

MUTUAL 16 MATTERS

APRIL 2025



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	Paula Seebode PaulaS330@aol.com 301-944-4759
Secretary	Chris Everett Chris@CEverettOnline.com 410-428-7549
Treasurer [Emeritus]	Edwin Bradley edsubrad@aol.com 202-641-7455
Directors:	Doug Allston 301-598-2557 dkallston@gmail.com Kevin Bishop 703-789-4568 kmbishop@mac.com Marcia Laundy 301-598-3027 malaundy@gmail.com Dick Lawlor 301-919-0218 LawlorLaw@aol.com Arthur Popper 240-401-0253 anpopper@gmail.com

CONTACTS

Communication Distribution	Jean Jones 301-467-3387
Friends of the Park	Paula Seebode 301-944-4759
Helping Hands	Peter Loan 240-676-6074 & Lenny Sammarco 240-535-8627
Landscaping	Marcia Laundy 301-598-3027
Maintenance	Doug Allston 301-598-2557
Newsletter	Chris Everett 410-428-7549
Social	Diane Rosenfield 301-996-2549 & Susan Willcoxon 240-401-0758
Sunshine Angel	Jean Schaible 240-701-5083

SUPPORT

Sr. Property Manager	Nancy Sprinkle NSprinkle@lwmc.com 240-560-5565
Mutual Assistant	Michael Glick MGlick@lwmc.com 301-598-1055
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 would like to remind all unit owners that you are required to have an HO-6 homeowner's insurance policy. This insurance covers replacement of betterments and improvements you and any unit owners have added to your unit. It also covers your personal belongings and liability protection. It is recommended that the HO-6 policy also cover the Mutual 16 insurance deductible of \$10,000. The unit owner can be held responsible for the deductible if the cause of any damage originates from their unit.

This is in accordance with the Mutual 16 Bylaws, Article IX, Section 3. Individual HO-6 Policies which states, "The owner of any condominium unit (including the holder of any mortgage thereon) must obtain additional insurance including a 'Condominium Unit-Owner's Endorsement' or its equivalent, for improvements and betterments to the condominium unit installed in the unit by an owner at his/her own expense.... Copies of all such policies shall be filed with the Secretary." The Mutual 16 Rules, November 12, 2024, Section 3 add that evidence of this insurance (Certificate of Insurance (COI)) should be submitted at renewal each year.

The insurance requirement is for your good and the Mutual's good. If something bad happens, would you have money to restore your home to its current comfort and beauty? Could you afford to pay the \$10,000 deductible on the Mutual's insurance if the cause of damage comes from your unit?

Please submit a copy of your current HO-6 homeowner's insurance policy Certificate of Insurance (COI) at your renewal date, 2025. You can submit it by:

1. **Email:** Send a scanned copy to nsprinkle@lwmc.com
2. **Mail:** Send a physical copy to the Mutual's office at 3701 Rossmoor Blvd., Silver Spring, MD 20906, ATTN: Nancy Sprinkle.
3. **Drop-Off:** Deliver a copy to the Mutual office at the Administration Building during business hours.

As Maya Angelou or Zig Ziglar or Lee Child or Mel Brooks or my great-grandmother or someone once said, "Hope for the best but prepare for the worst." Be part of continuing to make Mutual 16 a secure and well-run community. Send in your HO-6 policy Certificate of Insurance (COI).

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CLUB FOR HELPING NEIGHBORS IN NEED



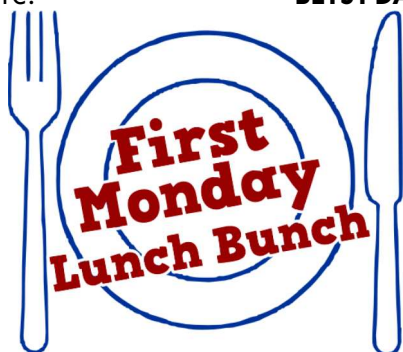
A trunk full of food was delivered along with a check to the LW Club for Helping Neighbors in Need (CHNN). CHNN sends a sincere THANK YOU to Mutual 16 donors for their contributions of food and money at the Clubhouse II M16/M18 St. Patricks' Dinner on March 20!

On May 1, 2, or 3 – please drop off a can or two of food, or a package of pasta or cereal in the collection box at Jeanette Akhter's front door (15505 Prince Frederick Way). Food collected by CHNN is made available to Leisure World residents in need. **JEANETTE AKHTER**

MUTUAL 16 FIRST MONDAY LUNCH BUNCH

The next Lunch Bunch is scheduled for Monday, May 5, 2025. Have lunch with your neighbors and maybe make some new friends. Drop in at 11:30 AM in the Terrace Room in Clubhouse I for lunch, conversation, and LAUGHTER. No agenda – just fun. Separate checks, of course. See you there!

BETSY DAVIS



M16 ARTWORK



This is a painting I did on a piece of slate. These daffodils were blooming along Leisure World Boulevard.

ARTIST: JEAN SCHAIKLE

MILESTONES



Rick Masemore
3302 Solomons Court

May 02

Arlene Halpin
3405 Island Creek Court

May 21

IN MEMORIAM

Ellen Darr
April 8, 2025
late of 3300 Solomons Court

APRIL 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**

A E L R F



A D I R B



R V L A I



A R N A C Y



Y C N P A O



BONUS WORD

CLUE: ----- SHOWERS
BRING MAY FLOWERS



See next month's Word Scramble for answers

MARCH ANSWERS

APCSM
SCAMP

ILNVE
LIVEN

TLOAB
BLOAT

ASERDM
DREAMS

RESOP
PROSE

BONUS WORD

CLUE: I'M LOOKING OVER A
FOUR-LEAF -----
CLOVER

GET TO KNOW YOUR NEIGHBORS

DIANE AND JIM ROSENFELD

15525 PRINCE FREDERICK WAY

Jim had a peripatetic upbringing and after living in MA, FL, and CA landed in Utah to graduate from high school. He did his undergraduate studies at Emory University and earned his master's degree in social work at Barry University. After graduation, he was commissioned as a Social Work Officer in the US Army. He served three years before switching to the Air Force from which he retired in 1995 at Beale AFB, CA. His experience includes corrections, domestic violence, mental health, medical social work (he co-founded the first military hospice program), substance abuse, and child welfare. After leaving the military, he worked as a project director coordinating military social service contracts for a defense contractor, and as a counselor and coordinator for the Montgomery County Abused Persons Program. He has written a book about ways to improve the efficiency and equality of the justice system. It is in the LW library.

Diane grew up in a Boston suburb. While she approached graduation from secretarial school, she was recruited by the CIA. Her sister, already a federal employee in DC, encouraged her to make the leap. She moved to the area to work in the Science and Technology Directorate at CIA HQ. She worked in current intelligence in the Far East area during Vietnam and the Cultural Revolution period but insists she was not a spy. She worked in DC, Honolulu, London, and Munich before returning to Virginia where she made the transition to Human Resources Officer at the end of 1984. Diane is an oenophile, a foodie, and collects art glass, ceramics and wearable art.

In 1990, both were assigned to the DC area. They met through a mutual friend at a community pool in Silver Spring. They got off to a slow start, pleasantly discussing their back surgery experiences. Months later, they met at a Hannukah dinner at the same friend's house, and Diane invited Jim to dinner. They started dating. In 1993, Jim received orders to be transferred to Northern California, and they decided to marry so Diane could join him. After that tour of duty, they came back to Maryland and bought a house in Stonegate. Diane resumed her career at the CIA and retired due to "commuter fatigue" at the end of 1998. In 2004, Diane went back to work as a part-time office manager for a commercial real estate firm, retiring for good in 2021. Jim retired from clinical practice in 2018.

In 2018, they moved to LW when Jim was diagnosed with stage 4 cancer. Jim enrolled in an NIH clinical trial which he credits with saving his life. He remains enrolled in a follow-on clinical study there. His battle with cancer and surviving 14 fractures from being struck by a car while riding his bicycle in front of Clubhouse II made him determined to live life to the fullest with Diane by his side. They share several core values: service to country; work hard, play hard; don't put off anything: live life as fully as you can. That's why Jim and Diane are rarely home. Cruising is their favorite pastime. They have been to Australia and New Zealand, the Caribbean, Alaska, South America, and four transatlantic trips. Somehow, they squeezed in a post Mexico-Vancouver cruise trip to the Canadian Rockies on a train and guided van tour. In October, they are going on a Far East cruise: around Japan and on to China, Vietnam, Cambodia, and Thailand disembarking in Singapore. They plan a Caribbean cruise this Christmas with their children and grandchildren.

When they are in town, they enjoy trying to keep up with their three grandchildren, as well as going to concerts (they are members of Wolf Trap and the Kennedy Center) and sporting events (GO TERPS!) Diane is a member of Rossmoor Women's Club and plays Mahjong. Jim plays poker at Clubhouse II. They belong to the Jewish Residents of Leisure World, the Democratic Club, and Diane is the co-chair of the Mutual 16 Social Committee. Looks like it's the grandchildren who need to keep up!



LEISURE WORLD OPEN HOUSE POLICY

The Leisure World of Maryland Corporation Management and Mutual 16 have a policy stating that Leisure World residents, their heirs, or their brokers desiring to conduct an Open House must submit a written request to the Mutual Office at least **seventy-two hours in advance** of the intended Open House.

The Open House must be held between the hours of 9:00 AM and 5:00 PM. People from outside the community will not be permitted to enter the community until 9:00 AM.

The Security Department officers at the gates are not authorized to hand out any sales materials or maps of any type.

No form of solicitation will be allowed within the community. This includes signs, balloons, postings, or any other type of announcement placed within the community.

Failure to observe these regulations and the policies of the community as set forth by the Board of Directors will result in the denial of future Open House requests by this realtor/broker.

Please be advised, the Property Manager, Mutual Assistant, or Mutual Representative must sign off on the form to provide approval of the event.

We appreciate your cooperation in this matter. Please contact our Property Manager, **Nancy Sprinkle**, or our Mutual Assistant, **Michael Glick**, to obtain a copy of the Open House Request Form. You can also request a copy of the form at the Front Desk in the Administration Building.

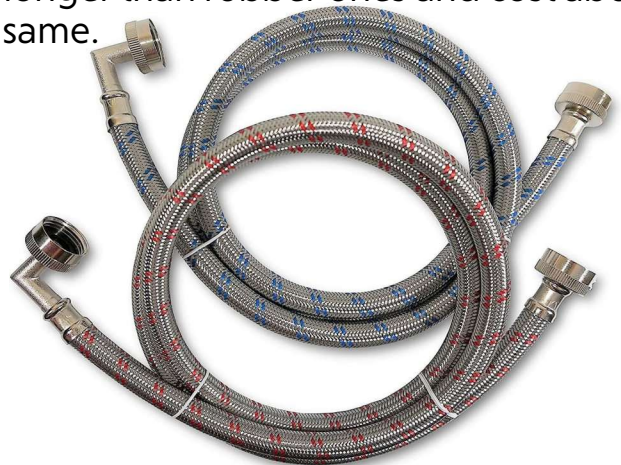
HOW TO PREVENT WATER DAMAGE IN YOUR HOME

Install leak detectors under sinks, behind the washing machine, in the AC air handler, and water heater pans. Available from Home Depot, Amazon, or most hardware stores, a detector can be a simple loud noise (100db) alarm – about \$35 for a 4-pack or \$15 for one (below left). Similarly priced, there are units that will also send the alarm to your phone – when you're away from home (below right).



The next level – \$150 or more (right) is a detector with a valve shut-off. This provides a backup.

Finally, change your washing machine hoses every five years. Stainless steel hoses (below) last longer than rubber ones and cost about the same.



PREPARING FOR THE MUTUAL 16 WEB PORTAL UPDATE

Long overdue for an update, plans are underway for major upgrades to the Mutual 16 website.

RESPONSIVE WEB DESIGN:

The M16 site will use responsive web design to automatically resize and reconfigure the site to be functional and legible on all devices (desktops, tablets, and phones).

PORTALS:

The M16 site will have one **Public Portal** allowing access to multiple password-restricted areas within the site. This public audience will include potential buyers and anyone who wants to learn more about Mutual 16. Content will include Frequently Asked Questions (FAQ); names of models (including floorplans); active real estate listings; trash pickup schedules; vehicle-related matters (including E-Vehicles); power outage alerts; and photos of the park plus other image highlights from the neighborhood.

Next, a resident can enter their password to access the **Resident Portal**. Within this secure area, content includes LW and M16 forms; assorted groups and activities; an Archive of Minutes from Board Meetings; the New Resident Welcome Packet; the Newsletter Archive; the Resident Directory; the Event Calendar; the Rules & Bylaws; the Annual Budget & Financial Reports; audits; actual utility use vs. budget projections; polls & voting; long- and short-term reserve budgets; and other M16-specific information.

And finally, the most secure area is the **Personal Portal**. When this is selected, your previously-entered password allows you to access content specific to your account. This includes self-serve visitor management and passes; invoices for dues, fees, fines, late charges; ability to pay online or by check; set up autopay; review resale documents including property history; submit maintenance and architectural requests that automatically go to the appropriate resources.

WHAT NEXT?

So, how do you use the internet? Do you use a desktop (laptop), a tablet, a smart-phone, or a combination of devices?

Are there other features you would like to see on the M16 website? Are there things you have seen elsewhere that would be useful on our website? Please let us know.

TREE CUT DOWN DUE TO ROOTS IN SEWER LINES



I took these photos of the beautiful tree being cut down due to roots in the sewer lines. Kudos to the McFall & Berry crew. They were skillfully coordinated in their tasks.

Photo credit:
Jean Schaible

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

JLS Contracting, LLC 240-793-2009

JLSContracting@gmail.com

Mike Morrow 301-613-8781

Morrow1200@me.com

Palacios Contractor, LLC 240-671-7258

Palacioscontractorllc@gmail.com

•HVAC, Plumbing

Jiffy Plumbing, Heating & AC

Pete Kristiansen

petethehvacguy@gmail.com

240-882-8696

Robertson Plumbing Services

robertsonps@yahoo.com

301-602-4007

HANDYMEN/APPLIANCE REPAIR

Scott Davis 240-463-6134

t00lman7@yahoo.com

John Kent 301-385-8866

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

Cloverly Landscape 240-714-9531

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

Until further notice, the Mutual 16 Little Library at the Rock is closed for repairs. Hopefully, it will reopen soon. If you have questions, call **Paula Seebode**, 301-944-4759.

SUNSHINE ANGEL

Our "Sunshine Angel" sends cards to our hospitalized residents as well as condolence cards for our deceased residents. If you know of anyone who needs a card, contact **Jean Schaible** at 240-701-5083 or mjschaible42@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 **Paula Seebode** at 301-944-4759 *BEFORE* calling Physical Properties (PPD) or any contractor. 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 at 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:

Pickups are **Tuesday** and **Friday**. Be sure 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.

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.