to be near family.

Patti immediately got a teaching job in the county, but Bob was unemployed. After several months, serendipity stepped in: Bob took a job as a temp with the American Society of Association Executives. That turned into a new profession. For 30 years, Bob led several national and international trade associations and professional societies.

Bob's job required him to travel often, taking him to over 30 countries, including visits to China, South Africa, New Zealand, Europe, the Middle East, and many more. He worked with international business and political leaders, including Michael Dell, Charles Schwab, Bo Callaway, Laura Bush, and others. Patti accompanied Bob many times on trips, but her main focus was here in Montgomery County where she positively influenced the lives of students for over 30 years. Patti's special feeling for culturally diverse students and students with learning differences was fostered by her first jobs in education working with migrant workers' children and in fact, the whole families. In addition, both of their sons have learning differences which she has worked hard to help them adapt to. She regularly receives admiring encomiums from former students.

They moved to Leisure World to downsize, enjoy retirement, and to be near Patti's 93-year-old mother who lives in The Overlook. They say they have a hard time keeping up with her, but they try. Bob plays a lot of golf and Patti still tutors children. Bob is a voracious reader and likes to putter in the garden. Patti makes beautiful keepsake scrapbooks and photo books, and also delicious baked goods such as chocolate chip cookies, key lime pies, and muffins. She also enjoys reading and spending time with college and childhood friends and former colleagues. Unfortunately, Bob has lost touch with Meryl Streep so we won't be seeing her in Mutual 16, but we promise we won't hold that against this energetic and engaging couple.

# MUTUAL 16 IN-PERSON ANNUAL MEETING



**Joan Allston, Ed Bradley, Bob Hortin, Doug Allston, Betsy Davis, Paula Seebode, and Jack Looney**



**Ceola Loan, Peter Loan, Jane Welsh, and Sandy Greer**



**Kay Bugenhagen, Julie Repeta, Melinda Proctor, Kay Looney, Herbert Lucy, Sandy Greer, Judite Fernandes, Dee Berkholtz, and John Fajnor**



**Jack Looney, Doug Allston, Sandy Greer, Lenny Sammarco, Judite Fernandes, and Kay Looney**



**Myfawney Parker, Herbert Lucy, Bob Bridgeman, and Joe Joyner**



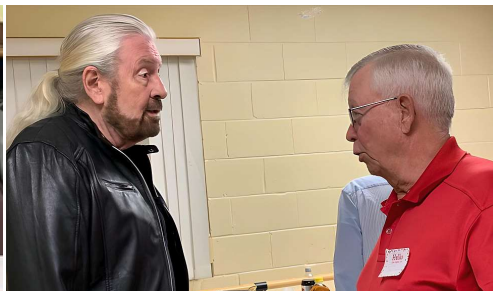
**Myfawney Parker, Betsy Davis, Joe Joyner, John Fajnor, and Joan Allston**



**Shirley Gilore and Kay Bugenhagen**



**Jan Romanoff and Rick Masemore**



**Chris Everett and Doug Allston**



**Art Popper and Julie Repeta**

## SCENES FROM MUTUAL SIXTEEN

### SURPRISE VISITOR

During a break in the rain, I took the dog out and saw a visitor under the bench next to my garage.

**BOB BRIDGEMAN**



### THANK YOU FOR THE BEAUTY

Thank you to **Sandy Greer** for flowers for the park and to **Harry Geehreg** for hoses and other gardening tools. Without residents' generosity, the park would not be as beautiful as it is.



## RESOURCES

### CONTRACTORS

#### HVAC, Plumbing

Jiffy Plumbing, Heating and AC  
Pete Kristiansen 240-882-8696  
[petethehvacguy@gmail.com](mailto:petethehvacguy@gmail.com)

#### Electrician

Chris Blucher 240-462-7221

#### General Contractor

Mike Morrow 301-613-8781  
[Morrow1200@me.com](mailto:Morrow1200@me.com)

#### Painter

Ralph Carter 301-302-1211  
[Ralphcarter8@aol.com](mailto:Ralphcarter8@aol.com)

### HANDYMEN

Scott Davis 240-463-6134  
[t00lman7@yahoo.com](mailto:t00lman7@yahoo.com)

John Kent 301-385-8866  
[a1handymanjack@gmail.com](mailto:a1handymanjack@gmail.com)

Alex Santos 202-945-3178  
[aasremodel@gmail.com](mailto:aasremodel@gmail.com)

### GARDENING SERVICES

Jane Zimmerman 301-219-8745  
(Leisure World Resident)  
[jpzimmer7@gmail.com](mailto: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

## M16 CONNECTIONS

### HELPING HANDS

Bob Bridgeman 301-740-6724  
[brdgmn63@gmail.com](mailto:brdgmn63@gmail.com)

### SUNSHINE LADY

Melinda Proctor 301-847-9644  
[mefoxp@gmail.com](mailto:mefoxp@gmail.com)

### WELCOMING COMMITTEE

Kay Looney 240-669-3530  
[kayvlo@comcast.net](mailto:kayvlo@comcast.net)

## 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](mailto: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 [brdgmn63@gmail.com](mailto:brdgmn63@gmail.com).

### "FILE OF LIFE"

Do you have a red vinyl "File of Life" magnetically attached to your fridge door? If not, get a red vinyl document sleeve online or at an office supply store (e.g., Staples). Keep it updated with info concerning medications, doctors, and contacts to be notified in case of serious illness. This info 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 Mutual 16 President directs the robo-call system to alert residents about immediate situations in the mutual. It may be a notice about a repair that affects residents' water service, a last-minute change to a meeting time, or even a "silver alert" for a missing vulnerable neighbor.

**Ellen Darr** manages the robo-call directory. To remove your listing, or switch it from land-line to mobile, contact [ellenmdarr@gmail.com](mailto:ellenmdarr@gmail.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](mailto: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.

# MUTUAL 16 – CONDOMINIUM OF ROSSMOOR, INC.

## 2022-2023 INSURANCE NOTICE

This memo briefly describes an important insurance provision of the MD Condominium Act, what this means to you as a unit owner, how you can protect yourself, what to do in the event of a property loss and how to request proof of the Association's master insurance.

### **Maryland Condominium Act**

The Association's master insurance policy is to cover the entire condominium for insured losses, including the units, but not the additional value of improvements made to a unit by an owner at their own expense.

*If the cause of any damage to or destruction of any portion of the condominium originates from a unit, the owner of the unit where the cause of the damage or destruction originated is responsible for the council of unit owners' property insurance deductible not to exceed \$10,000."*

This means that unit owners are responsible for paying the Association's master insurance policy deductible, which is **\$10,000**, regardless of fault if the loss originates from within their unit.

### **What This Means To Individual Unit Owners**

The Association's master insurance policy does not cover; normal wear and tear, deterioration, household repairs, appliance issues, insect, animal, and vermin damage, mold, and other normal expenses of home ownership. In addition, the master insurance policy does not insure unit owners for the following items:

- Damage to personal property and household goods
- The additional value of improvements made to a unit by an owner at their own expense
- Additional living expenses for owners if units are rendered uninhabitable
- Personal liability for injuries inside units or an owner's liability to others resulting from a careless fire, smoke damage, pipe leak or water overflow

## **How To Make Sure You Have Full Protection**

Owners should buy a Condominium Unit Owner's Policy (also known as an HO-6 policy) for their personal belongings, extra living expenses in the event of a loss that renders the unit uninhabitable, personal liability, loss assessment coverage, the master deductible and coverage for improvements made to a unit by an owner at their own expense.

Each insurer offers different HO-6 policies. Please check with your individual insurance agent or company to make sure your HO-6 policy will cover the master policy deductible if a loss originates from within your unit.

## **What To Do In The Event Of A Claim**

If you have a potential property claim notify a member of the BOD for advice before proceeding. The Board of Directors will determine if reporting a claim to the master insurance carrier makes sense based on the extent of the damage. Reporting claims that do not exceed the master deductible is of no benefit to the Association and can result in an increase in the monthly assessment.

## **Proof Of The Association Master Insurance – Certificate of Insurance**

When you sell, refinance, or in some cases your present Mortgage Company may require a new certificate of Insurance, you can obtain it online at [www.aimcommercial.com/coi](http://www.aimcommercial.com/coi) and any COI questions may be directed to [condocerts@aimcommercial.com](mailto:condocerts@aimcommercial.com)