

# MUTUAL 16 MATTERS

JULY 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

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

## CONTACTS

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

## SUPPORT

Sr. Property Manager	<b>Nancy Sprinkle</b> <a href="mailto:NSprinkle@lwmc.com">NSprinkle@lwmc.com</a>	240-560-5565
Admin Assistant	<b>Stacey Carranza</b> <a href="mailto:SCarranza@lwmc.com">SCarranza@lwmc.com</a>	301-598-1338
LW Admin		301-598-1000
PPD		301-598-1500
Main Gate (Security)		301-598-1044
Comcast		1-855-638-2855 <a href="mailto:willis_gray@comcast.com">willis_gray@comcast.com</a>

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

## FROM THE DESK OF THE PRESIDENT

Good news! We are beginning work on a Mutual 16 Resident Directory to be distributed to all Mutual residents. Spearheading this task is Unit Owner, **Dee Berkholtz**, 15509 Prince Frederick Way. Before we can make a directory, we must collect your information. You will be able to tell us what contact information you would like to share, be it phone number and email address, phone number only, or none of the above.

We also plan to include a photo next to your resident information. As with the contact information, we will only include a photo if you give your permission. We can use a photo taken from the last few social events or you can send us one.

Within a couple of days after the distribution of this newsletter, you will receive an email from Board Secretary, **Chris Everett** with a link to an online form you can fill out with the information you are willing to share.

Alternatively, you can use the form attached to this newsletter to give us permission to use your information and to tell us what information you would like included. Please fill it out and deliver or mail it to me (**Paula Seebode**, 15408 Prince Frederick Way) by August 15, 2024.

Once we have compiled the responses, we will create and distribute the printed directory. We are exploring the possibility of making the directory available online as well, but only if it can be done securely – password-protected and behind a firewall.

I hope all of you will participate in this fun and useful project. Remember, it's just another way to "get to know your neighbors!"

IN  
THIS  
ISSUE...

1. President's Message  
2. Meet Wendy & Stony  
3. Save the Date  
3. Milestones

3. M16 Word Scramble  
4. Resources  
4. Reminders  
5. Directory Form

## GET TO KNOW YOUR NEIGHBORS

### WENDY & STONY ALVEY

3309 SOLOMONS COURT

Wendy and Stony were both born in the DC area. Wendy lived in Venezuela, Honduras, and Guatemala for her first 17 years because her father worked for US AID. Stony had an altogether regular American childhood. Wendy went to America University and got a degree in sociology. Stony went to the University of Virginia and got a degree in psychology. After college, instead of settling down and getting jobs, they both took what these days might be called a belated gap year. They traveled. She broke up with a fiancé and bolted to Europe alone and without a plan. She spent seven weeks wandering through Europe, where she “depended on the kindness of strangers” who became friends. Stony went across country in a sports car taking the Southern route out and the Northern route back. He enjoyed seeing the National Parks, even going down to the bottom of the Grand Canyon and back, all in one day!

After their big adventures, they got together through a group date arranged by one of Stony’s many cousins. They had met at the same cousin’s home earlier, because the cousin lived upstairs from Wendy. Wendy jokingly said, “I guess I should marry you so I can always have your cousin’s good cooking.” Little did she know. Their second meeting was in October. By December, they were engaged, and they married the next May.

Wendy worked for the federal government, first at the Office of Economic Opportunity, then the Social Security Administration, the IRS, and finally the Census Bureau. While raising her two boys, Wendy needed to work part time – so she and a coworker pioneered job-sharing and working from home before that became more commonplace. She retired in 2006.

Stony got a job with the Riggs Bank, taking their management training course. He remained in banking, focusing on the commercial lending field at both Riggs Bank and then Bank of America. He retired in 2009.

Wendy, Stony, and their two boys spent family vacations in Southern Maryland at an idyllic family

farm on the water. They did all the fun stuff the Chesapeake Bay could offer including boating, water skiing, fishing, and trapping all the free crabs they could pick and eat even though Stony does not like picking crabs. They also have taken ocean and river cruises and several driving vacations throughout New England and across the country.

Although Wendy was loathe to leave her Aspen Hill mid-century modern home of 40 years, when Stony was injured falling down one of their many flights of stairs, the decision was made. They needed one-floor living and no high-rise. Mutual 16 filled the bill!

Here in Mutual 16, you will often see Wendy walking Allie, their cocker spaniel. Wendy likes going to craft fairs. She has a collection of artist-made pottery and jewelry. Like all of us, downsizing has taken a toll on building her collections or at least on displaying them. Stony is a voracious reader especially enjoying historical fiction. They are œnophiles and foodies. Stony is happy to advise you on a good Cabernet. Wendy loves to cook and bake. She is already recruited for the Mutual 16 Smart Cookies team. They were asking about a dining club in Leisure World. Maybe we need one in Mutual 16 now that Wendy and Stony are here.



# MARK YOUR CALENDAR MUTUAL 16 EVENTS



## Pizza at the Rock

Wednesday September 18



## Holiday Potluck

Sunday, December 8



### MILESTONES

#### HAPPY BIRTHDAY!

- Thomaseena Cox** July 01  
15553 Prince Frederick Way
- Barbara Higgs** July 09  
15540 Prince Frederick Way
- Helen Pechacek** July 09  
3420 Island Creek Court
- Paula Seebode** July 10  
15408 Prince Frederick Way
- Bob Strabe** July 18  
15529 Prince Frederick Way

#### IN MEMORIAM

**Mary Nyce**  
June 25  
late of 3404 Island Creek Court

### JULY 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**

**CSKIL**



**RDPIE**



**EEPLO**



**UDELGS**



**EGBAEL**



**BONUS WORD**

CLUE: ELVIS' SONG: BLUE ----- SHOES



See next month's Word Scramble for answers

### JUNE ANSWERS

RONHI  
**RHINO**

GEYENR  
**ENERGY**

EERDO  
**ERODE**

ICOZDA  
**ZODIAC**

EOTLI  
**TOILE**

**BONUS WORD**

CLUE: A BAKER'S -----  
EQUALS THIRTEEN

**DOZEN**

## 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)

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

## Resident 1

Name \_\_\_\_\_

House  
Number  
& Street \_\_\_\_\_

Cell Phone \_\_\_\_\_ Land Line \_\_\_\_\_

E-mail \_\_\_\_\_

Birthday  
For Newsletter, Year Optional \_\_\_\_\_

## Resident 2

Name \_\_\_\_\_

House  
Number  
& Street \_\_\_\_\_

Cell Phone \_\_\_\_\_ Land Line \_\_\_\_\_

E-mail \_\_\_\_\_

Birthday  
For Newsletter, Year Optional \_\_\_\_\_

May we include your picture(s) in the directory?

Yes

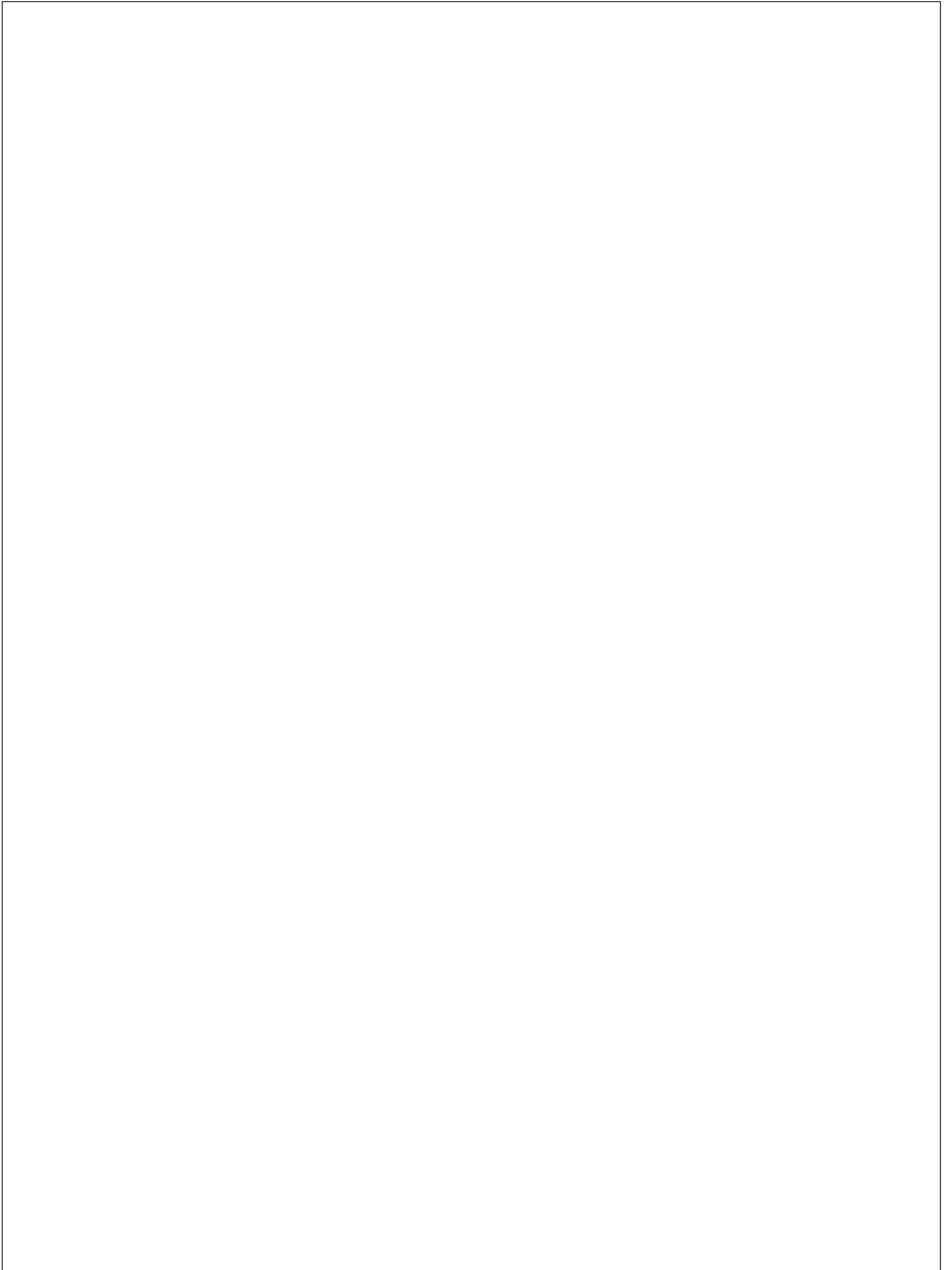
No

I authorize my contact information to be included in the Mutual 16 Directory which will be distributed to Mutual 16 residents

**MUTUAL 16**



**Leisure World**



**MUTUAL 16 – CONDOMINIUM OF ROSSMOOR, INC.**  
**MINUTES OF THE BOARD OF DIRECTORS**  
**REGULAR MEETING**  
**July 9, 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, July 9, 2024, at 9:30 AM.

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

Directors Absent: **John Looney**, Director

Management: **Nancy Sprinkle**, Senior Property Manager; **Stacey Carranza**, Administrative Assistant, Mutual Services

Residents: **Art Popper**, **India Berkholtz**, **Kay Bidinger**, **Janet Gilbride** and **Joe Halpin**.

1. **Call to Order** – The meeting was called to order at 9:30 AM.
2. **Approval of Agenda for July 9, 2024 BOD meeting** – The agenda was approved as presented.
3. **Approval of Minutes for June 11, 2024 BOD meeting** – The minutes were approved as presented.
4. **Reports from M16 Officers:**

**President's Report- Paula Seebode** reported

**-AWMs**

To approve McFall & Berry proposal #13192 for supply and install of 10 Native Blue Switchgrass, Abelia shrubs and Cryptomeria at rear of unit of 15416 Prince Frederick Way, in the amount of \$1,420.70, and to pay invoice once work is completed and invoice is received.

**Resolution #15, 6/28/2024**

**-Other**

- **COC Invoice**

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

To approve the COC Invoice #INV202516485 for annual registration fee in the amount of \$617.50.

**Resolution #16, 7/9/2024**

- **Reimbursement**

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

To approve the reimbursing unit owner of 3406 Parker Creek Lane for garage door spring, which is a Mutual responsibility, in the amount of \$500.00.

**Resolution #17, 7/9/2024**

**Vice President's Report- LW BOD Meeting- Ms. Davis** reported on the USI presentation that was held during the LW BOD Meeting. (See below Insurance Advisory report)

**Treasurer's Report – Ed Bradley** reported there will be an investment coming due in September.

**Secretary's Report – Chris Everett – No Report**

**5. Reports from M16 Coordinators:**

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

1. Voucher for \$755 submitted from Handymen Jack for Installation of a Steel Exterior Garage Access Door an associated frame modifications at 15503 Prince Frederick Way.
2. Handyman Jack has provided a Proposal for Chimney Modifications at 15503 Prince Frederick Way and will probably accomplish this task by the end of July.
3. J & M Construction Solutions LLC has completed the Gutter Cleaning Project as quoted at the last Mutual 16 Board Meeting, and a voucher for this project will be submitted this month. Cost for this project was estimated at \$65.00 per man-hour and a total Not To Exceed cost of \$3000.00. This project also included corrections for several specific Quoted Problems which we requested as an addition to the Gutter Cleaning Project.

J & M has also agreed to make necessary repairs to siding at 15513 Prince Frederick Way, which was damaged by raccoon infestation. The total extent of this project has not yet been determined

**b. M16 Landscape Report – Marcia Laundy & Betsy Davis. Ms. Laundy-** Plantings will happen towards the Fall when it is cooler by the retaining wall. In the meantime, Austin said he will put down mulch. The railings are expected to be up soon. Fiesta has been working better this year, as there are no dandelions. No update on Tree Montgomery.

**c. M16 Social & Welcome Report- Kay Looney and Diane Rosenfield:** Four new residents have moved in and will be welcomed.

**d. M16 Rules/Bylaws –Marcia Laundy-**  
Upon motion duly made with 5 in agreeance and 1 opposed, The Mutual 16 Board of Directors, Agreed to include in the Rules to not allow pickup trucks to be parked anywhere throughout the mutual expect in a garage.

**Resolution #18, 7/9/2024**

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

To have the Rules Committee meet to prepare a list of changes to the draft rules.

**Resolution #18, 7/9/2024**

**6. Report from Property Manager- Nancy Sprinkle –** A chart of work request updates was included in the Board packet. Nancy 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.



- c. **LW Landscaping – Betsy Davis-** No report
- d. **LW CPAC/Technology– Art Popper-** CAC – New building is being completed and move-in likely August. Then demolish the Administration building after mitigate asbestos. Will then remove soil and put in parking lot. Anticipate done by October.

New CFO is doing an analysis of resale fund and projects substantial increases over next decade or more. That does not include things the funds will be used for, and CFO will revise graphs to show potential uses of funds.

Technology - Intent to hire new head of IT for LW to take over many functions of ShipShape. Anticipation that for IT for LW will be lower and have better security on LW systems.

- e. **LW Insurance Advisory- Joan Allston-** The representative from USI started by stating that there are 23 catastrophic issues in the US during 2023. While that was less than the year before it is still alarming. The insurance companies are most concerned about three things when they consider potential clients: age of building, type of construction (we have frame) and aluminum wiring. Montgomery Mutual still has some aluminum wiring although they are working diligently to replace the wiring for the whole mutual. They hope to have it done by December. Until it is completed insurance companies are reluctant to remove them from coverage with an “assigned risk” carrier. No firm figures for renewals were given but they anticipate: Valuations to increase 20%, deductibles will increase, General Liability Coverage will increase 30% (there are still 8 open cases?), Umbrella policies will increase 10% and D&O should remain unchanged. Ironically Greater New York was mentioned several times as the potential carrier for Montgomery General once the wiring is corrected. USI expects the renewal premium details to arrive before the renewal date.

- 8. **Open Forum- Mr. Halpin** gave the Board suggestions for birds in the vents.
- 9. **Next Planning Meeting** – The next planning meeting will be on Thursday, August 1<sup>st</sup> at 1:00 p.m. in Clubhouse Two Rossmoor Room.
- 10. **Next BOD Meeting** – The next BOD meeting will be on August 13, 2024 at 9:30am.
- 11. **Adjournment** – The meeting was adjourned at 11:02 AM.

