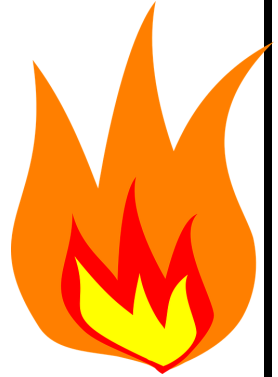




# WHEN THE FIRE ALARM SOUNDS



## EVACUATE THE BUILDING



We Recently Had A Fire Alarm Sound in Building 93  
When A Faulty Smoke Detector Triggered a False Alarm

Many Residents **DID NOT** Evacuate  
& Stayed in the Building

If You Are Physically Able To Leave the  
Building You Need To Evacuate Using  
the Stairs and Call 911

– Do Not Use the Elevator –

If You Are **NOT** Physically Able To  
Evacuate– Stay In Your Unit and Call 911  
To Let Them Know Where You Are

**DON'T TAKE A CHANCE And ASSUME**  
**IT IS A FALSE ALARM !!!**



# The Mutual 19 BEE



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

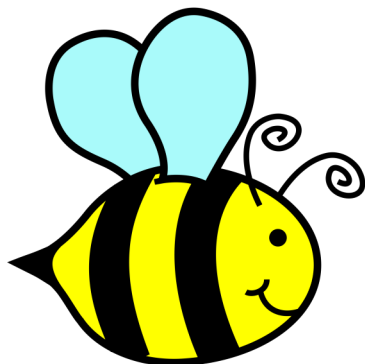
## Message From the President

**UNIT OWNERS** You were mailed forms to either ALLOW or DECLINE email communication with the Mutual Please return one of those forms as soon as possible as instructed in the mailing

Thank You for Your Cooperation

The October Board Meeting for Mutual 19B will be October 21 , 2024 , 2-4 pm in Room B of the Administration Building

Notices Will Be Posted In Your Building Lobby



To Owners and Residents:

Welcome To Fall , 2024 . This is a very busy time for the Board of Mutual 19B.

We are approaching the end of the year and have to prepare a Budget for 2025 which will determine the Condo Fees for next year.

The process includes finalizing several Contracts for next year including :

- 1) 2025 Management and Operating Agreement with Leisure World for the services which LW provides to Mutual 19B
- 2) Contract with PPD for services which they provide ( i.e. Cleanout of our AC Condensate Lines ) to Mutual 19B
- 3) A new Contract , through LWMC for our janitorial services. The current two year Contract with Sentral, expires on 12/31/2024. LWMC will solicit Proposals from several janitorial companies for this work.

We have been made aware of anticipated increases in water costs, electric costs , and insurance rates. This is a nationwide reality caused by the significant inflation over the past several years.

Other significant repair/ maintenance issues that we have either addressed or will be addressing:

- 1) We now have new roofs on all 7 buildings. We used upgraded 50 year shingles that will last much longer than the previous shingles ( which were installed approximately 12 years ago ). The additional cost for the upgrade will be more than offset by the increased life span. In addition, these shingles have a 10 yr warranty , which covers material and labor for 10 years , if any shingles are blown off. We have been spending \$10-15,000 /year replacing shingles that have blown off.
- 2) We are in the process of finalizing what needs to be done to modernize our elevators and creating a schedule for this work. Our goal, and expectation, is that we will be able to do this without having elevators out of service for weeks at a time. The last modernization ( Bldg 90 ) resulted in the elevator being out of service for approximately 8 weeks . We have hired an elevator consultant, with decades of experience, to guide us. It appears that the biggest repair item can be accomplished with the elevator being out of service for approximately 10 days. Once that is accomplished, other upgrades can be done over a period of time with limited downtimes of a few days at a time. Once we have a schedule in place, we will be working with Building Reps to coordinate with 2nd and 3rd floor Residents to determine who may have to relocate while the work is being done and who might need help in order to remain in the building.
- 3) We have a list of other , mostly cosmetic , repairs that we need to address in all buildings. We are trying to determine whether using PPD makes sense, or if we should use other Contractors. In addition, we will have access to a "maintenance employee" who will be hired by our Property Manager to make minor repairs throughout the Mutual. This will both save money and enable a quicker response.

As always , we need your help to identify problems and issues that the Board needs to be aware of. Please continue to let us know of your concerns.

DON BONN PRESIDENT-MUTUAL 19B



# SAFETY and EMERGENCY PREPAREDNESS

The Fire Alarm pads that are located throughout our Buildings  
ONLY PROVIDE NOTICE TO EVACUATE IN CASE OF A FIRE.

THESE PADS DO NOT CALL 911, OR NOTIFY THE FIRE DEPARTMENT  
THEY ONLY PROVIDE A LOCAL ALARM INSIDE THE BUILDING

( NOTE : BUILDING 91 FIRE ALARM PADS DO CALL 911 AND THE FIRE DEPARTMENT )

## In Case of a Fire:

- PULL THE ALARM
- LEAVE THE BUILDING
- CALL 911



This Alarm DOES NOT Call 911

In the past there was a detailed M19B Emergency Plan . Over the years , this has fallen by the wayside. The Board will be looking into how to effectively reactivate these plans.



**buzz (🐝)**

# From The Board

**buzz (🐝)**



## NEW LW Photo ID Cards



Mutual 19B is scheduled to have new Photo ID Cards issued on Saturday, 11/23/2024 from 9 am- 1 pm in the Administration Building  
Bring a photo ID & your current LW ID card If you miss the scheduled date you can go to the reception desk in the Admin Building beginning in late January for a new card



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



We suggest that Residents provide keys for your unit 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 you 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**



## FALL HAS ARRIVED



**We have received numerous reports of Air Conditioner units running while a unit's windows are wide open— Please be alert to conserve energy and don't run your AC when windows are open or when your heat is turned on**

### 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





# PARKING SPACE ASSIGNMENT PROCEDURES

Each Condominium is assigned one (1) parking space:

## Reassignment Procedure for Parking Spaces

An owner who sells or leases his or her unit should advise the buyer/tenant that they may use the currently assigned space on a temporary basis; however, the assignment of parking spaces is the responsibility of the Board. The Board may delegate the assignment of parking spaces for each building to each building's designated building representative, but the Board must approve the final assignment of parking spaces made by a building representative.

The Building representative will post a notice announcing the availability of the reserved parking space of the unit in question on the building's bulletin board. The posting will provide a seven day period, including weekends, for written requests for the space. Interested Residents should provide the Building Representative a written request. It should state whether the Resident is requesting a special accommodation because of a disability or reasonable walking accommodation, and the length of time they have lived in the building, their name and Unit number.

The Building Representative will review all requests for the space and determine the successful applicant. The factors taken into consideration in assigning parking spaces include disability and/or walking limitations, and, secondarily, seniority in the condominium. This process shall begin after the new Resident moves into the unit, so he or she will have an opportunity for consideration as well.

## Important Clarifications:

Parking Space assignments are made based on requests from Residents, because they are who will be assigned the space. Owners who do not live in the unit cannot request assignment to available spaces.

Residents can include any pertinent documentation related to their disability or reasonable walking accommodation that is requested and of their seniority in the building.

If a Resident decides to give use of their assigned space to another Resident, this does not have to be approved by the Board. The Mutual 19B record of assignment will not be changed. This is an Agreement between the Residents

In all cases, where a parking space is being reassigned, the Building Representative should make a recommendation to the Board of Directors, but the assignment is not final until Board approval

## The Lighter Side



Did you know that the word  
"incorrectly" is spelled  
incorrectly in the dictionary

I just saw some idiot in the  
gym put a water bottle in the  
Pringles holder  
on the treadmill

As a kid, I used to watch the  
Wizard of Oz and wonder  
how someone could talk if  
they didn't have a brain—  
Then I Got Social Media

Never do anything that you  
don't want to explain to the  
paramedics

Just told my kids that I'm  
older than Google—they  
thought I was kidding

I signed up for an exercise  
class and was told to wear  
loose fitting clothing

If I HAD any loose fitting  
clothing, I wouldn't have  
signed up to begin with



**M19B ONLINE**

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

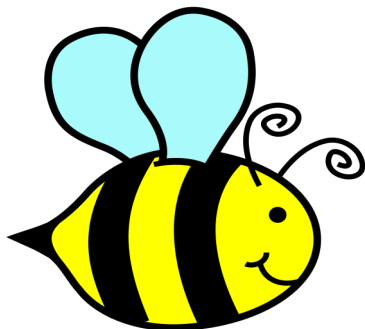
M19B is also on the  
LW Residents website at:  
[mutual19b.lwmc.com/  
homepage/38020/home](http://mutual19b.lwmc.com/homepage/38020/home)

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