

MUTUAL 16 MATTERS

FEBRUARY • MARCH • APRIL 2023

Agenda Meeting:

1:00 PM first Thursday of month
(Rossmoor Room Clubhouse 2)

Board of Directors' Meeting:

9:30 AM second Tuesday of month
(Zoom – link via email)

BOARD OF DIRECTORS

President	Joan Allston 301-598-2557 jallston1@aol.com
Vice President	Betsy Davis 240-383-7155 betsydavis1@gmail.com
Secretary	Paula Seebode 301-944-4759 paulas330@aol.com
Treasurer	Edwin Bradley 202-641-7455 edsubrad@aol.com
Directors:	Doug Allston 301-598-2557 dkallston@gmail.com Bob Bridgeman 301-740-6724 brdgm63@gmail.com John Looney 240-669-3530 j.looney007@comcast.net

COMMITTEE CHAIRS

Comm. Distribution	Virginia Rehbehn 301-438-0949
Landscaping	Doug Allston 301-598-2557
Maintenance	John Looney 240-669-3530
Social	Julie Repeta 301-847-9067

CONTACTS

Sr. Property Manager	Robert Brunelle rbrunelle@lwmc.com 240-560-5565
Administrative Assistant	Kelly Rivera krivera@lwmc.com 301-598-1031
Editor	Chris Everett chris@ceverettonline.com 410-428-7549
LW Admin	301-598-1000
PPD	301-598-1500
Main Gate (Security)	301-598-1044
Comcast	1-855-638-2855 willis_gray@comcast.com

Mutual 16 — Leisure World, Silver Spring, MD 20906 ■ www.lwm16.com

FROM THE DESK OF THE PRESIDENT

I think we would all agree it has been a long winter but Spring is here and that means it is time for our Annual Meeting. The meeting will be held on May 18th at 2:00 PM in Clubhouse 2. Circumstances allowing, we will resume our custom of having a “Meet and Greet” hour prior to the meeting in the meeting room in Clubhouse 2 beginning at 1:00 PM. Our Social Committee will provide coffee and sweets for the occasion.

You should receive your proxy in the mail during the week of April 17th. Even if you intend to come to the meeting, please return the proxy as instructed. If you have not received your proxy by April 25th please call **Kelly Rivera** at 301-598-1031. To be counted, proxies must be returned prior to the meeting on May 15th.

The terms of four of our Directors will expire in May 2023. They are (in alphabetical order) **Joan Allston**, **Bob Bridgeman**, **Jack Looney**, and **Paula Seebode**.

While those interested in becoming a candidate were requested to send a brief résumé to Leisure World management by March 21st, additional nominations will be accepted at the meeting.

The “Open Forum” at the end of the meeting is a great time to ask your Board Members questions about the Mutual or to ask the representatives of management any questions or comments you might have.

Remember your vote counts. Our Mutual is only as good as the Board Members we elect!

IN THIS ISSUE...

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2. Propane Storage Tips

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SPRING ARRIVES IN MUTUAL 16!

Spring is here! Spring is the most expensive time of the year for our Park at the Rock. The *Friends of the Park* buy annuals, perennials, soil amendments, and new hoses. The *Friends of the Park* are accepting monetary donations large and small. We have already received generous donations from **Chris Everett & Rick Masemore, Betsy Davis, Barbara & Michael Higgs, and Bob & June Hortin.**

Call **Paula Seebode** at 301-944-4759 to find out how to contribute. Our Park is part of what makes Mutual 16 special. Help the *Friends of the Park* keep it a beautiful Leisure World landmark.

THANK YOU! Many thanks to **Helen & Bob Pechacek** and their Unitarian Universalist Congregation for a large contribution of books in many genres currently being cycled through the Little Library at the Park at the Rock. Also, thank you to **Barbara & Michael Higgs** for their regular contributions to the Little Library. Check regularly – the selection is ever-changing.

In addition, thank you to **Pigeon Batz'** grandson, Nick, for digging a new flower bed for the Park.

Nick planted an abundance of spring bulbs donated by **Jodi Lyons** there and transplanted free daffodil bulbs (which were discarded to make way for the new Leisure World Administration building) to our same new flower bed.

MILESTONES



- Melinda Proctor** February 01
3414 Island Creek Court
- Janice Romanoff** February 01
3309 Solomons Court
- Lenny Sammarco** February 01
15407 Prince Frederick Way
- Michael Higgs** February 04
3308 Solomons Court
- Louise Bryan** March 01
3401 Parker Creek Lane
- Francine Joyner** March 13
3411 St. Leonards Court
- Ann Hughes** March 30
3403 Parker Creek Lane
- Barbara Axelrod** April 01
3311 Solomons Court
- Doug Allston** April 13
15519 Prince Frederick Way
- Bob Bridgeman** April 15
3413 Saint Leonards Court
- John Looney** April 21
15411 Prince Frederick Way
- John Fajnor** April 26
15504 Prince Frederick Way

IN MEMORIAM

Sherry Rubin
February 22
late of 3317 Solomons Court

SAFETY REMINDER

Outdoor cooking is one of the joys of having a patio home. As we enter that season, it's important to remember some safety rules.

First of all, **charcoal grills are not allowed in Mutual 16.** This restriction was instrumental in getting M16 the most favorable insurance rate.

With care, electric grills are a possible option for some residents. For those who prefer open flame cooking, a gas grill is the way to go. But there are some caveats.

WHERE TO STORE PROPANE TANKS

Propane tanks must always be stored outdoors, in well-ventilated areas. Storing propane tanks in garages or sheds is dangerous. A flat, level outdoor area that is out of direct sunlight is the ideal location.

- Do** store outdoors
- Do** store upright
- Do** store on a flat, level area out of direct sunlight
- Do** keep tank 10 feet away from flammable materials
- Do** disconnect the tank from the grill when finished
- Don't** store in enclosed, low ventilated areas
- Don't** store indoors, in garage or shed
- Don't** store in a storage unit
- Don't** store near smoke or in excessive heat

FEB/MAR/APR SCRAMBLE

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

Created by **JANET GILBRIDE**

S N E E U



Q I D U S



I L N S A



O R N C U C



P Y T H O N



BONUS WORD

CLUE: ONE POUND EQUALS 16 - - - - -



See next month's Word Scramble for answers

DEC/JAN ANSWERS

IDREED

DERIDE

CAPESR

SPARSE

KRECW

WRECK

ARILB

LIBRA

RLHLIS

SHRILL

BONUS WORDS

CLUE: DONE

IN DECEMBER

DECK^{THE}

HALLS

NOTES FROM THE MUTUAL 16 RULES COMMITTEE

There will be a rules committee meeting Friday, April 21, 2023 at 1:30 PM at 15501 Prince Frederick Way. All Mutual 16 residents are invited to attend.

The Mutual 16 bylaws and rules documents are very important since they dictate how our mutual *must* be governed. They also ensure that we are in compliance with Montgomery County and Maryland state laws regarding a homeowners' condominium association. Note, if you cannot find your copy of the bylaws you can find them at <https://bit.ly/bylaws-16> and the rules are at: <https://bit.ly/M16-Rules>.

Thus, last July, the Mutual 16 Board of Directors created an Ad Hoc committee to study, update, and propose revisions to the mutual's Rules. Since that required a significant number of rules be relocated from the bylaws to the rules, the committee's charter was modified to also include proposing revisions to the bylaws. Additionally, the committee members realized that many of the bylaws are outdated, while others contain elements that are not relevant to our mutual.

In the next few months, each unit owner will be asked to vote on a revision of Mutual 16's bylaws. This will be one of the most important things we will do this year for our community.

However, if you are like many unit owners, you may not be that familiar with the bylaws' purpose, contents, and importance to our community. Thus, to ensure everyone has the information they need to fully understand the bylaws and the proposed revision, we will have an open Rules Committee meeting (with refreshments) where we will make a presentation about the bylaws. Our goal is to briefly go over the most important parts of the bylaws revision and then answer any questions unit owners may have. We will also provide additional information in future editions of the Mutual 16 newsletter. Other documents will be delivered to the unit owners that will include information about how and when the vote will take place.

Stay tuned for further details as we finalize this process and make sure we prepare everyone to vote.

FREQUENTLY ASKED QUESTIONS (FAQs)

1. What are we doing?

We are updating and revising the Mutual 16 Bylaws. The bylaws guide the Board of Directors' actions and decisions. They contain the basic requirements for the conduct of the mutual's business and other affairs.

2. Why are we doing this?

The current bylaws are outdated and contain non-relevant items (ex: parking spaces, balconies, etc.)

3. Why aren't our bylaws up to date and in compliance?

The bylaws were written in 1977. Leisure World was still in the construction phase, and apparently a more generic bylaws model was used which included some non-relevant items. The needs of a fledgling mutual are different from the needs of a 45-year-old fully built and sold mutual. Also, county and state laws and regulations pertaining to how condominium associations may operate have changed significantly over the last 45 years.

4. What will this process entail?

The approval of the bylaws' revision requires a vote of the unit owners in Mutual 16, with $\frac{2}{3}$ of the unit owners approving the change.

5. How will the process work?

To make sure the owners are properly informed before the vote takes place, several steps will be taken.

- The Board of Directors needs to approve the revision submitted by the Rules Committee.
- All unit owners will receive a copy of the board approved bylaws revision with the changes highlighted. A cover letter explaining the changes will also be provided. The unit owners will have thirty days to familiarize themselves with document and to comment in writing to the Board members.
- At a Rules Committee meeting, all unit owners will be invited to see a presentation about the bylaws' changes, followed by a question-and-answer period.
- Additional information explaining the process will be included in the Mutual 16 newsletter and in other documents that will be delivered to the unit owners. These will include a description of when and how the vote will take place.
- Unit owners will receive a ballot with instructions about voting.

6. What happens if the revised version of the bylaws do not receive the necessary votes for approval?

If the revised bylaws are not approved there will be no changes to the current bylaws. Mutual 16 will be at risk for potential adverse legal consequences. Therefore, it is imperative that unit owners receive ballots and vote to approve the revised Mutual 16 bylaws.

RESOURCES

CONTRACTORS

HVAC, Plumbing

Jiffy Plumbing, Heating and AC
 Pete Kristiansen 240-882-8696
petethehvacguy@gmail.com

Electrician

Ethan Greene 240-388-1616

Garage Doors

Billy's Garage Doors 833-906-1476

General Contractor

Mike Morrow 301-613-8781
Morrow1200@me.com

Painter

Ralph Carter 301-302-1211
Ralphcarter8@aol.com

HANDYMEN

Scott Davis 240-463-6134
t00lman7@yahoo.com

John Kent 301-385-8866
a1handymanjack@gmail.com

Alex Santos 202-945-3178
aasremodel@gmail.com

GARDENING SERVICES

Gloria Sherman 301-980-2867
 (LW Resident)

Jane Zimmerman 301-219-8745
jpzimmer7@gmail.com (LW Resident)

Austin Angles 301-614-2938

Bill Bowers 301-831-7893

Cooper 301-473-2191

REC Lawn Russ Cooper 301-614-2938

Mark Emmel 301-249-3655

Jovy's 301-537-9156

Jose Mayorga 301-346-5880

Carlos Mendoza 301-624-9769

M16 CONNECTIONS

FRIENDS OF THE PARK

Paula Seebode 301-944-4759
paulas330@aol.com

SUNSHINE LADY

Melinda Proctor 301-847-9644
mefoxp@gmail.com

WELCOMING COMMITTEE

Kay Looney 240-669-3530
kayvlo@comcast.net

POWER OUTAGE

If you have a power outage, do NOT call Pepco! **Call the Main Gate, at 301-598-1044.** The Main Gate reports outages to Pepco. We don't have individual accounts with Pepco. This means Pepco has no 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.

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.

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 a red pouch for \$3 from **Kay Looney**, or get one 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."

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.

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 email grounds@lwmc.com or call 301-598-1314 to notify them you have yard debris for pickup. Use tall brown paper recycling bags. **YARD DEBRIS PICKUP REQUESTS HAVE RESUMED.**

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.