

The Mutual 19 BEE



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Message From the President

STILL LOOKING FOR A NAME FOR MUTUAL 19B

IF YOU HAVE A
SUGGESTION THAT YOU
HAVEN'T SENT IN

DO IT NOW !!!

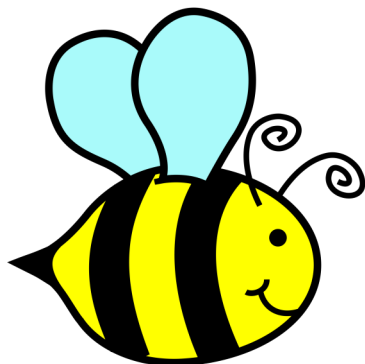
LAST CHANCE!!!!

THE BOARD IS
PLANNING ON HOW TO
CHOOSE FROM THE
GREAT SUGGESTIONS

The October
Board Meeting
for Mutual 19B
will be

October 21 , 2024
in Room B
of the
New
Administration
Building

Notices Will Be Posted
In Your Building Lobby



To Owners and Residents:

There is a lot happening in Mutual 19B. Your Board of Directors are working hard to take care of things that need to be done now and are having to plan for 2025.

ROOFS COMPLETED—Thanks For Your Cooperation throughout the process. We were fortunate to be able to replace 6 roofs this year at a good price and with payment spaced out over the next year. The shingles are premium 50 year shingles. A key part of the warranty is a 10 year guarantee that covers material and labor for any shingles that blow off. We have been spending \$15-20k/yr on shingle replacement.

MATS FOR ALL ENTRANCES— With the help of several Building Reps, we realized that mats are needed at all entrances for both safety and aesthetics. When someone comes into our buildings with wet shoes, our tiles floors become a slip hazard. We have ordered commercial grade mats for inside and outside of all entrances.

The Main Entrances will each have a 3'x5' "rubber "scrapper" mat outside to help keep debris from being tracked inside. There will be a 3'x10' carpet mat inside to absorb moisture and prevent slips.

The front and rear entrances will each have a 3'x5' rubber "scrapper" mat outside and a 3'x5' carpet mat inside.

EMAIL COMMUNICATION CONSENT

All Owners were recently mailed forms to either Agree to Receive Email Communication from the Mutual, or to Decline Receipt of Email Communication from the Mutual. For those Owners who decide to allow Email Communication, it will streamline communications and save the Mutual money on paper and postage. For those that Decline, you will still receive all communications as you do today. Please return one of the Forms ASAP.

UPDATING WEBSITES AND RULES

The Board has identified the need to update our Websites and our Rules. We have just started to put together plans to tackle these important tools. More details will follow.

2023 AUDIT RESULTS

Great News on our 2023 Audit Review. The Board met with the new Auditors—BDO—one of the largest auditing companies, LWMC new CFO Andy Wierzbek, and Controller Brenda Callejas and received a very positive report on the financial condition of Mutual 19B. Thanks to the entire Board for their diligence and hard work.

PLANNING FOR 2025

It is time to create the Budget for next year which will determine what we all will have to pay in our Condo Fees. Unfortunately, inflationary pressures have increased the cost of many of the largest parts of our Budget. Insurance, water, and electric rates are all soaring. Labor costs for Leisure World and any vendors that we purchase services from are all on the rise. Material costs for building supplies are also increasing. We will work hard to avoid unnecessary costs , but we all can anticipate having to pay higher fees next year.

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



buzz (🐝)

From The Board

buzz (🐝)

RELIGIOUS DISPLAYS ARE NOT ALLOWED IN COMMON AREAS—EITHER INSIDE OR OUTSIDE OF BUILDINGS IN MUTUAL 19B.

- Seasonal Themed Displays (Spring, Summer, Fall, Winter) are Permitted
- Owners/ Residents May Place Religious Themed Displays On Their Unit Doors and Inside the Windows and Patio Doors



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

If You Are Going To Be Away From Home

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

The valve is usually located in the utility closet in the kitchen

IF YOU NEED HELP LOCATING or OPERATING THE MAIN WATER VALVE —Let Us Know ASAP

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



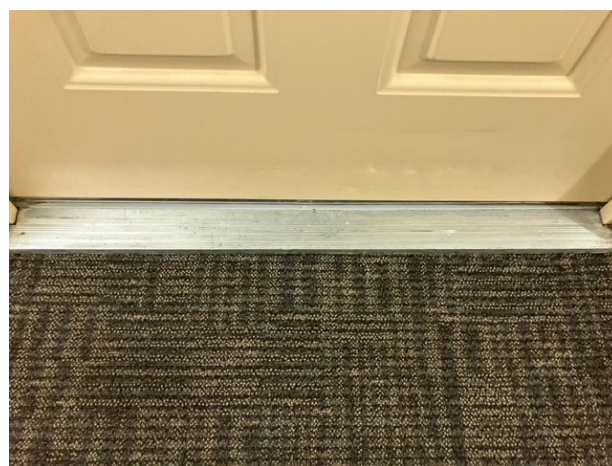


In Case You Didn't Know

The Threshold at the bottom of your Unit Door is your responsibility to keep clean. We have had several neighbors ask us to point this out, and provide some guidance on easy ways to clean them. Here are "Before" and "After" photos :



DIRTY



Cleaned In 2 Minutes

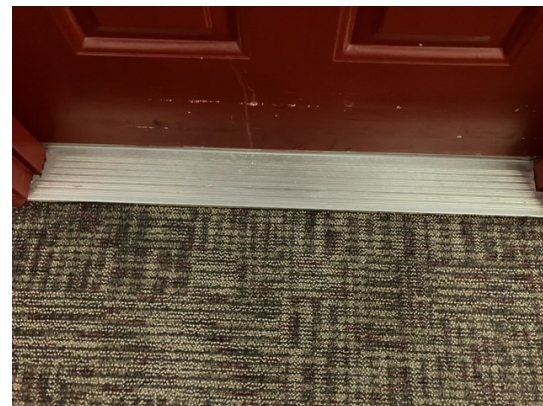
The Aluminum Thresholds clean up pretty easily with a multi-purpose cleaner, dish detergent, or a Magic Eraser. You may need to use a Scour pad that is used for pots and pans on some areas.

Your neighbors will appreciate your efforts to help beautify our hallways.

★ Gold Star Threshold Award ★

John and June Kentlein
Building 90 Unit 2J took to
heart the article in last
month's BEE

They are rightly proud of
their shiny threshold





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

I Ate A Kid's Meal At
McDonald's This Morning
His Mom Was Furious

If You Want Someone To
Listen To You, Start The
Conversation With
" I Shouldn't Be
Telling You This "

I Heard That I Have to Turn
on My Headlights When It's
Raining in Sweden
* How Do I Know When It's
Raining in Sweden ? *

95% of All Electric Vehicles
Are Still On The Road
The Remaining 5% Made It
All The Way Home

Do Clothes in China Say
" Made Around the Corner "

It's Been 6 Months Since
I Joined the Gym
* No Progress Yet *
I Am Going There In
Person Today To Find Out
What's Really Going On





M19B ONLINE

Website : lwm19b.com

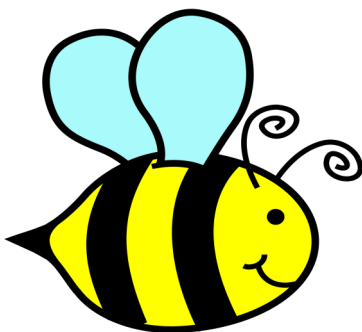
M19B is also on the
LW Residents website at:
[mutual19b.lwmc.com/
homepage/38020/home](http://mutual19b.lwmc.com/homepage/38020/home)

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- Director:** **Virginia Austin**
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