

# The Mutual 19 BEE



Published By and For Mutual 19B of Leisure World of Maryland April, 2024

## Message From the President

The next Board Meeting for Mutual 19B will be **April 24 at 1:00 pm** in the Sullivan Room in the Administrative Building and by Zoom

**Beginning in**  
**May, 2024**

**M19B Board Meetings** will be on the **3rd Monday of the month at 2 pm**

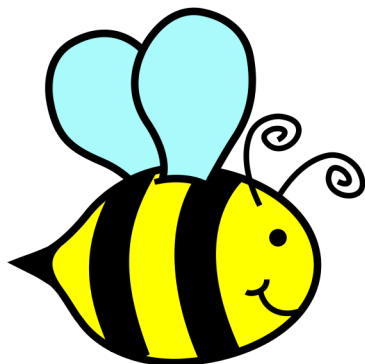
**MARK YOUR**  
**CALENDAR**

**Annual M19B Meeting**

**May 8, 2024**

**ELECTION of**  
**Board Members**

**Proxy Ballots Will Be**  
**Mailed To Owners**



Dear owners and residents of the homes with shared areas managed by the Council of Unit Owners of Mutual 19B Condominium Association of Rossmoor, Inc. (Mutual 19B):

We are an experiment in community self-government, relying on volunteers to run for the seven positions on our Board of Directors. Our Directors work without pay to manage our common properties, the seven buildings in Beaverbrook Court and Elkrigde Way and the surrounding grounds. We also contract for property management services with the Leisure World Management Corporation (LWMC).

Many of us continue to work in full-time or part-time jobs. Many of us are dealing with health issues for family members or for ourselves. Many of us give time and attention to religious and charitable organizations. As of this writing, only one candidate has volunteered to run for the two vacancies we plan to fill at our 2024 annual meeting. I want to express my thanks to the incumbents who are remaining on our Board.

Our Annual Meeting is scheduled for Wednesday, May 8, 2024. As explained in our by-laws, those attending the Annual Meeting have the right to make nominations and vote at that meeting. Please return your signed proxy to make sure we have a 51% quorum count.

We elect new candidates to the Board of Directors at our Annual Meeting, and these seven will vote for our next President. As you consider how to vote, I encourage you to look for candidates willing to give time and attention to a variety of issues important to our neighbors and the wider community.

The seven members of the Board of Directors vote each year to approve our annual budget, for example. In October, the President sends a letter with the preliminary budget to all owners in Mutual 19B and invites questions and comments. In November, the Board adopts the budget and estimates the increase in condo fees that owners will start to pay in January.

Our seven buildings are aging. Protecting all our residents against the hazards, inconvenience, and expenses of rodent infestation, fire, water damage, sewer backups, elevator breakdowns, and roof restoration will require a team of professional service experts and contract managers. I am pleased that Nancy Sprinkle, our Senior Property Manager, received Board approval to hire Amicus Elevator Consultants to inspect and re-inspect our elevators and resolve many maintenance troubles. We plan to continue our commitment to fire safety in 2024 by paying for the Fire Marshal's Fire Control Compliance inspections and regular testing of our Fire Control Systems by Dynalectric.

I am pleased that we will once again send out a Mutual 19B newsletter and I hope you will enjoy reading everything in this April 2024 issue.

Michael Benefiel, M19B President 2021-2024



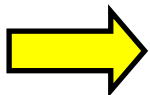
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## From The Board

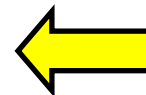
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### **ELECTION OF DIRECTORS—2024 - See Notice on Next Page**

- \* There are two Board of Directors terms that will expire this year
- \* Election of new Directors will take place at the Annual Meeting on May 8, 2024
- \* Anyone who is willing and able to serve as a Director needs to submit their Application and Resume to the Board
- \* Prior to the Annual Meeting, all Owners will be sent a Ballot for the Election of Directors— there will be a Proxy to allow voting without attending the Annual Meeting in person
- \* **IT IS IMPORTANT FOR ALL OWNERS TO TAKE THE TIME TO VOTE**
  - We Need at Least 51% Participation to Avoid Having to Postpone the Election and Call a 2nd Meeting



## **IMPORTANT**



### **VACANCY—Board of Directors**

**There are 2 (Two) Seats on the Board of Directors  
That Will Expire in May**

**Only One Candidate Has Stepped Up For Election At  
The Annual Meeting on May 8, 2024**

**\*\*Nominations Can Be Made At The Annual Meeting\*\***

**We Need To Have A Full Board of 7 Directors**

**If You Would Be Willing To Serve On The Board of  
Directors—PLEASE EMAIL Mike Benefiel, President**

**mike\_benefiel@yahoo.com**





Council of Unit Owners of Mutual 19-B  
Condominium of Rossmoor, Inc.

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3701 Rossmoor Blvd., Silver Spring, MD 20906

301-598-1316

February 15, 2024

**CALL FOR CANDIDATES – ANNUAL MEETING**

Dear Mutual 19B unit owner:

The 2024 Annual Meeting of the Council of Unit Owners of Mutual 19B Condominium of Rossmoor, Inc. will be held on Wednesday, **May 8, 2024, at 2:00 p.m.** To protect the health of all, the meeting will be held Hybrid (online) and in person in the Montgomery Room in Clubhouse 1. Unit owners are invited to contact our Mutual Assistant, Danesca Pineda, with any questions.

The Mutual will elect two (2) candidates to serve on the Board of Directors for (3) three-year terms. The terms of incumbents Michael Benefiel and Laurie Farnsworth (appointed Jan. 31, 2024) will expire on May 8, 2024.

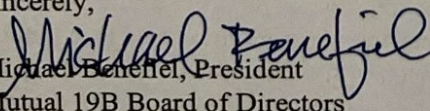
The Board encourages residents to take an active role in the governance and cooperative operation of our community. Your active participation as a member of the Board of Directors or as a building representative can add benefits to our shared community.

If you would like to be listed on the ballot, please submit your name and a brief statement of your qualifications in a letter to the Mutual Assistant, Danesca Pineda 3701 Rossmoor Blvd., Silver Spring, MD 20906, or by email at dpineda@lwmc.com, **no later than Friday, March 15, 2024**. Additional nominations may be made from the floor on May 8, but such nominees may only be voted for by Unit Owners present, and not by proxy.

Please consider helping to shape the future of our Mutual. All members of the condominium association share an interest in ensuring a secure and positive future for the community which we call home. I encourage residents to participate in the management of our community by running for a position on the Board of Directors.

Should you have any questions regarding the election or candidacy for the Board, please contact Danesca Pineda, Mutual Assistant at (301) 598-1316.

Sincerely,

  
Michael Benefiel, President  
Mutual 19B Board of Directors





**MORE! buzz (🐝) From The Board MORE! buzz (🐝)**



**Roof Damage**



**Missing Shingle**

**IMPORTANCE OF PROPERTY MANAGER**

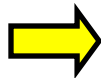
Prior to 2023, our Mutual did not have a Property Manager to assist the Board in making decisions about repairs / maintenance, obtaining bids from Contractors and to make sure that the work was done properly. The Board consists of volunteers who are not trained in Property Management.

**We now have an experienced Senior Property Manger, Nancy Sprinkle, who is a valuable asset to Mutual 19B.**

A good example is recent roof damage—missing shingle—on Bldg 93 that was reported on a Thursday. Nancy took over and had our roofer—Jack Welsh on site to replace the shingle on the following Monday. We are also fortunate to have several Contractors that have a good track record with us.



**Roof Repaired !!!**



**THANK YOU NANCY !!!  
Welcome To The Mutual 19B Team !!!**



**Rules and Regulations**

The Board will begin a review of our Rules and Regulations over the next few months to determine if any changes are warranted.



Contact a Board Member is you have suggestions about our Rules and Regulations



**You Can Find the Rules and Regulations on our Website— [lwm19b.com](http://lwm19b.com)**

**WHO PAYS FOR REPAIRS ?**



**Which Repairs Are the Responsibility of the Owner and Which Ones Are the Responsibility of Mutual 19B?**

To Find Out—go to [lwm19b.com](http://lwm19b.com) Click on the “WHO PAYS” Button

**Reminder**



**All Board Members and Building Reps Are Volunteers  
We Hope You Appreciate Their Efforts and  
Will Consider Stepping Up To Help Improve Our Mutual**





**THANK YOU To Neighbors Who Volunteered**

**Nina Dale**—Volunteered To Pick Up Copies of The BEE and Deliver Them To Buildings

**Volunteers To Deliver The BEE To Your Door**

Bldg 89—Linda Baker

Bldg 90 — Kai Nguyen

Bldg 91—Charles Middleton

Bldg 92— Jack Sprinkle

Bldg 93— Nina Dale

Bldg 94—Charles Wilson

**Still Looking For Volunteers To Be Alternates To Help**

**\*\*Courier- To Pick Up The Bee and Deliver It To Each Building \*\***

**\*\*Distributor– To Deliver The BEE To Each Door In Your Building \*\***

**Contact Don Bonn—donbonn88rep@gmail.com To Volunteer**

**TREASURER ASSISTANT**

**\*\* Looking For Someone With Accounting / Finance Background Willing To Learn How Mutual 19B Finances Are Handled and How Reports Are Generated \*\***

**\*\* Work With Treasurer To Keep Board and Owners Informed of Financial Matters \*\***

**\*\* Contact John Gervais—Treasurer     [jger8424@gmail.com](mailto:jger8424@gmail.com) \*\***

**Assistant Editor For The Mutual 19 BEE Newsletter**

**\*\* Looking For Someone Who Can Use Microsoft Publisher To Help Create The Mutual 19 BEE Newsletter Monthly \*\***

The BEE Template Will Be Formatted To Make It Easy To Insert Text That Is Provided By The Board

**\*\* Contact Don Bonn—[DonBonn88Rep@gmail.com](mailto:DonBonn88Rep@gmail.com) \*\***

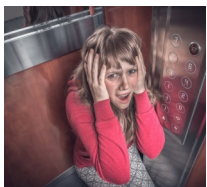
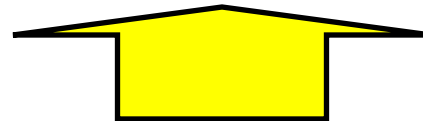
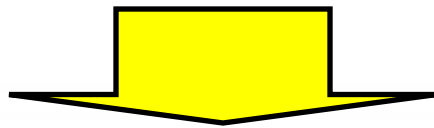


# PPD Maintenance Schedule

Friday, April 19—Morning—Emergency Light Test

Monday, April 15—Turn on Hose Sillcocks and Install Hoses

## Be A Good Neighbor



### TRAPPED IN AN ELEVATOR ??? -- DON'T PANIC !!!

All Of Our Elevators Have Either a "CALL" Button or A Phone

If You Find Yourself Trapped In An Elevator—Use The Phone or the "CALL" Button . This Will Connect You To The Main Gate Security Who Will Contact Montgomery County Fire and Rescue and Schindler Elevator **\*\* RELAX—HELP IS ON THE WAY \*\***



WE WILL TEST THE Phones and Call Buttons Monthly



If You See Any Maintenance Problems That Need To Be Addressed

Please Contact Your Building Rep ASAP

We Need Everyone To Help Spot Problems



**M19B ONLINE**

**Website : [lwm19b.com](http://lwm19b.com)**

**M19B is also on the  
LW Residents website at:  
[mutual19b.lwmc.com/  
homepage/38020/home](http://mutual19b.lwmc.com/homepage/38020/home)**

**BUILDING REPRESENTATIVES**

- B88**    **Don Bonn**                    410-340-5977  
donbonn88rep@gmail.com
- B89**    **Linda Baker**                    301-503-3048  
lucky linda10@aol.com
- B90**    **Maureen McCleary**    301-598-1145  
smmc60@yahoo.com
- B91**    **Virginia Austin**            931-446-5897  
vlaustin46@yahoo.com
- B92**    **Rita Mastrorocco**    301-814-9196  
rmmastrorocco@verizon.net
- B93**    **Mike Benefiel**            240-204-2061  
mike\_benefiel@yahoo.com
- B94**    **Jack Dunn**                    240-286-0861  
jkdunnjr@aol.com

**BOARD OF DIRECTORS**

**President :**    **Mike Benefiel**  
240-204-2062  
mike\_benefiel@yahoo.com

**Vice President:**    **Jack Dunn**  
240-286-0861  
jkdunnjr@aol.com

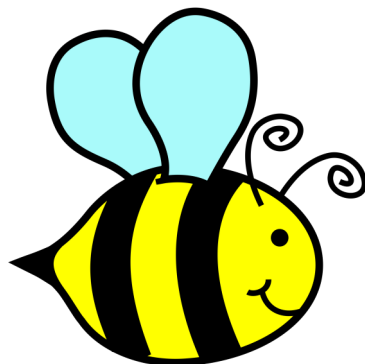
**Secretary:**    **Rita Mastrorocco**  
301-814-9196  
rmmastrorocco@verizon.net

**Treasurer:**    **John Gervais**  
240-669-9092  
jger8424@gmail.com

**Director:**        **Don Bonn**  
410-340-5977  
donbonn88rep@gmail.com

**Director:**    **Arsenetta Hawthorne**  
510-681-3944  
ahawthorne47@gmail.com

**Director:**    **Laurie Farnsworth**  
913-499-9707  
rbh2197@yahoo.com



**Mutual Assistant**

**Danesca Pineda**  
301-598-1316                    dpineda@lwmc.com

**Senior Property Manager**

**Nancy Sprinkle**  
240-560-5565                    nsprinkle@lwmc.com