

The Mutual 19 BEE

November 2021

Calendar

December

- 1— 1:00 pm, Board meeting, Sullivan Room in person and online)
- 22 — 5-9 pm, holiday party, Clubhouse 1, Crystal Ballroom

Building Representatives

- Bldg. 88** —Regina Goldsborough
301-598-6908
- Bldg. 89**— Open
- Bldg. 90** —Maureen McCleary
301-598-1145,
- Bldg. 91**— Virginia Austin
301-598-3277
- Bldg. 92** —Rita Mastrococco
301-814-9196
- Bldg. 93**— Sigrid Nadeau,
240-671-7398
- Bldg. 94** —Jack Dunn
240-286-0861

Mutual Assistant

For help with maintenance issues contact Danesca Pineda, email: dpineda@lwmc.com or telephone: (301) 598-1316.



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Restoration Update

Installation of the new sprinkler system on the right side of Building 91 is nearing completion, according to Melissa Lindsey, Regional Operations Manager for Minkoff Company, the general contractor in charge of the restoration project. Although the right side was not damaged by the November 2019 fire, Montgomery County has determined that a new sprinkler system (as shown above) must be installed throughout the building.

Last month, Melissa said, county inspectors announced that concerns about safe access to and from the upper levels will prevent residents from returning to the second and third floors on the right side of the building until restoration of the entire building is complete.

“There is only one way in or out of the area now because the left side is blocked off for construction, and the elevator does not comply with egress laws,” she explained.

Montgomery County building inspectors met with Melissa recently and provided guidance that will resolve the egress concerns on the first floor once the sprinkler system is fully operational. If your property is on first floor/right side, Melissa will contact you for projected occupancy updates. You can also reach her at (240) 876-3855 or mlindsey@minkoff.com.

Another round of inspections is scheduled for November, Melissa said, and “I believe we are still on track for a late February or early March completion.”

Mutual Expenses Rise Sharply

The proposed 2022 budget for Mutual 19B projects an increase in income of 7 percent compared to an increase in operating expenses of 17 percent. For months, we have known that the costs for our insurance policy would increase, and our concerns proved accurate. In 2021, Mutual 19B paid \$53,050 for property insurance. In 2022, we will pay \$149,341, an increase of \$96,291. Our financial experts also expect that our utilities bills will increase.

The bottom line is that each unit owner can expect an average increase of \$67.49 in the monthly condo fee our mutual collects to pay these operating costs and protect our homes with insurance. The increase in homeowner assessments due to the rise in insurance rates affects all of Leisure World and is unwelcome news to our entire community.

A Message From Our President



Mike Benefiel provided similar expertise to Mutual 19A.

Our current study will review our financial planning and explore the future needs of our mutual to draw on our reserve fund. And, this project will

In October, we began working on a 2021 Reserve Study with our contractor, Reserve Advisors, and their senior engineer, Stephen

Breski, who provided

set goals for replacement and improvement of major infrastructure systems.

Our 2015 Reserve Study, for example, recommended that we pay to repave and repaint our parking lots. We accomplished that major capital expense in 2020. This year, we are asking Reserve Advisors to help us develop a plan for a multi-year project to modernize and improve the reliability of our elevators.

A copy of our 2015 Reserve Study is available on our Mutual 19B website.



One of the best things about the fall season is the abundance and variety of a fruit known for generations as a daily tonic that “keeps the doctor away.”

The health value of apples is widely recognized and well documented. According to the Harvard School of Public Health, apples are a tasty source of fiber, Vitamin C and naturally occurring plant chemicals that provide important health benefits to the immune, digestive and cardiovascular systems.

For example, apples are excellent source of pectin, a soluble fiber that keeps the digestive tract moving along and may help lower LDL, the “bad” cholesterol. In the colon, pectin is fermented by beneficial bacteria, and that process is thought to play a role in the prevention of chronic diseases including certain cancers and bowel disorders.

Apples offer the greatest health benefit when they are eaten raw, unpeeled and daily. Discarding the skin removes much of the fiber as well as the majority of flavonoids, a type of plant chemical that has antioxidant and anti-inflammatory properties.

Dehydrating or drying apples removes vitamin C, which is concentrated mostly in the flesh. In addition, sugar (along with extra calories) is often added to dried apples. Clear apple juice undergoes filtering and pasteurization, which removes most of the flavonoids and fibers.

Apples are plentiful now and can be stored for weeks in the fridge. Fill up your fruit/veggie bins and help yourself to a daily dose of good health.

Elevator Upgrades to Begin Soon

Many of us who live on the upper two levels of our buildings rely on elevators for vertical transportation of both ourselves and our possessions. Indeed, for some, elevators are more than a convenience — they are a necessity for maintaining an independent lifestyle.

It follows, then, that the elevators that transport us to and from the rest of our world must be reliable and safe so we can count on them for access to many of our daily activities.

Mutual 19B has operated seven elevators in our seven buildings for more than 40 years. Their age helps explain their frequent breakdowns and an increasing need for expensive repairs. Your board of directors has determined that an improvement in elevator reliability in every building is necessary for all who use them for deliveries and access to services.

To that end, we foresee an expensive and time-consuming series of repairs and upgrades over the next two to three years. While these improvements are greatly needed, they will involve some inconvenience and accommodation by residents, especially those who have difficulty using the stairs. Careful preparation for these disruptions is a must.

Planning Continues Next Year

The Mutual 19B Board has evaluated both the condition of the elevators and the costs associated with necessary repairs, maintenance and replacement of parts. Negotiation with companies qualified to accomplish the upgrade are ongoing, and a decision about the scope of the project will be made early next year.

We will let you know as soon as possible when the work will begin and the order in which the buildings will be affected. And, we will work with you to make arrangements to accommodate any inconvenience.

Although the elevator renovations will certainly cause some inconvenience, we are certain that the end result will be a safer and more comfortable environment for all residents of Mutual 19B.