

# MUTUAL 16 MATTERS

AUGUST 2024

## PLANNING 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

<b>President</b> <a href="mailto:PaulaS330@aol.com">PaulaS330@aol.com</a>	<b>Paula Seebode</b> 301-944-4759
<b>Vice President</b> <a href="mailto:BetsyTDavis1@gmail.com">BetsyTDavis1@gmail.com</a>	<b>Betsy Davis</b> 240-383-7155
<b>Secretary</b> <a href="mailto:Chris@CEverettOnline.com">Chris@CEverettOnline.com</a>	<b>Chris Everett</b> 410-428-7549
<b>Treasurer</b> <a href="mailto:edsubrad@aol.com">edsubrad@aol.com</a>	<b>Edwin Bradley</b> 202-641-7455
<b>Directors:</b> <a href="mailto:dkallston@gmail.com">dkallston@gmail.com</a>	<b>Doug Allston</b> 301-598-2557
<a href="mailto:malaundy@gmail.com">malaundy@gmail.com</a>	<b>Marcia Laundy</b> 301-598-3027
<a href="mailto:J.Looney007@comcast.net">J.Looney007@comcast.net</a>	<b>John Looney</b> 240-669-3530

## CONTACTS

<b>Communication Distribution</b> <b>Jean Jones</b>	301-467-3387
<b>Friends of the Park</b> <b>Paula Seebode</b>	301-944-4759
<b>Helping Hands</b> <b>Peter Loan</b> & <b>Lenny Sammarco</b>	240-676-6074 301-598-3027
<b>Landscaping</b> <b>Betsy Davis</b> & <b>Marcia Laundy</b>	240-383-7155 301-598-3027
<b>Maintenance</b> <b>John Looney</b>	240-669-3530
<b>Newsletter</b> <b>Chris Everett</b>	410-428-7549
<b>Social</b> <b>Kay Looney</b> & <b>Diane Rosenfield</b>	240-669-3530 301-996-2549
<b>Sunshine Lady</b> <b>Melinda Proctor</b>	301-847-9644

## SUPPORT

<b>Sr. Property Manager</b> <b>Nancy Sprinkle</b> <a href="mailto:NSprinkle@lwmc.com">NSprinkle@lwmc.com</a>	240-560-5565
<b>Admin Assistant</b> <b>Kelly Rivera</b> <a href="mailto:krivera@lwmc.com">krivera@lwmc.com</a>	301-598-1031
<b>LW Admin</b>	301-598-1000
<b>PPD</b>	301-598-1500
<b>Main Gate (Security)</b>	301-598-1044
<b>Comcast</b> <a href="mailto:willis_gray@comcast.com">willis_gray@comcast.com</a>	1-855-638-2855

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

## FROM THE DESK OF THE PRESIDENT

It's been a while since we reminded everyone of the Who Pays List. Every newsletter has the maintenance request information in it. It says that if you need work done at your home and feel that the Mutual should pay for it, before calling PPD or any contractor, call **Jack Looney** at 301-938-0718 or 240-669-3530; or me at 301-944-4759. But what kinds of repair or maintenance is usually scheduled and paid for by the Mutual? What things are scheduled and paid for by the unit owner? The Who Pays List comes to the rescue. The Who Pays List is a distillation of what is in our Bylaws.

Generally, the Mutual pays for repairs to the siding, roofs, concrete, and plumbing from outside the unit to the street. Exceptions to the outside rule are things the unit owner has added like windows, patios, skylights, outside AC parts, etc. These become the responsibility on the unit owner in perpetuity as the Application for Building Modification (ABM) states. The unit owners pays for installation and upkeep of those items. And you do need an ABM for changes to the outside of your unit even though you pay. The unit owner also pays for things inside the unit like, painting, most pest control, appliances, and plumbing problems from the inside of the unit to the outside wall of the unit. If your project is not mentioned on the Who Pays List, it usually means the unit owner pays for it.

Although we can't know every possible thing that can need changing or fixing, the Who Pays List should answer some of your questions. When in doubt, call Jack or me. The current Who Pays List is attached to this newsletter.

Bottom line: Familiarize yourself with the Who Pays List and ask Jack or me if you have a question.

"An investment in knowledge always pays the best interest" – Benjamin Franklin

### IN THIS ISSUE...

1. President's Message
2. Voting Info
2. Baseboard Heaters

### 2. Sewer Line

3. Loommates Hats
3. Super Blue Moon
3. Little Library

### 3. Milestones

3. M16 Word Scramble
4. Resources & Reminders
5. Who Pays

## VOTING INFO

Quite a few people have moved into Mutual 16 since the last Federal and State elections and may not be familiar with how to vote here.

You may wish to update your voter registration record (name, residential/ mailing address, and/or party affiliation), or request a Mail-in ballot for the next or all future elections.

To review your current voter registration record, visit Voter Lookup at the website ([maryland.gov](http://maryland.gov)); or text CHECK to 77788.

To update your voter registration record (name, residential/ mailing address, and/or party affiliation), visit Voter Update at the website ([maryland.gov](http://maryland.gov)); or text UPDATE to 77788.

To request a Mail-in ballot for the upcoming Presidential election or for all future elections, visit Mail-in Ballot Request at the website ([maryland.gov](http://maryland.gov)) or text VBM to 77788.

All paper forms and web links are also available at [777VOTE.ORG](http://777VOTE.ORG).

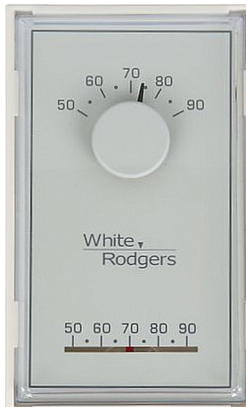
If you don't want to use the internet or text options, you can phone the Montgomery County Board of Elections at 240-777-8500.

You may also send regular mail to: Montgomery County Board of Elections, 18753 N. Frederick Avenue, Suite 210, Gaithersburg, MD 20879.

JEANETTE AKHTER

## BASEBOARD HEATERS – BEWARE

I recently bought a home in Mutual 16 at Leisure World. Prior to the purchase, I had the home inspected. One of the problems found was burn marks on the walls behind the baseboard heaters in two of the rooms. The heaters are designed to operate at a certain temperature. It seems, as they age, they can break down and exceed that temperature. I believe therefore, for safety reasons, the heaters should be inspected and replaced where needed.



Another possible culprit in these situations may be a defective thermostat that turns on and turns off over a too-wide range of temperatures, allowing the baseboard heater to get too hot.

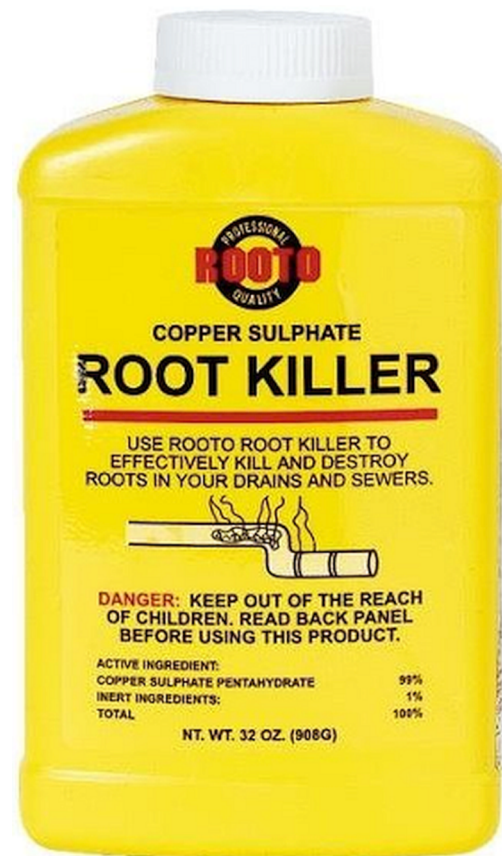
Furthermore, a baseboard heater may sit behind furniture for many years, allowing ordinary household dust and grime to scorch as a layer on the wall – unseen until the furniture is eventually moved.

A periodic check of baseboard heaters is probably a good idea.

MARVIN GITTELMAN

## SEWER LINE

If you've had backups in your main sewer line due to tree roots invading the works, flush half a cup of copper sulfate crystals down a commode (don't pour it down a sink or bath drain; that might corrode your indoor pipes).



Copper sulfate clears roots from pipes and stops new growth. It keeps lines free from clogging tree and shrub roots. Roots have a remarkable ability to seek out small openings in pipelines in search of water; and once a pipe is penetrated, rapid growth in the pipe will cause blockages. A monthly application will prevent this.

You can find assorted brands at most hardware stores.

JOE HALPIN

# YOU'RE INVITED TO JOIN LOOMMATES!



Are you interested in making hats to support the Club for the Homeless and Working Poor and the Women's Club which donate hats? Come and join the Loommates! We meet about once a month, but the date, time and place change. Simply contact Dianne at 301-633-0011 or [dbradmz@comcast.net](mailto:dbradmz@comcast.net) to be put on our email list and you will be contacted each time we get together. All you need is a loom set like the one above (can be ordered on Amazon) and some yarn. It's easy and fun to loom hats – no prior skills needed!

DIANE ROSENFELD

## SUPER BLUE MOON LITTLE LIBRARY AUGUST 19, 2024 PARK AT THE ROCK



The second of 2 full moons in a calendar month is called a Blue Moon. The full moon of August 19 was different. The third of 4 full moons between a solstice and an equinox (a Season) is *also* called a Blue Moon. Plus, this August 19 Seasonal Blue Moon was a Super Moon – when the distance to the moon is closer than average. In fact, it was the first of 4 full Super Moons in a row.

Photo credit: JEAN SCHAIBLE

Thank you to **Ann & Jenny Hughes** and **Barbara & Michael Higgs** for numerous book donations to the Little Library. There have been several anonymous donations, too. Thanks to all. Let's keep the Little Library going strong!



### MILESTONES

#### HAPPY BIRTHDAY!

- Ruth Day** August 01  
15528 Prince Frederick Way
- Bob Pechacek** August 05  
3420 Island Creek Court
- Ed Bradley** August 20  
15420 Prince Frederick Way
- June Hortin** August 21  
15537 Prince Frederick Way
- Art Kosatka** August 28  
3408 Parker Creek Lane

#### IN MEMORIAM

**Beneva Mondor**

July 25

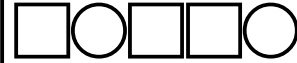
once at 3413 Island Creek Court

### AUGUST 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**

**U S R C O**



**P O R D U**



**C O T O S**



**T W C A H S**



**R A D B O A**



**BONUS WORD** CLUE: AN APPLE A DAY KEEPS THE ----- AWAY



See next month's Word Scramble for answers

### JULY ANSWERS

CSKIL **S L I C K**

UDELGS **S L O D G E**

RDPIE **P R I D E**

EGBAEL **B E A G L E**

EEPLO **E L O P E**

BONUS WORD  
CLUE: ELVIS' SONG:  
BLUE ----- SHOES **S U E D E**

## RESOURCES

### CONTRACTORS

#### •Electrician

Ethan Greene  
240-388-1616

#### •Garage Doors

BBB Garage Doors LLC  
301-309-9100

Billy's Garage Doors  
301-367-9160

Fred C. Johnson Co. Inc,  
410-792-2126

#### •General Contractor

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

#### •HVAC, Plumbing

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

Robertson Plumbing Services  
[robertsonps@yahoo.com](mailto:robertsonps@yahoo.com)  
301-602-4007

#### •Painter

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

### HANDYMEN/APPLIANCE REPAIR

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

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

Senior Appliance Repair 571-445-2623

### GARDENING SERVICES

Gloria Sherman (LW Res) 301-980-2867  
Jane Zimmerman (LW Res) 301-219-8745  
Austin Angles 301-598-5161  
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  
Sam & Mari Gardens 301-590-5977

## 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 so Pepco has no record of your 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 **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."

### 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.

### 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 the Grounds Department 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 (XFINITY) 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 "WHO PAYS" LIST

RESPONSIBILITY LIMITED TO  
LEISURE WORLD PPD  
COST PER HOUR

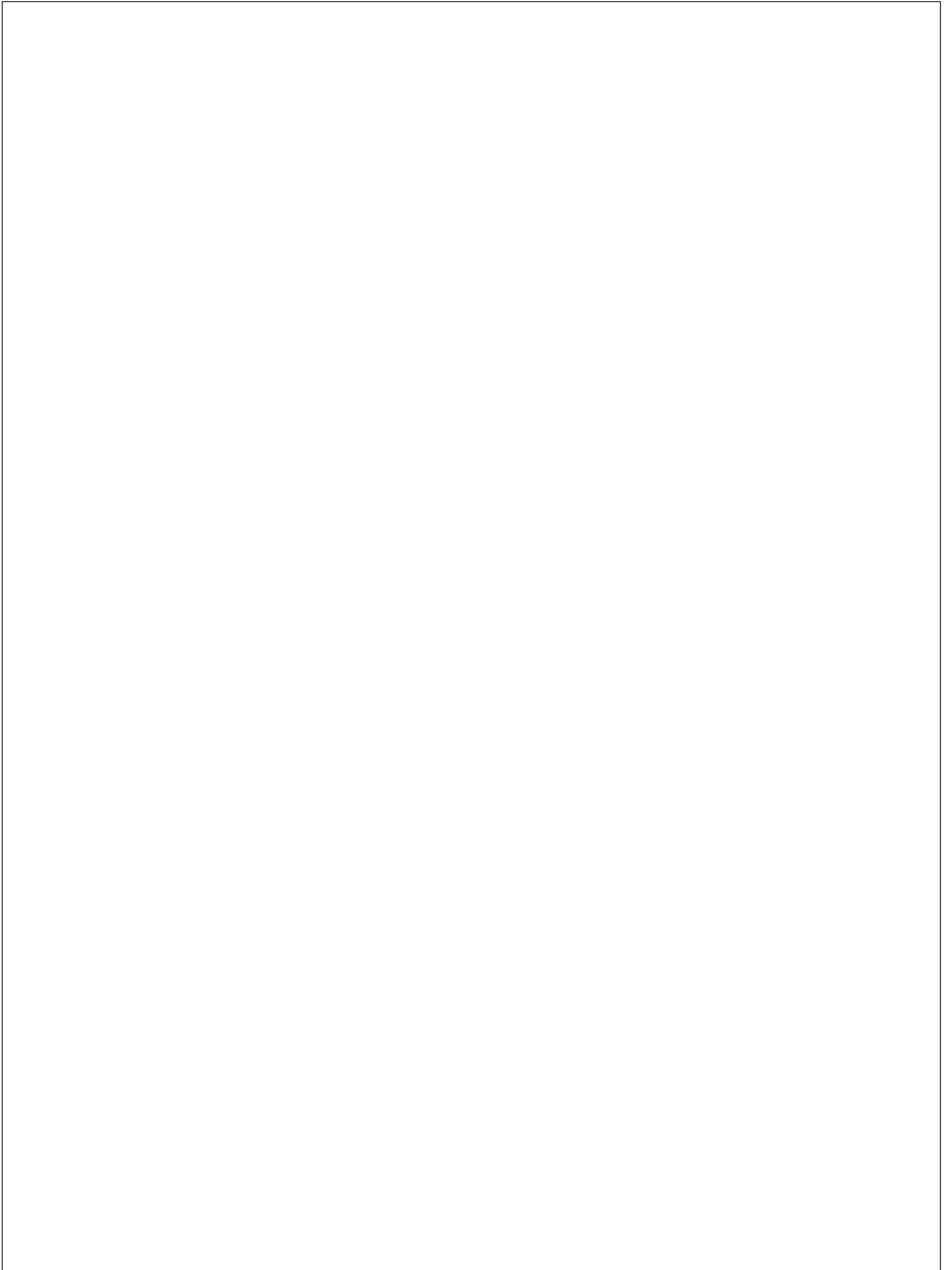
	REPAIR	REPLACE
Asphalt Work	M	M
Building Exterior – original [Note1]	M	M
Catch Basins	M	M
Caulking – exterior	M	M
Chimney – original – exterior including cap and bird screen	M	M
Concrete Work – Common Area only	M	M
Drainage – unaltered Common Area	M	M
Drains – sewer main, Common Area, and drains in atriums	M	M
Driveways	M	M
Electrical – exterior to unit	M	M
Exterminating – carpenter ants, carpenter bees, and termites	M	M
Fascia	M	M
Fire/Smoke Damage [Note 2]	M/R	M/R
Foundations and Slabs of Buildings	M	M
Gates – unaltered and part of unit's facade	M	M
Garage Door (Main) – hardware excluding opener	M	M
Gutters, Down Spouts, and Splash Blocks	M	M
Pipes/Drains – Common Area	M	M
Plumbing – exterior to unit [Note 3]	M	—
Roof – leaks and repair	M	M
Shingles	M	M
Siding	M	M
Storm Damage – water & wind [Note 2]	M/R	M/R
Walls [Note 4]	M	M
Water Supply: Main	M	M

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

Note 2 – Case by case depending on cause and unit owner's insurance

Note 3 – Mutual responsible for plumbing problems caused by damaged pipes exterior to unit, tree roots

Note 4 – Mutual responsible for walls in common area and part of unit's facade



**MUTUAL 16 – CONDOMINIUM OF ROSSMOOR, INC.**  
**MINUTES OF THE BOARD OF DIRECTORS**  
**REGULAR MEETING**  
**August 13, 2024**

Pursuant to notice previously given, a regular meeting of the Board of Directors was held in the Rossmoor Room in Clubhouse II and via ZOOM on Tuesday, August 13, 2024, at 9:30 AM.

Directors Present: **Paula Seebode**, President; **Betsy Davis**, Vice President; **Chris Everett**, Secretary; **Ed Bradley**, Treasurer; **John Looney**, Director; **Doug Allston**, Director; and **Marcia Laundry**, Director.

Management: **Nancy Sprinkle**, Senior Property Manager; **Kelly Rivera**, Administrative Assistant, Mutual Services.

Residents: **Art Popper**, **India Berkholtz**, **Janet Gilbride**, **Joe Halpin**, **Kay Looney**, **David & Maria Dudish**, **Marc Kellogg**, **Maureen O’Hara**, and **Susan Willcoxon**.

1. **Call to Order** – The meeting was called to order at 9:30 AM.
2. **Approval of Agenda for August 13, 2024 BOD meeting** – The agenda was approved as presented.
3. **Approval of Minutes for July 9, 2024 BOD meeting** – The minutes were approved as presented.
4. **Reports from M16 Officers:**
  - a. **Presidents Report** – Ms. Seebode reported the following:
    - **AWMs**- The Board agreed to approve the following:
      1. Reimbursement to the owner of 3311 Solomons Court for replacing cables and checking the garage system, which is a Mutual’s responsibility, in the amount of \$250.00 under resolution #21, 7/11/2024.
      2. Payment to McFall & Berry’s invoice #228757 for spot treatment of Fiesta to weedy areas of lawn throughout Mutual 16 in the amount of \$1,644.00 under resolution #22, 7/12/2024.
      3. An Application for Building Modification (ABM) for the installation of a level two (2) charger at 3413 Island Creek Court under resolution #23, 8/1/2024.
    - **ABMs**- An ABM for installing a level two (2) charger at 3413 Island Creek Court was approved via an action without a meeting (AWM) under resolution #23, 8/1/2024.
    - **ABM Lite Form**- Nancy Sprinkle is working on creating an ABM Lite form to help determine whether the application is needed or not. She’s also working on creating a plan to collect insurance and mortgage information from all unit owners in Mutual 16, and an email authorization form for all M16 residents.

- **Baseboard Heaters-** The owner of 3413 Island Creek Court reported that during a recent inspection of the unit, it was found that the temperature of the baseboard heater was extremely high, and that scorch marks were found on the wall. The unit owner was concerned that other units may be experiencing the same issue, and he volunteered to donate a meter that could help determine the temperature of other baseboard heaters as long as the Mutual would hire someone to do such inspections. After further discussion, the Board agreed to ask the unit owner to write an article sharing his story for the newsletter to bring awareness of this issue to other unit owners.

**b. Vice President Report – LW BOD Meeting-** Ms. Davis reported that the 3M Committee met for the first time after a few months. The Committee discussed submetering, the recently printed Leisure World phone directory, the 2025 budget, and the recent increased in water bills. Leisure World’s CFO presented an analysis of water usage per Mutual, and he stated that he does not believe that the meters are reading usage accurately. There will be a meeting on the second and fourth week of September to discuss the cost and process of installing solar panels, and Ms. Davis is looking for two volunteers to attend this meeting.

**c. Treasurer’s Report – Mr. Bradley** reported that he has been preparing for the 2025 budget, and that he is predicting that the average condominium fee increase will be \$55 per unit. He will work with Nancy Sprinkle to finalize the budget so that it can be mailed to all unit owners.

- BDO Invoice:

Upon motion duly made and seconded, the Mutual 16 Board of Directors agreed,

To approve reimbursement to Leisure World for the preparation of Federal and State association income tax returns for the year ended December 31, 2023, in the amount of \$1,800.00.

**Resolution #24, 8/13/2024**

**d. Secretary’s Report** – No report.

**5. Reports from M16 Coordinators:**

**a. M16 Maintenance – Mr. Looney** submitted the following report:

1. Handyman Jack completed the repair work on the Akhter Residence (15506 Prince Frederick Way) by rebuilding the chimney brickwork. He submitted an invoice for the agreed upon cost of \$875.00 which has been filed and paid
2. J & M Construction Solutions LLC has finished the replacement of siding on the Moy Residence (15513 Prince Frederick Way), which had been severely damaged by possums. An Invoice should have been submitted.
3. Pest Now has responded to a call for repair of the mounting of a ceiling exhaust fan which was accomplished on 5/26/2024.
4. PPD was contacted to check underground drainage for the front left downspout at the Allen Residence (15418 Prince Frederick Way) since it appears to be blocked. PPD said they would get a work order for the mutual and notify us of the details.



5. PPD was also contacted to check the rear downspout and underground drain system to remove a potential underground blockage problem at the Laundry residence (15526 Prince Frederick Way). Resident noticed plant growth at the top of the downspout. At the board meeting, it was also stated that a similar problem has occurred with the rear downspout at the Velthaus residence (15524 Prince Frederick Way).

**b. M16 Landscape Report – Marcia Laundry & Betsy Davis** – Ms. Laundry reported that landscaping inspections will be completed in September.

**c. M16 Social & Welcome Report- Kay Looney and Diane Rosenfield:** Ms. Seebode reported that the pizza party has been rescheduled to September 19 at 6:00pm in the activities room in clubhouse two.

**d. M16 Rules/Bylaws –Marcia Laundry-**

Upon motion duly made and seconded, The Mutual 16 Board of Directors agreed,

To rescind resolution Resolution #18, 7/9/2024 regarding trucks parked in Mutual 16.

**Resolution #24, 8/14/2024**

**6. Report from Property Manager – Nancy Sprinkle** – The August 2024 Property Manager’s report was submitted for the Board’s consideration and review. Ms. Sprinkle answered all comments and questions.

**7. Reports from Leisure World (LW) Advisory Committees**

**a. LW Golf – Doug Allston** – No report.

**b. LW Health – Jeanne Jones** – No report. Ms. Seebode announced that Jeanne Jones will not sign up for the Committee in 2025. Residents with a medical background are encouraged to volunteer and represent Mutual 16.

**c. LW Landscaping – Betsy Davis** – No report

**d. LW CPAC/Technology – Art Popper** – Mr. Popper reported that CPAC is discussing renovations to the pool and auditorium.

**e. LW Insurance Advisory – Joan Allston** – The following report was submitted by Mrs. Allston: The Policies for Leisure World will all renew on 8-1-24. As reported before, only the current broker USI was considered for renewal. No negotiation of the commission was allowed, so there are no negotiations anticipated. Final figures will be presented at the BOD meeting on 7-30-24. Preliminary figures are as follows: Philadelphia policies increase 27%, Hartford 2% increase, Auto premium up 28%, Workers Comp decrease 10%, D&O up 5%, Umbrella Up 10%, Total increase expected to be 10%. Negotiations are still underway with Greater New York to insure Montgomery Mutual. Aluminum Wiring repair is still underway but not completed. They are currently with an “assigned risk” company. Mrs. Allston will not continue to volunteer on the insurance advisory Committee in 2025.

**8. Open Forum** – No report.

**9. Next Planning Meeting** – The next planning meeting will be on Thursday, September 5, 2024, at 1:00 PM in Clubhouse Two Rossmoor Room.

**10. Next BOD Meeting** – The next BOD meeting will be on September 10, 2024, at 9:30 AM.

**11. Adjournment** – The meeting was adjourned at 11:56 AM.

DRAFT