

# The Mutual 19 BEE



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

## Message From the President

The next Board Meeting for Mutual 19B will be March 27 at 1:00 pm in the Sullivan Room in the Administrative Building and by Zoom

### MARK YOUR CALENDAR

#### Annual M19B Meeting

May 8, 2024

**ELECTION of  
Board Members**

Proxy Ballots Will Be  
Mailed To Owners

### **\*\*ALERT\*\***

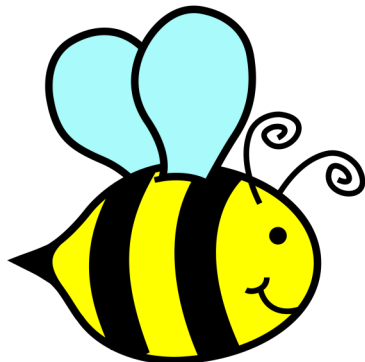
Beginning March 1, 2024

LW Security Will Begin  
Issuing Tickets For  
Vehicles Parked

In Fire Lanes

**\$250 Fine**

**DON'T LET THIS BE  
YOU !!!!**



I moved into my home in Mutual 19B in July of 2015. I rented it from owners who provided attractive and affordable housing for aging adults at a time when I needed it. In 2017, I became an owner when I bought my unit from my landlords. My ownership entitled me to become a member of the Council of Unit Owners of Mutual 19B Condominium Association of Rossmoor, Inc. We are an experiment in community self-government, relying on volunteers to run for the seven positions on our Board of Directors, as well as agents employed by the Leisure World Management Corporation. In 2018, M19B owners elected me to the Board of Directors, and this year I will finish my sixth year on our Board, including three years as President. I've had both difficulties and modest successes.

Our Bylaws list the Presidential responsibilities (Article VI, Section 4): preside over meetings, appoint committees, and count votes. It turns out that the job and our expectations for the President are more complex and demanding than that Bylaws list.

My term as Mutual 19B President will end on May 8, 2024. We elect new candidates to the Board of Directors at our Annual Meeting, and these seven will vote for the 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.

In my three years as Mutual 19B President, I have dealt with a major fire disaster. I convened regular meetings between senior executives of the Minkoff Company and the residents of 15210 Elkridge Way (Building 91), whose homes were damaged by fire. After the fatal fire of November 2020, the reconstruction of their residences was impacted by supply chain disruptions caused by the Covid-19 pandemic, economic disruptions in employment, and difficulties with homeowner's insurance coverage. Recovering from that disaster was a financial hardship and an emotional trauma with lasting consequences. The restoration of their residences took 19 months and left a sense of injury and grievance. Despite my best efforts—supported by all Board Members--the Leisure World Community Corporation (LWCC) refused to refund owners for the community facilities fees they were required to pay, even while they could not live in their units. Adding to this refusal of financial help, all of us were forced to pay substantial increases in our insurance premiums in 2021 and thereafter.

Our seven buildings are aging. Protecting all our residents against the hazards, inconvenience, and expenses of rodent infestation, fire, water leaks, 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, has taken over the job from Bob Brunelle, who collaborated with us in 2023 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 contracting with the Physical Properties Division to clean all our dryer vents in our 210 residential units.

I am pleased that we will once again send out a Mutual 19B newsletter and I hope you will enjoy reading everything in this March 2024 issue. Please consider my invitation to apply for a vacancy on our Board of Directors so you too can help shape the future of our neighborhood and community.

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**

### FUTURE MAINTENANCE PROJECTS

**Roof Replacement** - The Board has received a report from a roof consultant. We will need to begin replacing roofs on 6 buildings over the next several years. With the help of Nancy Sprinkle, Senior Property Manager, we are obtaining Proposals from several roofers. We plan on using upgraded Architectural shingles that will match the new roof on Building 91. They have will a pro-rated 50 year warranty. The Board will provide updates when available.

**Elevator Modernization** - The Board has received Reports on elevators in Bldgs 88,89,92,93,94 from an elevator consultant who is assisting many Mutuels . We will need to modernize these elevators as soon as feasible. In addition, we will have to do some additional modernization of elevators in Bldgs 90 and 91. We will be receiving recommendations on the priorities—both what work needs to be done and which buildings should be done first.

\*Unfortunately, the modernizations will require the elevators to be out of service for a period of time. The Board will provide as much notice as possible and will also provide support and help find solutions for anyone who will need assistance.

\* We will utilize advice from our Consultant and Nancy Sprinkle, our Senior Property Manager, to limit the time of disruption.

**The Board Will Keep You Updated When More Information is Available**



**If You See Any Maintenance Problems That Need To Be Addressed**

**Please Contact Your Building Rep ASAP**

**We Need Everyone To Help Spot Problems**



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.

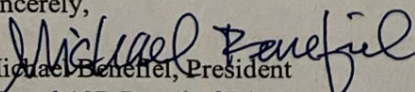
The Board encourages residents to take an active role in the governance and cooperative operation of our community. Your active participation as a member of the Board of Directors or as a building representative can add benefits to our shared community.

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](mailto: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 (🐝)**



**What Should Building Reps Be Doing ?**



The Board has decided to explore what Building Reps are doing for you and what, if any changes should be made. Our goal is to produce Guidelines so that everyone knows what to expect from Building Reps.

**If you have any suggestions, comments or  
want us to know about your experiences with Building Reps  
please send an email to Don Bonn — donbonn88rep@gmail.com  
by March 23**

Thanks for your help.

**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 if you have suggestions about  
our Rules and Regulations

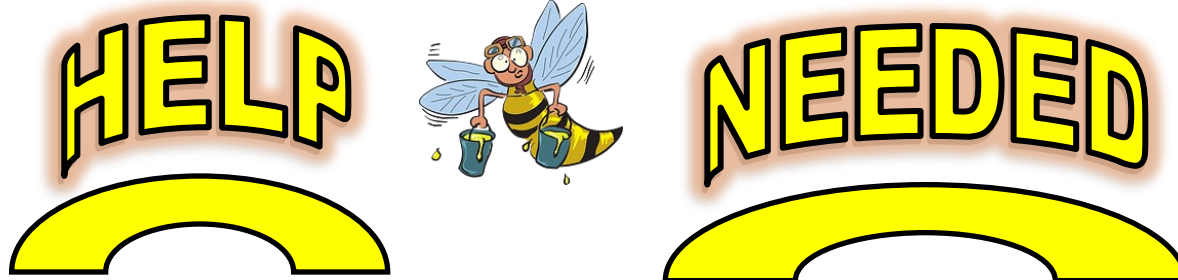


**You Can Find the Rules and Regulations  
on our Website— [lwm19b.com](http://lwm19b.com)**

**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





**Courier—Once A Month**

Volunteer Needed To Pick Up Copies of the BEE,  
Once Each Month, from Our Mutual Assistant and  
Deliver To Designated Distributors in Each Building

— Contact Don Bonn— DonBonn88Rep@gmail.com—

**Distribute The BEE in Your Building**

Volunteer Needed in Each Building To Distribute ,  
Once a Month , A Copy of The BEE To Each Unit

— Contact Your Building Rep To Volunteer—

**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** \*\*



# PPD Maintenance Schedule



## Clean Out 1st Floor Condensate Drains



Bldg 88— Monday, April 1

Bldg 89— Tuesday, April 2

Bldg 90— Wednesday, April 3

Bldg 91— Thursday, April 4

Bldg 92— Friday, April 5

Bldg 93— Monday, April 8

Bldg 94— Tuesday, April 9

**\*\* PPD Will Need Access Inside ALL 1st Floor Units \*\***

If You Will Not Be Home , and Live on the 1st Floor

You Need To Contact PPD ASAP at 301-598-1500

To Make Arrangements and Give Permission To Enter Your Unit

## Testing of Emergency Lights

30 Second Duration Testing of Emergency Lights

Is Scheduled For March 20 in All Buildings

## Common Area HVACs

Common Area HVAC Units and Filters

Will Be Inspected and Serviced in March



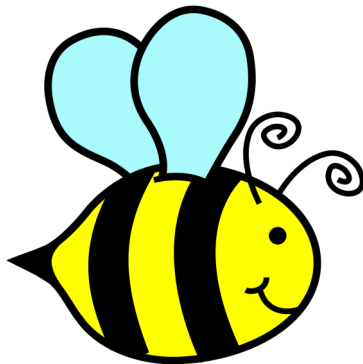
## M19B ONLINE

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

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