

# MUTUAL 16 MATTERS

OCTOBER 2023

## AGENDA MEETING:

1:00 PM first Thursday of month  
Clubhouse II, Rossmoor Room

## BOARD OF DIRECTORS MEETING

9:30 AM second Tuesday of month  
Clubhouse II, Rossmoor Room & Zoom

## BOARD OF DIRECTORS

**President: Paula Seebode**

301-944-4759

[PaulaS330@aol.com](mailto:PaulaS330@aol.com)

**Vice President: Betsy Davis**

240-383-7155

[BetsyTDavis1@gmail.com](mailto:BetsyTDavis1@gmail.com)

**Secretary: Chris Everett**

410-428-7549

[Chris@CEverettOnline.com](mailto:Chris@CEverettOnline.com)

**Treasurer: Edwin Bradley**

202-641-7455

[edsubrad@aol.com](mailto:edsubrad@aol.com)

**Doug Allston**

301-598-2557

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**Marcia Laundry**

301-598-3027

[malaundy@gmail.com](mailto:malaundy@gmail.com)

**John Looney**

240-669-3530

[JackL02@icloud.com](mailto:JackL02@icloud.com)

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

## FROM THE DESK OF THE PRESIDENT

By now you have received the proposed budget for Mutual 16 for 2024. Here is a breakdown of what and how much each contributes to the total average condo fee:

Community Facilities, which includes but is not limited to the TV/WiFi contract, security, the amenities, and Leisure World of Maryland Corporation (LWMC) upper management salaries, is **27%** of your condo fee.

Electricity expenses are **26%** of your condo fee.

Reserve Funding, which is your savings account for big future projects like roof, siding and concrete replacement and smaller projects like gutter cleaning, dryer vent cleaning and tree replacement, is **18%** of your condo fee.

Combined Mutual Operations, which includes our portion of the property manager, mutual assistant and accounting personnel salaries and benefits and our portion of the grounds contract, accounts for **15%** of your condo fee.

Insurance premium costs are **8%** of your condo fee.

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**SUPPORT**

**Sr. Property Manager: Robert Brunelle**  
240-560-5565

[RBrunelle@lwmc.com](mailto:RBrunelle@lwmc.com)

**Admin. Assistant: Stacey Carranza**  
301-598-1338

[SCarranza@lwmc.com](mailto:SCarranza@lwmc.com)

**PPD (Physical Properties):** 301-598-1500

**Main Gate (Security):** 301-598-1044

**Leisure World Admin:** 301-598-1000

**CONTACTS****COMMUNICATION DISTRIBUTION**

**Jean Jones**  
301-467-3387

**LANDSCAPING**

**Betsy Davis** 240-383-7155 &  
**Marcia Laundry** 301-598-3027

**MAINTENANCE**

**John Looney**  
240-669-3530

**NEWSLETTER**

**Chris Everett**  
410-428-7549

**SOCIAL**

**Kay Looney** 240-669-3530 &  
**Diane Rosenfield** 301-996-2549

**HELPING HANDS**

**Peter Loan** 240-676-6074 &  
**Lenny Sammarco** 240-535-8627

**FRIENDS OF THE PARK**

**Paula Seebode**  
301-944-4759

**SUNSHINE LADY**

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

**► FROM THE DESK OF THE PRESIDENT (continued)**

The water bill accounts for **5%** of your condo fee.

And bringing up the rear, various fees and taxes account for **1%** of your condo fee.

The 2024 numbers add up to an average condo fee of \$910.76. That's an average increase of \$8.77 per unit per month.

**This is less than a 1% increase.** In addition to these budgeted expenses, there are other factors that determine your individual condo fee so these budget numbers are averages.

Your board has worked hard to assure that Mutual 16 can pay its bills now and in the future. At the same time, the board tries to be fiscally responsible to you, the unit owner, by keeping the increase in the condo fee reasonable.

There is very little wiggle room in the budget. The reserve funding is mandated by law. LWMC, our management company, prescribes amounts we pay for Community Facilities and Combined Mutual Operations. The insurance companies set our insurance premiums. And then there's inflation.

Here are two ways you can influence your future condo fee increases. Our new Chief Financial Officer, Simon Suran, has this idea: the more money you spend inside Leisure World by using PPD and the amenities, the fewer costs may get passed on to the Mutuals. Also, you can influence the Mutual's electricity and water expenses. So, eat at the restaurants, take up golf, try PPD, shower less, and put on a sweater and we'll see what we can do for next year!

**OCTOBER SCRAMBLE**

Rearrange letters on each line to form a word and then use the bracketed letters on each line to form the BONUS WORD.

Created by **JANET GILBRIDE**

**A R G P E**

\_\_ \_\_ \_\_ \_\_ [ ]

**E H L S A**

\_\_ [ ] \_\_ \_\_ \_\_

**C R T H O**

[ ] \_\_ \_\_ \_\_ \_\_

**N G R E D A**

[ ] \_\_ \_\_ \_\_ \_\_ \_\_

**P R I A T M**

[ ] \_\_ \_\_ \_\_ \_\_ \_\_

**BONUS WORD**

**CLUE:** Two wrongs don't make a

[ ][ ][ ][ ][ ]

See next month's Scramble for answers

**SEPTEMBER ANSWERS**

**I R O G V**

\_V\_ \_I\_ [R] \_G\_ [O\_]

**I R A D Y**

[D] \_A\_ \_I\_ \_R\_ [Y]

**R C A H P**

\_P\_ [A] \_R\_ \_C\_ \_H\_

**N B R O B I**

\_R\_ \_I\_ [B] \_B\_ \_O\_ \_N\_

**G A L F E N**

[F] \_L\_ \_A\_ \_N\_ \_G\_ \_E\_

**BONUS WORD**

**CLUE:** The end of summer

[L][A][B][O][R]

[D][A][Y]

**MUTUAL 16 SMART COOKIES**

Attention all Smart Cookies and Wannabes... It is time to start baking cookies for our annual Cookies for First Responders. We give the cookies to the EMS and Firehouses in our area whose vehicles we see (and hear) as they come to rescue us, pick us up from a fall, take us to hospitals, and make sure the smoke and carbon monoxide detectors are (or are not) working. We also give them to the guards and Special Leisure World Police who help keep our community safe. Last year we had 13 bakers and were able to take lots of cookies to six firehouses, the three Leisure World security gates, and a shelter for homeless women.

Please make 6 dozen of your favorite cookies and bring them to Paula Seebode's house at 15408 Prince Frederick Way any time before Wednesday, December 13. On that day, we will need volunteers to arrange our cookies on decorative platters. We will also need volunteers to deliver the cookies the next day, Thursday, December 14. Call **Betsy Davis** (240-383-7155) or **Paula Seebode** (301-944-4759) to let us know if you can bake, arrange and/or deliver. Please join us for this third year of a wonderful M16 holiday tradition.



Photo from December 2022: **Helen Pechacek, Susan Willcoxon, Rhonda Finehout, Sandy Greer, Betsy Davis, and Kathy Flanders** work hard arranging myriad Cookies for First Responders.

**HAPPY BIRTHDAY!**

**Carl Alexander**

3407 Island Creek Court  
October 9

**Jean Jones**

3409 Saint Leonards Court  
October 22

**Betsy Davis**

15548 Prince Frederick Way  
October 24

**Kay Looney**

15411 Prince Frederick Way  
October 28



**FRIENDS OF THE PARK**



Intrepid Friends of the Park volunteers ready the Park for Fall: **Marcia Laundry, Rick Masemore, Kay Looney, Julie Repeta, Jane Welsh, Bob Strade, and Jack Welsh.**

**MEET THE PETS OF MUTUAL 16**



**Muffin**, a 16-year-old Havanese, lives at 3405 St. Leonards Court. **Shirley Gilmore** adopted him when he was 6 weeks old. Hailing from Colorado, he's lived here since 2008 and has walked around the neighborhood so many times for so many years that we may be able to see a Muffin groove in the sidewalk before long.

## GET TO KNOW YOUR NEIGHBORS

EILEEN MAYER PRYOR AND  
MAUREEN MAYER-SANGSTER

15535 PRINCE FREDERICK WAY

Eileen and Maureen are sisters. They are two of ten daughters raised by loving, patient parents. They grew up in the DC area. The early years were spent in a 3 bedroom/1 bath house in Kensington, and later, a Rockville house with 6 bedrooms and 3 bathrooms.

In Kensington, they were blessed to live across the street from their grandfather and aunt and uncle – very helpful to have family close by when they needed more hot water, laundry day help, and an extra bathroom!

Even after moving to the larger home, there were still bunkbeds, a line for the bathroom and lots of clothes and shoe sharing.

They joke that the first one out of the house was always the best dressed!

The sisters attended a mix of local schools, including Holy Redeemer, St. Jude's, and Peary and Holy Cross high schools. Following each other closely in age (10 girls in 11½ years!), their teachers and friends' parents would wave, saying "Oh you must be a Mayer girl!"



**Maureen and Eileen**

As a result of frequent questions regarding their age and place in the family, the sisters started referring to each other by their number in the birth order. Eileen is #6 and Maureen is #7.

Mom was a nurse and Dad was an attorney. With both parents working you might think the girls could get away with teenage high jinks. However, they learned early on how difficult it was to sneak out, break rules, or be a rebel because there was always a sister to keep an eye on you! As they describe their upbringing: It was a life of chaos, love, sharing, and caring.

This family of girls are sports fans. They have attended Redskins, Nationals, Orioles, Terps, and Wizards games since childhood and still have the family seasons tickets and attend regularly. At a

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**▶ GET TO KNOW YOUR NEIGHBORS**

Nationals game a couple of years ago, Maureen was caught on TV when she got Anthony Rendon's 100th home run ball. She graciously gave it back in exchange for a Rendon-signed baseball bat.

The family is close. As children, and now as adults, the sisters and their families vacation together each summer in Ocean City, occupying many condos at the beach and regularly filling restaurants to capacity. The sisters also get away at least one weekend a year for their "sisters' weekend." You can imagine how difficult it is to coordinate so many schedules to make these family events happen. It's normal to have 60+ gathering for holidays and celebrations.

And the family can claim their 15 minutes of fame: Their pictures have been in the *Evening Star* and the *Washington Post* several times: Twice with all the girls dressed up in their Easter finest and once when one of the sisters (Susie, #5) got married.

Eileen lived with her husband in the DC area; also splitting time with him in Florida after he retired. She worked 25 years for the National Retail Federation helping support the advocacy team make sure the voice of retailers, from Walmart to Hallmark, is heard in Washington. Prior to that, she spent 20 years in the government relations

department for the Sears/Dean Witter/Morgan Stanley family of companies. She retired at the end of April.

Maureen lived, worked, and raised her three children in California. She worked for pharmaceutical companies helping to ensure that all your blood products met the quality standards for safety, purity, and potency. Maureen retired from MedImmune (now AstraZeneca) as she had some health concerns. She credits the Johns Hopkins' Sidney Kimmel Cancer Center and cutting-edge immunotherapy with saving her life.

When their life circumstances changed, Eileen and Maureen decided to move in together. One of their sisters already lives in Leisure World and five others live in nearby Flower Valley.

Downsizing, proximity to family, and the general appeal of the community were factors in making the move to Mutual 16.

They each have a dog, Scout and Gouda, and have enjoyed dining and music at the Grille, Stretch and Tone classes, outdoor music, and hope to get active in pickleball. Not unexpectedly, one of the best things about living in their Mutual 16 Huntington model is that they each have their own bathroom!

## 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 **Paula Seebode**, 301-944-4759. 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.

### FRIENDS OF THE PARK

Mutual 16 is home to a Leisure World landmark: the Park at the Rock. Join in to help out – call **Paula Seebode** at 301-944-4759 for more information.

### "FILE OF LIFE"

Do you have a red vinyl "File of Life" magnetically attached to your fridge door? If not, get one of the red pouches from Montgomery County Fire & Rescue. Keep it updated with info concerning your medications, doctors, and contacts to be notified in case of serious illness. This data is important to an emergency crew when they are called in due to a sudden illness. First responders will check your refrigerator door for the "File of Life."

## LITTLE LIBRARY AT THE ROCK

**Barbara and Michael Higgs** are regular contributors to the Library. While they are fast readers and give books often, they can't stock the Library themselves. The Library could use an infusion of previously-owned books. Thrillers and mysteries seem to be the most popular. Large print books also go fast. Just put your book in the Little Library, or if you have many to give, call **Paula Seebode** (301-944-4759) and she can arrange pickup.



## MEET THE PETS OF MUTUAL 16



Ten years ago, **Murray**, the domestic short-haired tabby, was found abandoned at the College Park airport. She was rescued by **Jane Welsh**, 3300 Solomons Court, and they have been fast friends ever since.

## DETAILS

**ROBO-CALLS:**

The Robo-Call system alerts us about immediate situations in the Mutual. It may be about a repair that affects residents' water service, a last-minute change to a meeting time, or even a "Silver Alert" for a missing neighbor.

**HELPING HANDS VOLUNTEER**

Need help with a minor household task? Call **Lenny Sammarco** 240-535-8627, or **Peter Loan** 240-676-6074.

**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 Grounds Dept. by email [grounds@lwmc.com](mailto:grounds@lwmc.com) or call 301-598-1314 to notify them you have yard debris for pickup. Use tall brown paper recycling bags.

**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 LANDSCAPING REPORT**

Our new method of visiting residents and discussing the maintenance needs of the four feet around each residence has been extremely productive. There are only a few residences left to visit. If you have any questions, feel free to contact **Marcia Laundy**. We will walk around the Mutual in the spring with representatives of McFall and Berry. **Rick Masemore** has been a wonderful volunteer this fall.

The rules in our Mutual that pertain to landscaping are meant to preserve the value and aesthetics of our community. We remind the residents that in keeping with these goals, *we have a rule that prohibits the display of artificial flowers in the four feet surrounding each unit.* The visibility of these "fake" flowers becomes more stark as the seasons change. We appreciate your adherence to this rule and the removal of artificial flowers.

**BETSY DAVIS & MARCIA LAUNDY**

**MEET THE PETS OF MUTUAL 16**

**Katie O'Donnell**, granddaughter of **Doris O'Donnell** of 3400 Parker Creek Court, walks **Zelda**, an Australian Cattle Dog rescued from Westminster, Maryland.



## “WHAT’S IN A NAME?” BACKSTORY

The first “What’s In A Name?” article mentioning *Identity, Branding, and Marketing A Neighborhood* appeared in the July 2021 newsletter. Since then, there were 9 more “What’s In A Name?” articles with various resident suggestions, comments, and ballots.

An ABM including final art with **all** colors, precise dimensions, and physical placement was submitted to the Board on August 9, 2023. After weeks of answering questions and clarifying issues, the ABM for the “Rockland Village” signs was approved by the Board on September 12, 2023. Based on the Board’s approval, the Mutual 16 signs were installed and paid for on October 5, 2023.

Marketing professionals know *Neighborhood Identity* is also known as *Placemaking*. Highly familiar with Leisure World sales, Weichert Realtors noted that nicknames and signs improve property sales because potential buyers remember the branding.

In addition to the positive reaction from realtors, most passers-by and Mutual 16 residents commented that the new signs were terrific – certainly much nicer, for example, than the “English Village” signs at Mutual 13. And they would look even better when the planned landscaping was added.

Of course, everyone has different tastes – that’s to be expected – so some didn’t care for the new “Rockland Village” signs. A few board members changed their minds and decided they didn’t like the just-approved signs after all. They said that compared to other Mutuals, our signs “had too many colors” (see photo of Mutual 27’s “Creekside” sign), and were “mounted on white posts” (see the white posts on Mutual 17’s “Fairways” signs). So, the Board has now voted to remove the “Rockland Village” signs.

The end.



