

The Mutual 19 BEE

October-November 2019

Coming Up

- Oct. 30 — 1:00 pm, Board Meeting
- Nov. 27 — 1:00 pm, Board Meeting
- Dec. 22 — 1:00 pm, Holiday Party

Welcome to Your New BEE

With this issue, Mutual 19-B launches its own newsletter dedicated to residents and property owners in this community. Look for the *BEE* every other month, beginning Oct. 15.

The *BEE*'s business is to keep you informed of news and events that affect our mutual. The newsletter will be distributed to most of you by email, but a few printed copies will be available for those who do not have email accounts.

We would like your help in making this newsletter an asset to our community. Please send your suggestions to Michael Benefiel at mike_benefiel@yahoo.com.



The *BEE* is published bi-monthly by Mutual 19-B.
Michael Benefiel and
Marcia Fletcher, editors.



Board Works to Limit Fee Increases for 2020

When the Leisure World Community Corporation settled recently on \$14.8 million for its 2020 operating budget, we learned that the corporate budget included a significant increase in the community facilities fee. The facilities fee, which pays for amenities such as security, buses, clubhouses and cable, is collected from all Leisure World property owners as part of their monthly condo association bills.

In the coming year, that fee will increase to \$204, a 17 percent increase from the \$174.75 monthly charge that was in place in 2019. The new cost will go into effect in January.

The Mutual 19-B board recognizes that the increase in the community facilities fee could create a hardship, especially for those living on a fixed income. In an effort to hold down expenses for homeowners, the board voted to move assets from our reserve account to help fund the 19-B operating budget for the coming year. Through this action, the board will avoid passing along the mutual's increased operating costs to each unit. And, as a result, the \$29.25 increase in condo fees charged to each Mutual 19-B homeowner reflects only the increase in Leisure World charges.

Mutual 19-B's 2020 proposed budget totals \$1,486,425, and the details were mailed to all unit owners on September 3.

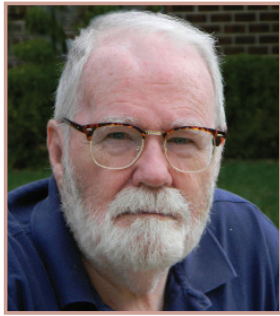
No one enjoys paying more for housing, but costs increase as we spend to maintain and sustain our community's amenities (elevators, sidewalks, insurance, roof repairs, parking lots and more) and make our surroundings more beautiful.

We Have A Website! Check It Out.

For more information about owning homes and living in Mutual 19-B, please visit our website: <http://www.lwm19b.com>. For help with maintenance issues needing Mutual 19-B attention, please contact our mutual assistant, Alexa Cuque, telephone (301) 598-1316, email acuque@lwmc.com, or your building representative.

A Message From Our President

I hope all our neighbors and friends in Mutual 19-B will join the Board of Directors and me for our holiday luncheon on the afternoon of December 22. Maureen McCleary has, once again, performed superbly to organize our get-together at Clubhouse 1.



Jack Dunn

Responding to many requests from owners and residents, the board has authorized beginning the expensive and disruptive parking lot repaving project this month. Formal invitations for bids went to five reliable firms the first week in October. We will receive bids on October 21, 2019 and award contracts as soon as possible thereafter. With our healthy reserve funds, we can afford to move forward before winter weather causes more trouble with snow, slush and freezing temperatures. We will need your cooperation to

allow this work to proceed smoothly.

As the 2019 year ends, I hope that all of you like the work your Board of Directors has accomplished this year as much as I do. We've improved the management of storm water by clearing gutters, adding downspouts and directing water flow away from our buildings. In addition, we have repaired sunken corners of our parking lots and enhanced our physical environment by planting flowers, shrubs and trees. Thank you for your patience and cooperation as we have completed this major project, using engineers, contractors, and multiple private companies to make sure we are getting the most for our money.

I welcome your feedback and look forward to celebrating the New Year with you. ~Jack Dunn



Falls are the leading cause of fatal and nonfatal injuries for older Americans. Falls threaten seniors' safety and independence and generate enormous economic and personal costs.

However, falling is not an inevitable result of aging. Through practical lifestyle adjustments, evidence-based falls prevention programs and clinical-community partnerships, the number of falls among seniors can be substantially reduced.

Here are some tips for avoiding falls:
Join a good balance and exercise program.

Regular exercise can help you build balance, strength and flexibility.

Talk to your health care provider.

Ask specifically for an assessment of your risk of falling. Let your provider know if you've fallen recently.

Review medications with your doctor or pharmacist.

Make sure your meds aren't increasing your risk of falling. Take your medicine exactly as directed.

Get your vision and hearing checked regularly.

Your eyes and ears are the keys to keeping you safe. Get an annual eye exam to make sure your glasses are doing their job.

Keep your home safe.

Remove tripping hazards and make sure your home has adequate lighting.

Talk to family members.

Your family can help you take simple steps to avoid falls. If you need their help, ask for it.

Information excerpted from the National Council on Aging website: ncoa.org/FallsPrevention.



Fall colors are beginning to peek through the foliage in Leisure World.

Landscaping Notes

Jane Gervais, our landscape coordinator, reports that several new plantings have been added recently.

Take a minute to check out some of the new arrivals. A new Global Blue Spruce can be seen at Building 88. A Cleveland Select pear replaced the tree that a windstorm toppled this summer at Building 89. Our gardeners replaced the Burning Bush bed with Sargeant's Junipers at building 90. Three Osmanthus Goshiki hollies replaced a declining Juniper bush at Building 92.

If you have comments or suggestions about our landscaping, please contact Jane at jger8424@gmail.com.