

MUTUAL 16 MATTERS

JUNE 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

RULES COMMITTEE MEETING

1:30-3:00 PM second Friday of month
15501 Prince Frederick Way

BOARD OF DIRECTORS

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

CONTACTS

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

SUPPORT

Sr. Property Manager	Nancy Sprinkle NSprinkle@lwmc.com	240-560-5565
Admin Assistant	Stacey Carranza SCarranza@lwmc.com	301-598-1338
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 want to introduce you to the Mutual Operations Team.

Nancy Sprinkle (on the right in the photo) has been our Property Manager since January. She brings many years of experience to Mutual 16. In the last six months, she has helped the Board in many ways. She has gotten us estimates for work to be done, recommended approval of ABMs, served as a liaison between Mutual 16 and other Leisure World of Maryland Corporation (LWMC) departments, written drafts of letter to be sent to unit owners, started working on a proposed 2025 budget, overseen projects like the curb number painting, and gotten us information which helps the Board answer varied and sundry questions. She has done this quickly, accurately, and with unbelievable patience.



Stacey Carranza (on the left in the photo) is our Mutual Assistant. She has been with us since June, 2023. She also serves as a liaison between Mutual 16 and various LWMC departments. She makes us copies, sends our correspondence, sends out Robo-Calls, collects and maintains Mutual files and resident master files, organizes our meetings, drafts the agendas for our meetings, prepares meeting minutes, maintains current files on all Board resolutions, makes sure our bills are paid and gathers information from other Mutuels to help in decision making. She is a pleasure to work with because she has a "can do" attitude and she really can do everything I've ever asked of her.

Not pictured here is the third member of our team: **Waleska Carcuz-Lafuente**. She is the receptionist in the Mutual Operations Office in the administration building. She greets you first in the office, receives ABMs and gets to them to the right place, and she helps Nancy and Stacey complete a myriad of tasks every day. When she helps them, she helps us.

These three each serve many other Mutuels, but it feels to me like Mutual 16 is their only client. I have often asked each of them for some bit of help and before I can blink an eye, the copies are ready, my email is answered, and my problem is solved.

The "livin' is easy" in Mutual 16, and much of that is due to the support of these three women. Thank you, Nancy, Stacey, and Waleska.

IN THIS ISSUE...

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6. Resources & Reminders

GET TO KNOW YOUR NEIGHBORS

MAUREEN O'HARA & ART KOSATKA

3408 PARKER CREEK

Maureen and Art are life-long DC area residents. They grew up in neighboring Silver Spring/Chevy Chase subdivisions and both went to Bethesda-Chevy Chase High school. They met much later, well after they had each reached their full heights (he, 6'8" and she, 5' 10") and were single again, at a Tall Club of Greater Washington, DC function in 1992. They were together for 6 years before marrying in 1998.

Art credits serendipity for his widely varied career path. He has worked teaching English to Chinese police officers in Taipei, and in public relations when opening Busch Gardens in Williamsburg, VA. He has been a classical radio DJ, a press secretary for a US senator and for two members of the House of Representatives, and a lobbyist for the Airports Council International. He worked for FAA and TSA in developing airport security regulations and ultimately had his own aviation security consulting firm until he retired in 2023. Among his claims to fame: He was working with media at the Democratic National Committee Watergate office at the time of the Watergate break-in, and in his press secretary days, while on loan to the White House for President Carter's speech at the Economic Summit in Tokyo, he once told the Emperor of Japan to get out of the way while setting up media coverage. Luckily, that did not result in an international incident. Art has a pilot's license and studied classical and jazz guitar.

Meanwhile, Maureen worked in administration at Xerox and Hilton Hotels Corporation before going to work for Montgomery County Government, lending her expertise to the Regional Services Center, Ride On, Department of

Environmental Protection, and Human Resources. She was also the president of Art's consulting firm. Maureen retired in 2016. In retirement, Maureen has focused on service to others. She took care of her brother during a long debilitating illness. She volunteered for Montgomery Hospice and continues to drive for the Senior Connection taking seniors to doctor appointments. They both have a connection to Japan – she was born there during her father's Navy service – and so for 21 years, they hosted Japanese college students during their one-month US internships at local nonprofit senior and pre-school day care facilities.

After 30 years in Olney, Maureen and Art moved to Leisure World and Mutual 16 proactively for one story living, and less yard work. Maureen says "but mostly for the indoor pool" within walking distance. Maureen and Art are also life-long learners. They like to know what's going on around them. They have attended many programs here in Leisure World as well as the Mutual 16 Board meetings.

We look forward to having these two very engaged neighbors contributing their substantial skills to Mutual 16 life.



M16 HAPPY HOUR JUNE 21



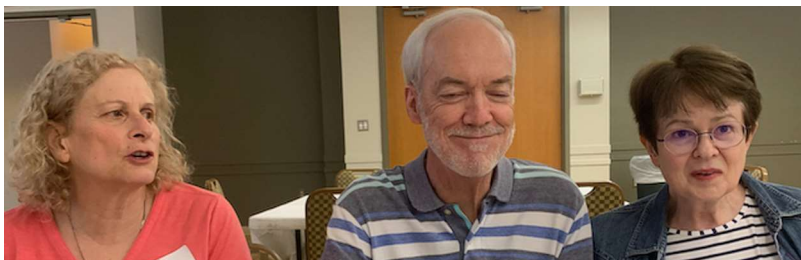
Dee Berkholtz, her grandson, Anthony Schroy, Valerie Campbell



Alex Cox, Carol Barrick, Tomaseena Cox, Judite Fernandes, Lenny Sammarco



Joe & Arlene Halpin, Bob Pechacek



Rhonda Finehout, Rob & Susan Willcoxon



Michael Higgs, Paula Seebode



Doug Allston, Vincent Lam

MILESTONES

HAPPY BIRTHDAY!

- Mohammad Akhter** June 06
15505 Prince Frederick Way
- Colleen McCarty** June 11
15540 Prince Frederick Way
- Julie Repeta** June 12
3319 Solomons Court
- Diane Rosenfield** June 15
15525 Prince Frederick Way
- Ellen Darr** June 16
3300 Solomons Court
- Marcia Laundry** June 17
15526 Prince Frederick Way
- Shirley Gilmore** June 25
3405 St. Leonards Court
- Joe Joyner** June 27
3411 St. Leonards Court

JUNE 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**

RONHI



EERDO



EOTLI



GEYENR



ICOZDA



BONUS WORD

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



See next month's Word Scramble for answers

MAY ANSWERS

RAYEL
LEARY

NELAGI
GENIAL

RANDO
ADORN

NCEOGT
COGENT

TALNS
SLANT

BONUS WORD
CLUE: SLOW AND -----
WINS THE RACE

STEADY



Jack Looney, Diane & Jim Rosenfield

MORE M16 HAPPY HOUR



Wendy & Stoney Alvey



Kathy Flanders, Marcia Laundy



Jean Schaible, Tom & Kay Bugenhagen



Helen Pechacek, Wendy, Mohammad & Jeanette Akhter, Marcia, Jean



Janet Gilbride, Jodi Lyons ▲ ▼ Bill & Terry Heineman



SCENES FROM MUTUAL 16

Leisure World's Juneteenth fireworks as viewed from Mutual 16.

NEWS YOU CAN USE

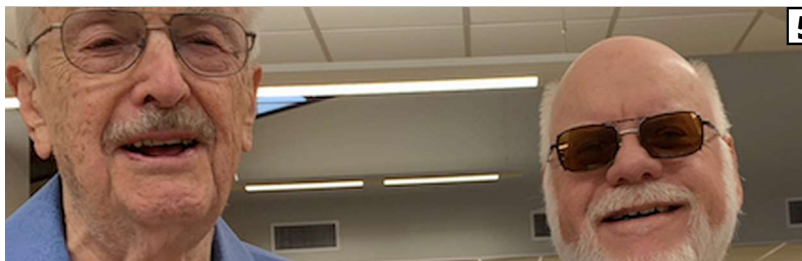
If you need a new Blue Plastic Recycle bin, you can get one free at the PPD Office.

For instructions about Tuesday and Friday recycling, go to: <https://www.montgomerycountymd.gov/DEP/trash-recycling/recycle-at-home/blue-bin-items.html>

These bins can also be used for M16 paper/cardboard pickup on Wednesdays.

JEANETTE AKHTER





Gerry Velthaus, Bill Heineman



Sally Plitman, Joan Allston



Gayle Allen, Betty Lichtenstein



Kay Looney, Wai-Ying Lam



Maureen O'Hara, Rob Willcoxon, Jack Looney, Diane Rosenfield



Francine & Joe Joyner ▲

▼ Tom & Kay Bugenhagen



EVEN MORE M16 HAPPY HOUR

MUTUAL 16 EVENTS



Pizza at the Rock

Wednesday September 18



Holiday Potluck

Sunday, December 8



RESOURCES

CONTRACTORS

•Electrician

Ethan Greene
240-388-1616

•Garage Doors

Billy's Garage Doors
301-367-9160

•General Contractor

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

•HVAC, Plumbing

Jiffy Plumbing, Heating & AC
Pete Kristiansen
petethevacguy@gmail.com
240-882-8696

Robertson Plumbing Services
robertsonps@yahoo.com
301-602-4007

•Painter

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

HANDYMEN/APPLIANCE REPAIR

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

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

Alex Santos 202-945-3178
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.

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 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
April 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, April 9, 2024, at 9:30 AM.

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

Directors Absent: **Betsy Davis**, Vice President

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

Residents: **Kay Looney**, **Art Popper**, **Marc & Val Kellogg**, **Joe Halpin**, **Susan Willcoxon**, **Maureen O’Hara**, **Ellen Darr**, and **India Berkholtz**

1. **Call to Order** – The meeting was called to order at 9:30 AM.
2. **Approval of Agenda for April 9, 2024 BOD meeting** – The agenda was approved as presented.
3. **Approval of Minutes for March 12, 2024 BOD meeting** – The minutes were approved as presented.
4. **Reports from M16 Officers:**

Presidents Report- **Paula Seebode** reported

-ABMS:

- **3413 Island Creek Ct**

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

To approve ABM for unit renovations as stated in ABM at 3413 Island Creek Court.

Resolution #74, 4/9/2024

- **Bylaws Finish-up-** A copy of the new Bylaws was sent to the Mortgagees who have 60 days to respond. After this period the new Bylaws will be registered with the County by attorney Richard Lawlor.

- **Attorney Bill-**

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

To approve paying \$300 invoice to Richard Lawlor for Bylaw preparation and to pay remaining balance of \$310.00 after Bylaws are registered with County, and upon receiving invoice.

Resolution #75, 4/9/2024

- **Church Lights- Mr. Looney** reported he has made some progress concerning the parking lot lights at the church that shine through the houses next door. Mr. Looney stated he will continue talking to the church as they take more steps toward ameliorating the problem.
- **Water valve replacement:** Property Manager, Nancy Sprinkle arranged work with J the Plumber for water valve replacement at 3406 Parker Creek.
- **Plumbing Sewer pipe blocked:** There were emergency services made due to a compromised sewer pipe at 3409 Parker Creek Lane. The unit owner paid for all necessary repairs but after reports from Shipley Plumbing Inc, showed tree roots growing into sewer lines, it was determined that this is a Mutual charge and the owner be reimbursed.

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

To approve reimbursement to the owner of 3409 Parker Creek Lane in the amounts of \$493.00 and \$8,420.00, due to compromised sewer pipe repairs being a Mutual charge.

Resolution #76, 4/9/2024

- **Birds in Vent-** The unit owner 15520 Prince Frederick Way stated there were bird's nests and bird skeletons in the unit's outdoor vent. It was determined that this is the unit owner's responsibility to maintain.
- **Dryer Vent Cleaning- Mr. Allston** is collecting bids for dryer vent cleaning to be done this Spring. **Nancy Sprinkle** has also reached out to PPD for a proposal on dryer vent cleanings.

Vice President Report- LW BOD Meeting- Ms. Davis was not in present during the meeting but submitted a report for the minutes:

LW board meeting: Following a closed session on legal matters, the March meeting approved

1. the purchase of replacement vehicles, two for PPD and two for Security. Electric vehicles were not purchased because LW does not have adequate charging infrastructure yet to keep vehicles charged 24/7, and
2. the spending of \$50k for engineering studies for an RFP for reconfiguration of the Norbeck Gate. Funding for any construction would come from the Facilities Enhancement Plan, Phase Two. The funding priorities for FEP 2 will be determined later in 2024. This does NOT mean that the project will be undertaken in 2024.

The April Executive Committee meeting will be held April 19 at 9:30 AM. The April BOD meeting will be April 29 at 9:30 AM.

There will be a meeting in the Maryland Room with LW insurance broker USI, to discuss HO6 insurance coverage for new unit owners on May 2, 2024. M16 could request a similar meeting with our insurance broker to discuss the ins and outs of HO6 coverage and suggested minimum coverage, including for housing costs if the owner must vacate the unit for repairs covered by insurance claims. The fire in 19B a few years ago left several unit owners out of their homes for months and some did not have adequate personal insurance coverage to pay those extra housing costs.

Treasurer's Report – Ed Bradley reported all the insurance installments have been paid. The Board discussed keeping the attorney retainer and it was determined to keep it until the Rules are complete. Accounting submitted a policy on late fees, this information will be included on the website.

Secretary's Report – Chris Everett No report.

5. Reports from M16 Coordinators:

a. M16 Maintenance – Jack Looney reported the following:

Repair of gutter and drain at 3401 Parker Creek Ct. was accomplished shortly after the March Meeting. J & M Construction Solutions, LLC replaced the gutter and the drain pipe crossing the Atrium, assuring that any potential leaking would not be above the Garage access door, and improving the connection into the underground drainage system. PPD cleared the underground drainage system prior to J & M reconstruction.

1. Several other minor fixes of siding and shingle damage, as well as clearing an underground drainage system, were accomplished this past month. Most by J & M Construction Solutions, LLC and by PPD.
2. We have participated in the review of the project to provide house numbers painted on the curbs of all residences. The JB Parking Lot Striping, Inc. proposal was received for this effort and is presented for approval of the board at a cost of \$2370. The proposal is recommending that the numbers be printed in White on a Black background, and I recommended that, as far as possible, the numbers be placed on the curbing next to the driveways and in front of the entrance door to the residence. In our survey with the contractor, that appears to be doable, except for a few areas where the driveways overlap. There, the number will have to be painted near the edge of the driveway but, again, in front of the entrance door of the residence. Please note that, When the work starts, the area where the painting will be done must be clear and available to the contractor while the work is in progress.

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

To approve JB Parking Lot Striping Inc proposal for curb painting house numbers in the amount of \$2,370.00 along with adding reflective glass beading to numbers for an additional \$475.00. Additionally, to have invoice paid upon completion of work and once invoice is received.

Resolution #77, 4/9/2024

3. I have requested that Mr. Kent, Handyman Jack, provide us with an estimate of the work necessary at 15505 Prince Frederick Way, to repair the Chimney caps (5 total, plus any associated brickwork that may be necessary) as well as repair/replace the Garage access door, and repair the Garage Door Trim, which is coming loose. **Estimated cost of Time and Material for this effort is \$875.00 for the chimney work; and \$755 for the access door replacement.**
4. Work also included for Mr. Kent is the repair of the cap on the Brick column in front of 3319 Solomons Ct. **Estimated Cost of Time and Material for this effort is \$375.00.**
5. We received a letter from a resident notifying us of excessively bright light shining in the bedrooms of the house from the new parking lot lighting installed at Our Lady of Grace Catholic Church. In discussion of this problem with the Church personnel, we discovered that they would have dimming capability for the lighting installed this week that might solve the problem. I also suggested that, if possible, they might also consider aiming the lighting so that live light would not be directed above the height of the fencing at the edge of the property. This will also be investigated and should take care of the problem. Investigation of these solutions is being conducted by the Church and their lighting contractor.
6. We will begin looking into establishing a Maintenance Inspection program for the Mutual that will assure that the Mutual's condition is kept up to date and that any deterioration will be regularly observed and corrected.

- b. **M16 Landscape Report – Marcia Laundry & Betsy Davis. Ms. Laundry-** The grass was cut for the first time this year last Saturday. There were many areas where the grass was very tall. McFall and Berry worked diligently. There have been a few issues that have been addressed. Doug Allston is on our committee now with Betsy Davis and Marcia Laundry. Doug is working on getting some new trees. We will be conducting our spring inspection in early May. Thank you for keeping Mutual 16 beautiful.
 - c. **M16 Social & Welcome Report- Kay Looney and Diane Rosenfield:** The Social is Committee is planning the reception for the Annual Meeting.
 - d. **M16 Rules/Bylaws –Marcia Laundry-** The Rules Committee will be meeting on Friday, April 12th. Doug Allston and Maureen O’Hara have joined our hard-working committee. We hope to finish our work on updating our rules before long. The Board of Directors will vote on the rules when completed.
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 Security & Transportation – Art Kotsaka-** No report
 - b. **LW Golf – Doug Allston-** Opening day is Wednesday, April 10, 2024.
 - c. **LW Health – Jeanne Jones-** No report.
 - d. **LW Landscaping – Betsy Davis-** No report
 - e. **LW CPAC/Technology– Art Popper-** stated he joined a Technology for All Committee and are looking into redoing the Leisure World resident website. The current website is over 20 years old and out of date.
 - f. **LW Insurance Advisory- Joan Allston-** The meeting was held at 2 PM on March 25 in the Sullivan Room. They presented a claim review summary sheet based on line of coverage. Review included open claims with estimates of payoffs. A projection for estimated premium for next year will be given at the next meeting on May 25 at 2 PM.
 8. **Open Forum- Mr. Bradley** asked if there will be a Planning Meeting still if there is no regular Board meeting- There will be a Planning Meeting on May 2. **Ms. Berkholtz** asked if the new residents should receive information on the Committees.
 9. **Next Planning Meeting –** The next planning meeting will be held on 5/2/2024 at 1:00 PM.
 10. **Next BOD Meeting –** There will be no May BOD Meeting.
 11. **Adjournment –** The meeting was adjourned at 10:53 AM.