

# MUTUAL 16 MATTERS

SEPTEMBER 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>	<b>Paula Seebode</b> <a href="mailto:PaulaS330@aol.com">PaulaS330@aol.com</a>	301-944-4759
<b>Vice President</b>	<b>Betsy Davis</b> <a href="mailto:BetsyTDavis1@gmail.com">BetsyTDavis1@gmail.com</a>	240-383-7155
<b>Secretary</b>	<b>Chris Everett</b> <a href="mailto:Chris@CEverettOnline.com">Chris@CEverettOnline.com</a>	410-428-7549
<b>Treasurer</b>	<b>Edwin Bradley</b> <a href="mailto:edsubrad@aol.com">edsubrad@aol.com</a>	202-641-7455
<b>Directors:</b>	<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

<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 &amp; Lenny Sammarco</b>	240-676-6074 301-598-3027
<b>Landscaping</b>	<b>Betsy Davis &amp; 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 &amp; 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>Mutual Assistant</b>	<b>Christian Hall</b> <a href="mailto:CHall@lwmc.com">CHall@lwmc.com</a>	301-598-1338
<b>LW Admin</b>		301-598-1000
<b>PPD</b>		301-598-1500
<b>Main Gate (Security)</b>		301-598-1044
<b>Comcast</b>		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

### LEISURE WORLD PHOTO ID CARDS COMING SOON

To further enhance security in the Leisure World community, new identification cards will be created for residents beginning in October. The new cards will include a photo of each resident. In the future (2025), this ID will allow access to different locations in the community, such as the swimming pools, the fitness center, and the pedestrian gates. Security staff will process resident IDs at the new Administration Building Meeting Room. Residents should bring a photo ID (such as a driver's license or passport) and your current Leisure World ID. With the processing of 8000 residents, makeup days will NOT be available. After the project is completed in January 2025, residents who still need a new ID may make arrangements and request one at the Reception Desk in the new Admin Building.

The scheduled date for Mutual 16 photo ID cards is now **Saturday October 26, 2024 1:00–4:00 PM**. Be sure to mark your calendars. If you need a lift to the new Admin Building that Saturday, call **Paula Seebode** (301-944-4759) and we will try to arrange a Mutual 16 neighborhood ride for you.

### APPLY FOR A LEISURE WORLD STANDING COMMITTEE

Please consider applying for a LW Standing Committee. The more Mutual 16 residents we have on LW committees, the more influence, the more of a voice, little Mutual 16 will have in the affairs of LW. We need our unique concerns represented. Mutual 16 has unit owners on at least 5 of the LW standing committees. Two of our representatives are rotating off. We especially need representation on the Heath Committee and the Insurance Committee for 2025.

CONTINUED ON PAGE 2

### IN THIS ISSUE...

- |                        |                        |                          |
|------------------------|------------------------|--------------------------|
| 1. President's Message | 2. M16 Word Scramble   | 6. Landscape Update      |
| 2. Milestones          | 3. Meet the Akhters    | 6. Meet Christian Hall   |
|                        | 4. Pizza Party         | 7. Generators            |
|                        | 6. Friends of the Park | 8. Resources & Reminders |

# FROM THE DESK OF THE PRESIDENT Continued from Page 1

Committee membership applications are posted on the Leisure World website [residents.lwmc.com](http://residents.lwmc.com) under "Documents > Committees – Standing and Ad Hoc > 2025 Committee Membership Applications." These applications are due by **Tuesday October 15, 2024**. For help navigating to the committee information or other questions about applying, contact Candice Wessling, Communications Committee Chair at [cloverly15383@verizon.net](mailto:cloverly15383@verizon.net) or 301-384-6197. Committee members are appointed by the LWCC Board of Directors. Current standing committees include: Audit, Budget & Finance, Communications, Community Planning, Emergency Preparedness, Golf & Greens, Government Affairs, Health, Insurance, Landscape, Lifestyle, Physical Properties, Security & Transportation, Strategic Planning, and Technology.

## APPLICATION FOR BUILDING MODIFICATION LITE (ABM LITE)

The M16 Board of Directors has approved an ABM Lite. This application is for smaller projects that may not require the skills of a contractor but for which permission is required; things like painting a door or putting a fence around your landscaping. These are usually exterior changes you can make yourself or with the help of a family member. As always, when in doubt, ask. The ABM Lite, along with the current ABM can be found at: [lwmc16.com](http://lwmc16.com). If you prefer a paper form, you can call **Paula Seebode** (301-944-4759).

## THIRTY DAY REVIEW OF THE NEW M16 RULES UNDERWAY

Unit owners and tenants recently received a copy of the proposed rules for Mutual 16. Unit owners and tenants have 30 days to review the rules and send comments, in writing, to **Chris Everett** [Chris@CEverettOnline.com](mailto:Chris@CEverettOnline.com), **Paula Seebode** [PaulaS330@aol.com](mailto:PaulaS330@aol.com), or **Doug Allston** [DKAllston@gmail.com](mailto:DKAllston@gmail.com) by **Friday October 11, 2024**.

These proposed rules are aligned with our new Bylaws. The Board hopes to make these rules the official rules of Mutual 16 at the November 12 Board of Directors meeting. In the meantime, the Board members will consider all feedback before finalizing. As the *Book of Common Prayer* says, "Speak now or forever hold your peace." Well, maybe you don't have to hold your peace forever, but this is your best chance to say what you want to say, for a while.

## MILESTONES

### HAPPY BIRTHDAY!

- Joan Allston** September 06  
15519 Prince Frederick Way
- Alex Cox** September 10  
15553 Prince Frederick Way
- Douglas Kiessling** September 17  
15533 Prince Frederick Way
- Jim Rosenfield** September 17  
15525 Prince Frederick Way
- Eileen Kiessling** September 30  
15533 Prince Frederick Way

### IN MEMORIAM

**Shannon Gripper**  
August 21  
once at 15561 Prince Frederick Way

## SEPTEMBER 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**

**HTSUO**  
□ ○ □ □ □

**LVEOG**  
○ □ □ □ □

**NHIFC**  
□ ○ □ □ □

**VREHIT**  
○ □ □ □ □ □

**ERRTUO**  
□ □ □ □ □ ○

**BONUS WORD** CLUE: TWO WRONGS DON'T MAKE A -----  
○ ○ ○ ○ ○

See next month's Word Scramble for answers

## AUGUST ANSWERS

- |                           |                              |
|---------------------------|------------------------------|
| <b>USRCO</b><br>S C O U R | <b>TWCAHS</b><br>S W A T C H |
| <b>PORDU</b><br>P R O U D | <b>RADBOA</b><br>A B O A R D |
| <b>COTOS</b><br>S C O O T |                              |

**BONUS WORD** CLUE: AN APPLE A DAY KEEPS THE ----- AWAY  
**D O C T O R**

## GET TO KNOW YOUR NEIGHBORS

### JEANETTE & MOHAMMAD AKHTER

15505 PRINCE FREDERICK WAY

Love at first sight in Scotland brought this pair together. She went from the United States to Scotland as a second-year medical student, for a one-month exchange program. He went from Pakistan to England to Scotland for neurosurgery training. After a one-year long distance romance, they married in San Francisco and continued medical training in California. They have been together through a lot of education and different careers. In addition to California, they have lived and worked in Michigan, Illinois, New York City, Missouri, Virginia, Pakistan, Afghanistan, Maryland, DC, and Delaware. Their daughter, Sarah, was born in New York City and has had a life encountering all the diverse wonders of the world with her parents.

Jeanette has been an ob-gyn, an anesthesiologist, a teacher, and an acupuncturist. Mohammad has been a neurosurgeon, a professor and dean, and a public health physician and administrator.

No matter their titles or positions, everywhere they have been, they have spent their lives trying to make the world a safer, healthier place. In Afghanistan and Pakistan, they trained medical personal and provided care to under-served populations. They have assured clean water and immunizations to children in the US and abroad. Jeanette has worked with veterans exposed to burn pits and with PTSD. Mohammad oversaw the establishment of Illinois and Michigan state supported Emergency Medical Services where there were none before, and he fostered the implementation of the Affordable Care Act in DC, bringing healthcare insurance to over 110,000 DC residents. They both shook hands with Nelson Mandela

while they were in Africa visiting medical facilities. Mohammad says he could not have accomplished anything without her by his side. She says she would not have had as interesting and exciting a life if it weren't for Mohammad's courage taking risks.

They retired in 2014 and moved to Delaware where Jeanette volunteered at the Delaware Botanical Gardens and the League of Women Voters. Mohammad worked with the Delaware General Assembly and the Governor to get the Safe Drinking Water Act passed. In 2024, they moved to Mutual 16 because current health issues require frequent visits to Johns Hopkins clinics; but they are still busy making Mutual 16 an even nicer place to live. Jeanette keeps fit with Senior Sneakers. She has been invaluable to the Friends of the Park. Mohammad is in the comedy and humor club. They can often be seen walking hand-in-hand around Leisure World. They say that living in Leisure World is "like living in a park." Their positive world view – "Right here, right now is our favorite spot" – and their willingness to engage truly enrich the Mutual 16 experience.

**JEANETTE AND MOHAMMAD AT THE ORACLE OF DELPHI IN GREECE**



# PIZZA PARTY SEPTEMBER 19, 2024



**PAUL & NANCY WEST**



**JEANETTE & MOHAMMAD AKHTER, AL SAFIER**



**WAY-YING & VINCENT LAM**



**MARCIA LAUNDY, ED BRADLEY**



**STEVE & KIM IRISH**



**STONY & WENDY ALVEY**



**JOE JOYNER, PAULA SEEBODE, FRANCINE JOYNER, KAY BIDINGER**



**STAN McCRAY, KATHY FLANDERS**



**DICK LAWLOR, MAUREEN O'HARA**



**CEOLA & PETER LOAN**

# PIZZA PARTY SEPTEMBER 19, 2024



**HELEN & BOB PECHACEK**



**ART KOSATKA, MAUREEN O'HARA, MARY WHITE**



**MELINDA PROCTOR, TOM & KAY BUGENHAGEN**



**JACK LOONEY, DIANE & JIM ROSENFELD**



**JOAN ALLSTON, JEANETTE AKHTER**



**KAY LOONEY, SALLY PLITMAN**



**JOAN SAFIER, JULIE REPETA**



**ROB & SUSAN WILLCOXON**



**KIM & STEVE IRISH, BETSY DAVIS**



**GEORGIA POWERS GREY, DAVE DUDISH, JEAN MILLS, MARIA DUDISH**

## FRIENDS OF THE PARK



**Rick Masemore** and **Jeanette Akhter** plant and water an Aucuba and two more Lenten Roses, donated by another Friend of the Park, **Betsy Davis**.



On this sunny day, Jeanette and Rick are joined by **Paula Seebode** to start sprucing up the Park for Fall.

## M16 LANDSCAPE UPDATE

This summer has been extremely warm. **Doug Allston** and **Marcia Laundry** did a drive through the Mutual and noted any problems in the front yards. At the time, they did not do a walk around the back because of the extreme heat. The hot weather has eased, so Marcia was joined by **Rick Masemore** to complete the walk around. Where necessary, Marcia spoke with unit owners when there were problems with weeds or tall bushes that needed trimming. Mutual 16 rules require that bushes and trees within four feet of the house need to be below the soffits and gutters and away from the siding. If she couldn't discuss the concern, Marcia put a letter in the door explaining the issues. Our newsletter has a list of names for Gardening Services that other unit owners have used and that you can call.

Doug and Marcia will be in touch with McFall & Berry about trimming trees that are overhanging houses. Also, the Mutual recently had the gutters cleaned, but there is a need

for some follow-up work on clogged downspouts. Immediate issues will be addressed as they arise, but another gutter cleaning for everyone will take place after the leaves fall.

If you have any questions, you may call Marcia at 301-598-3027.

**MARCIA LAUNDY**

## NEW MUTUAL ASSISTANT

On September 23, **Christian Hall** became our new Mutual Assistant. Formerly an intern with Leisure World, Christian already has familiarity with the procedures. If you need help with administrative matters, you may email him at [CHall@lwmc.com](mailto:CHall@lwmc.com) or call 301-598-1338.

For the next month, **Kelly Rivera** will work with Christian during his transition into this new role.

**Nancy Sprinkle** will continue to be our Senior Property Manager.

# GENERATORS: POWER TO THE PEOPLE

Originally published in *Mutual 16 Matters*  
September 2023

Neighbors were asking about my generator during a recent power outage. Keep in mind that you cannot run a dual fuel generator indoors; they produce toxic fumes. Instead, you must set them up outside in a sheltered location to provide electrical power to appliances through an extension cord. Also, the higher the wattage the more fuel it uses. I would suggest about a 3600 to 4500 watt generator. Here is some information about dual fuel generators from an article at [duromaxpower.com](http://duromaxpower.com):

"A dual fuel generator gives you the freedom and flexibility to power your generator using either gasoline or liquid propane. You can switch between the two fuel sources with a simple turn of a knob. Propane and gas each have their own individual advantages and disadvantages.

"Gas gives you more power than propane. This generally means that you will get more electrical power output from gas than you would the same amount of propane.

"Gas is believed to burn better in colder climates, performing better in freezing temperatures, whereas propane performs better in hotter temperatures.

"Gas is difficult to store. It will degrade within just a few months, so if you do have gas

stored, you need to use it sooner rather than later to get the most out of it. Gas is also more dangerous to store. High amounts can make for a fire hazard. By contrast, propane is a more stable as a fuel source. It has a longer shelf life and generally allows for greater safety.

"Gas doesn't burn clean. It contributes to pollution and carbon monoxide. While it isn't completely free of emissions, propane releases less pollution and carbon monoxide into the air. Gasoline tends to leave carbon deposits in your generator. If the gas has been sitting in your generator for a few weeks, it can also turn gummy and produce residue throughout the system, making it harder to clean out. Propane generally does not contribute to these types of issues.

"The main advantage of a dual fuel generator is the ability to use two different fuel sources. That adds peace of mind, along with more flexibility in how you use your generator. When you're dealing with a sudden power outage or natural disaster, you may not always have enough of a singular fuel to maintain your generator. With a dual fuel generator, you have more options, ensuring you are prepared even if you haven't been stockpiling gas or propane.

**NORM PULLIAM**



## 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  
[petethehvacguy@gmail.com](mailto:petethehvacguy@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, you **MUST FIRST** call **Jack Looney** at 301-938-0718 or 240-669-3530 **BEFORE** calling Physical Properties (PPD) or any contractor. If Jack is not available, call **Paula Seebode**, 301-944-4759. If you call PPD or a contractor 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 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 M16 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 water service, an event reminder, 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 – CONDOMINIUM OF ROSSMOOR, INC.**  
**MINUTES OF THE BOARD OF DIRECTORS**  
**REGULAR MEETING**  
**September 10, 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, September 10, 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**, **Jeanne Jones**, **Steve Irish**, **Kay Looney**.

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 August 13, 2024 BOD meeting** – The minutes were approved as amended: To replace the current Treasurer’s Report with the report submitted by Mr. Bradley.

4. **Reports from M16 Officers:**

a. **Presidents Report** – Ms. Seebode submitted the following:

- **M&O Meeting**- On Friday, September 20, 2024, the Board President and Treasurer will attend a meeting with LWCC attorney, general manager and CFO to discuss the 2025 M&O agreement.
- **M16 Resident Directory**- Dee Berkholtz has made good progress compiling the Mutual 16 Resident Directory. Most residents have sent in their information. She hopes to have a draft for residents to review at the Pizza Party. If you have opted out of having a photo in the directory, please reconsider.

- **EV Registration Letter: Draft**-

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

To approve the mailing of the “EV Registration Letter” to the owners of 15407 Prince Frederick Way.

**Resolution #25, 9/10/2024**

b. **Vice President Report** – Ms. Davis reported the following:

- **LW BOD Meeting**-
- **3M Meeting**-

**c. Treasurer's Report – Mr. Bradley** submitted the following:

- **Investments-** The Mutual acquired for the roof reserve a \$50,000 CD at a 3.75% rate of return maturing in 2029. A \$50,000 replacement reserve CD matures on September 15 and will be replaced by a CD maturing in 2029 at the then prevailing rate of interest.
  - **2025 Budget-** When the Leisure World Board of Directors decides what the community facilities component of the budget will be, accounting will provide the Mutual with a preliminary budget. Leisure World will provide the necessary date with respect to the combined operations section of the budget. The hope is that the Board will be able to approve a proposed budget for mailing to the unit owners at the October 8 meeting, with a final approval at the November 12 meeting. As for the various budget line items, the property insurance premium will increase by 20%. Electric expense will probably remain stable, but water expense is currently experiencing a substantial increase over budget. The Leisure World Board will fix the community facilities assessment, the largest component in the budget, at an increase between 4 and 10 percent. Combined operations will show an inflation adjustment increase. All of that adds up to a substantial increase in the condominium fee.
  - **Delinquencies & Financials-** There are no delinquencies that are more than 30 days overdue. The August financial reports show a YTD deficit, but it is less than the amount the water expense is over budget. Electric expense at this point is under budget. Other components are at or under budget.
- d. Secretary's Report – Mr. Everett** reported that he has been receiving great input from the community.

**5. Reports from M16 Coordinators:**

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

1. PPD has been tasked to check rear gutters and underground drainage systems at 15524 and 15526 Prince Frederick Way where residents reported problems with drainage behind 15524 and with Kudzu growing out of the downspout and gutter behind 15526. They did respond, but did not remove the Kudzu from the system. Board members are checking with PPD for correction.
2. J & M replaced the siding which was broken at 15403 Prince Frederick Way.
3. We are still looking into the problems with the bottom seals on several garage doors.

**b. M16 Landscape Report – Marcia Laundy & Betsy Davis –**

- **Landscape Inspections-** Ms. Laundy reported that a drive around inspection was completed and that the front of the homes have been inspected. She will be checking the back of the homes in the next few weeks.
- **Tree Montgomery Update-** Mr. Allston reported that Tree Montgomery reached out to him and informed him that the trees will be planted in November/December 2024.

**c. M16 Social & Welcome Report- Kay Looney and Diane Rosenfield:**

- **Pizza Party-** The pizza party will be held on Thursday, September 19 at 6:00 PM in the activities room, clubhouse 2.
- **New Residents Welcomed-** Mrs. Looney reported that the owner of 3305 Solomons Ct. was welcomed, and that she will distribute the Mutual's "Welcome Packet" to the new owners of 15503 & 15556 Prince Frederick Way. Units 15559 & 15561 Prince Frederick Way are currently vacant.

**d. M16 Rules/Bylaws –Doug Allston –**

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

To approve the mailing of the draft rules dated September 8, 2024 to all unit owners for a 30-day review period.

**Resolution #26, 9/10/2024**

**6. Report from Property Manager – Nancy Sprinkle –**

- **Community Report-** The August 2024 Community Report was distributed.
- **Tasks Updates-** The September 2024 task updates report was submitted for the Board's consideration and review. Ms. Sprinkle answered all comments and questions.
- **Previously Approved Invoices-** The September 2024 previously approved invoice list was presented.
- **Mutual Inspection with Upper Management-** Ms. Sprinkle reported that the inspection with upper management has been postponed until further notice due to conflicts with scheduling.
- **ABM Lite Form-**

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

To approve the "ABM Lite Form" as amended.

**Resolution #27, 9/10/2024**

- **Email Permission Form-**

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

To approve the "Email Permission Form" as amended. The form will be mailed to all residents in late October.

**Resolution #28, 9/10/2024**

- **Insurance Request Form-**

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

To approve the “Insurance Request” letter as presented. The form will be mailed to all unit owners in October, along with the “Mortgage Information Collection” letter.

**Resolution #29, 9/10/2024**

- **Mortgage Information Collection Form-**

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

To approve the “Mortgage Information Collection” letter as presented. The form will be mailed to all unit owners in October, along with the “Insurance Request” letter.

**Resolution #30, 9/10/2024**

**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 new representatives will be needed in 2025.

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

d. **LW CPAC/Technology – Art Popper** – No report.

e. **LW Insurance Advisory – Joan Allston** – No report. Ms. Seebode announced that new representatives will be needed for 2025.

**8. Open Forum** – No report.

**9. Next Planning Meeting** – The next planning meeting will be on Thursday, October 3, 2024, at 1:00 PM in Clubhouse Two Rossmoor Room.

**10. Next BOD Meeting** – The next BOD meeting will be on Tuesday, October 8, 2024, at 9:30 AM.

**11. Adjournment** – The meeting was adjourned at 11:19 AM.