

The Mutual 19 BEE



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

Message From the President

The next
Board Meeting for
Mutual 19B will be-
July 15th
at 2:00 pm
in the Sullivan
Room in the
Administration
Building and by
Zoom

A NEW NAME FOR Mutual 19B ???

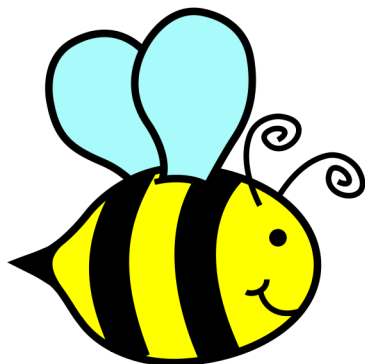
See Page 4 of This
Edition of The BEE

We Have Received
Some Interesting
Suggestions

KEEP SENDING YOUR CREATIVE IDEAS

We May Publish The
Names In A Future
Edition and Ask For
Your Feedback

THANK YOU



To Owners and Residents:

There is a lot happening in Mutual 19B and in Leisure World.

We are looking forward to the opening of the new Administration Building and additional parking when the old building is demolished. The tentative occupancy date is July 31st.

Our Senior Property Manager, Nancy Sprinkle and our Mutual Assistant, Danesca Pineda , will be relocating to their new offices. They hope to have a smooth transition, but please be patient as they get up and running there. There will be new procedures for setting appointments to meet with them.

We anticipate that our monthly Board Meetings will be in the new Building beginning in August. We will provide you with details as soon as they are finalized.

We have completed replacement of roofs on Building 89 and Building 92. The work was done by S&K Roofing. They were recommended to us by Nancy Sprinkle. They were the lowest bidder on the jobs and have done a great job. They have been great to work with. In addition, they helped us solve a problem with fire alarms that has plagued Building 91 ever since the Residents moved back in after the reconstruction project was completed. What was thought to be issues with heat sensors in the attic , turned out to be inadequate ventilation in the attic that caused excessive heat buildup. S&K spotted this problem while working on Building 89. We are now correcting the ventilation issues and believe that the alarm problems will be resolved.

*** Special Thanks to the Building Reps and Residents in Bldg 89 and Bldg 92 for working together to handle the restricted parking when the roofs were being replaced ***

The Common Areas of Mutual 19B , both inside and outside the buildings, belong to the Mutual and the Board of Directors are responsible for these areas.

Owners/ Residents cannot remove anything from these areas or put anything in these areas without Board approval. Building Representatives have Board approval to use their judgement on what is appropriate . If furniture or other items are donated and accepted, these items become property of the Mutual. The exterior foundation beds are also the responsibility of the Board and our Landscape Committee. Owners/ Residents are not allowed to add plants or remove plants. The only exception is that 1st floor residents may plant around their own patio.

If you have questions, suggestions, or comments please let us know. Thank you for your cooperation.

Don Bonn , President–Mutual 19B

410-340-5977

donbonn88rep@gmail.com



HELP

A thick, yellow, curved arch graphic positioned below the word 'HELP'.

NEEDED

A thick, yellow, curved arch graphic positioned below the word 'NEEDED'.

Infrastructure / Maintenance / Repair Committee

VOLUNTEERS NEEDED

Committee Membership

- Members should have knowledge, experience, and/or expertise in construction, maintenance, and/or renovation fields
- Members should be Owner Occupants in Mutual 19B

If you are willing to join this Committee, or if you have a recommendation of another Owner who should be considered to:



Please Contact Don Bonn – donbonn88rep@gmail.com



- A Board Liaison will be assigned to the Committee to facilitate coordination between the Committee and the Board.

This will be a permanent Committee to address both Near Term and Long Term Infrastructure / Maintenance/ Repair issues that arise in Mutual 19B

Purpose -

- To do research, gather information, and make recommendations on infrastructure / maintenance issues/ projects that the Board is or should be considering
- Determine what options are available/viable to make needed repairs/updates
- Coordinate w/our Property Manager to obtain Proposals when appropriate
- Make recommendations to the Board to assist the Board in prioritizing projects based on importance and budgetary limits
- Submit written reports to the Board when appropriate

****WE NEED YOUR HELP****



Building Representative Guidelines

The Board of Directors and your Building Representatives have created Building Representative Guidelines. The purpose is to make sure that Building Reps and Owners/ Residents know what is expected from Building Reps.

Building Reps are volunteers. Please cooperate with your Building Rep . They help you and assist the Board in improving Mutual 19B.

Building Reps are not expected to be Rules enforcers. They may remind you if they spot a problem, but will let the Board know if we need to remedy a problem.

Thank You, in advance, for your cooperation. Thanks to all Building Reps for being there.

BUILDING REPRESENTATIVE GUIDELINES - Mutual 19B

Building Representatives serve as the Contact Point between residents and the Condominium Management and/or Board of Directors for all repair, maintenance, and associated matters with regard to the common areas and the general resident concerns related to the use of common areas only.

The Building Representative should:

- * Maintain a resident building roster and roster with emergency information
- * Welcome new residents and provide a resident building roster sheet, obtain information to update the Building Directory, Building Roster and Emergency Contacts and Procedures list
- * Acquaint new residents with our Trash Room Schedule and Procedures, Storage Room location, Red Line restrictions and key availability
- * Make sure new residents have a copy or know how to obtain a copy of the M19B Rules, Who Pays Document, Bylaws, Website Information, Maintenance Contact Procedures and Building Representative Guidelines
- * Keep the lobby directory and bulletin board up to date
- * Report any safety/maintenance/elevator issues in the common area to the Mutual Assistant
- * Try to resolve or mediate disputes without taking sides and forward to the Mutual Board as needed
- * Keep a list of the parking space assigned to each unit as part of the resident building roster, and share with Mutual Assistant
- * Initiate reassignment of parking spaces in accordance with the Mutual Rules and Procedures.

The Mutual Assistant is available to prepare and update lists and provide copies for the Building Representatives



buzz (🐝) From The Board buzz (🐝)

NEW BOARD MEETING DATES

CURRENTLY , monthly Mutual 19B Board Meetings will be held on the **3rd Monday of the month at 2 pm** in the Sullivan Room in the Administrative Building
Owners and Residents are welcome to attend either in person or via Zoom



DOES THE MAIN GATE (SECURITY) HAVE KEYS TO YOUR UNIT ?



We suggest that Residents have keys to your unit provided to the Main Gate Security
The keys will be used in case of an emergency so that your door will not have to be damaged to gain access. The cost to repair / replace a door is substantial.
Examples of these emergencies include concerns about your physical well being or potential damage inside from a water leak , either in your unit or from another unit that may cause damage to your unit.



WHEN IN DOUBT—CALL THE MAIN GATE— 301-598-1044



If you discover a safety or potential property damage issue in your Unit, or a neighbor’s Unit, or anywhere in the Mutual and your are not sure what to do
***** CALL THE MAIN GATE—301-598-1044 *** 24 hrs / 7 Days a Week**
They are trained to handle these circumstances

SHOULD MUTUAL 19B HAVE ANOTHER NAME ?

Quite often people will ask us what Mutual do you live in. It seems that Mutual 19B doesn’t help identify where we live. Many other Mutuels have names—
”Pine Orchard” , “Forest Glade” , “The Overlook “ , Fairways North “ are just a few.
It seems that our “ Claim to Fame “ is “ **The Mutual with the Fire** “
Should we consider coming up with a name for our Mutual ?
Let a Board Member or your Building Rep know if you think this is a good idea and what you would suggest the name should be.

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**





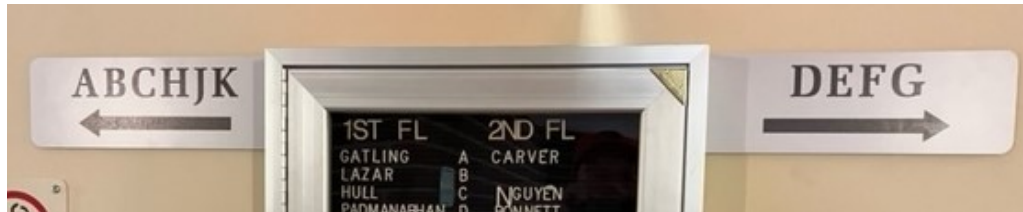
More BUZZ



From The Board

We have installed Directional Signs in all buildings to make it easier for visitors to locate your Unit. This is a convenience for Visitors and Delivery people.

This is even more important for Emergency Rescue personnel to find your Unit



WHEN TO TURN YOUR WATER OFF

Water Damage from plumbing leaks happen frequently and can cause damage to your unit and to your neighbor's unit. In many cases, the damage could have been avoided if the Resident had taken steps to prevent the leak.

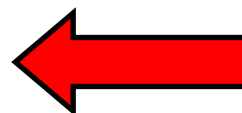
We recommend several steps to avoid a catastrophe:

1) Turn off the water to your **WASHING MACHINE** whenever you are not using the washer. There is a lever valve above the washer that is easy to use:



ON

OFF



If You Are Going To Be Away From Home

***** Turn Off the Main Water Valve to your Unit*****

The value is usually located in the utility closet in the kitchen
IF YOU NEED HELP LOCATING or OPERATING THE MAIN WATER VALVE or the WASHING MACHINE VALVE—Let Us Know ASAP



If You See Any Maintenance Problems That Need To Be Addressed

Please Contact Your Building Rep ASAP

We Need Everyone To Help Spot Problems



Courtesy and Safety Go Hand in Hand

Now that we have Directional Signs in the lobby to help Visitors, Delivery people, and **especially EMS Personnel** find your Unit—**You need to make sure that your Unit Number is visible**



As you are aware, many of our friends and neighbors have disabilities which makes it more difficult to navigate on our sidewalks. Many use wheelchairs and walkers.

PLEASE BE CONSIDERATE WHEN YOU PARK YOUR CAR

PLEASE DO NOT PULL IN SO FAR THAT YOUR CAR BLOCKS THE SIDEWALK



TRASH ROOM RULES and ETIQUETTE

We All Need To Be Considerate and Take the Time and Effort to Keep Our Trash Rooms From Being Cluttered and a Mess.

Too Often , Cardboard Boxes are NOT BEING FLATTENED .

Your Neighbors / Building Reps Shouldn't Have To Flatten Your Boxes.

If You Have Bulk Items That Need To Be Disposed Of , Contact PPD To Schedule a Pickup. They Will Tell You What the Cost is, Based on What You are Discarding



The Lighter Side



Early on a Saturday Morning in June Building 88 Was Greeted By An Unexpected Visitor Trying To Get Into the Building



A Call to the Main Gate Resulted in a Visit From LW Special Police Who Scooped the Visitor Into A Box and Took Her To a Nearby Pond
*** Probably A First For the Officer ***



My Wife Asked: “ What Are You Doing Today?”
I Said : “ Nothing”
She Said : “ You Did That Yesterday”
I Said : “ I Wasn’t Finished “



M19B ONLINE

Website : lwm19b.com

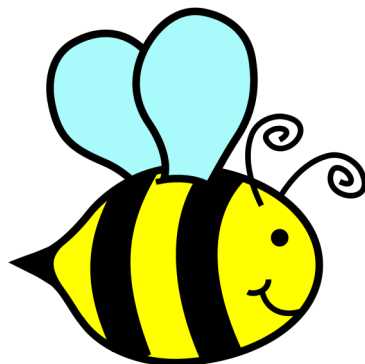
M19B is also on the
LW Residents website at:
[mutual19b.lwmc.com/
homepage/38020/home](http://mutual19b.lwmc.com/homepage/38020/home)

BUILDING REPRESENTATIVES

- B88** **Don Bonn** 410-340-5977
donbonn88rep@gmail.com
- B89** **Connie Costa** 301-448-2799
- 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** **Melinda Kelly** 240-401-7097
mrc5199@aol.com
- B94** **Jack Dunn** 240-286-0861
jkdunnjr@aol.com

BOARD OF DIRECTORS

- President :** **Don Bonn**
410-340-5977
donbonn88rep@gmail.com
- Vice President:** **Laurie Farnsworth**
913-499-9707
rbh2197@yahoo.com
- Secretary:** **Rita Mastrorocco**
301-814-9196
rmmastrorocco@verizon.net
- Treasurer:** **John Gervais**
240-669-9092
johngervais1944@icloud.com
- Director:** **Arsenetta Hawthorne**
510-681-3944
Hawthornea19b@gmail.com
- Director:** **Jack Dunn**
240-286-0861
jkdunnjr@aol.com
- Director:** **Virginia Austin**
931-446-5897
vlaustin46@yahoo.com



Mutual Assistant

- Danesca Pineda**
301-598-1316 dpineda@lwmc.com
- Senior Property Manager**
- Nancy Sprinkle**
240-560-5565 nsprinkle@lwmc.com