

The Mutual 19 BEE



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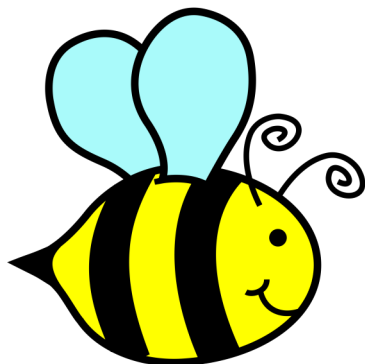
Message From the President

The next
Board Meeting for
Mutual 19B will be
Monday, June 17th
at 2:00 pm
in the Sullivan
Room in the
Administrative
Building and by
Zoom

Beginning in
JUNE, 2024

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

In the Sullivan
Room in the
Administrative
Building



To Owners and Residents:

At the May Board Meeting , the Board of Directors appointed Virginia “Ginny” Austin to a one year term to fill the vacant seat on the Board. Ginny is a Past President of the Board and brings a wealth of experience to Mutual 19B. Thanks to Ginny for stepping forward and accepting this appointment.

MOVING FORWARD **New President—Mutual 19B –Don Bonn**

As I outlined in my Opening Remarks at the May Board Meeting, my vision is to find ways to improve Mutual 19B . I hope to achieve this vision by pursuing several goals:

- 1) Get more Owners and Residents involved by improving communications and asking for volunteers to assist the Board
- 2) Ensure that the Board has information needed to make sound, prudent decisions
- 3) Shorten Board Meetings but still address relevant issues

A significant change will be the appointment of a number of Committees to assist the Board in managing Mutual 19B. This will be a slow process over the next several months.

The 1st Committee will be the **Infrastructure/ Maintenance/ Repair Committee** . Please take the time to read Page 3 of this issue of The BEE to learn more about this important Committee.

In the next few months I plan to appoint other Committees , including :

- Security and Safety
- Rules and Regulations
- Bylaws
- Social
- Landscaping

Let me know if you are interested in joining any of these Committees or If you know another Owner who would be a good fit for any of these Committees.

I hope to schedule **Meet and Greets** in each building over the next couple of months. I am looking forward to meeting Owners and Residents and hearing from you.

Don Bonn, President—Mutual 19B

donbonn88rep@gmail.com

410-340-5977



buzz (🐝)

From The Board

buzz (🐝)

NEW BOARD MEETING DATES

BEGINNING IN JUNE , 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.

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.

PEST INFESTATION ??

WHAT SHOULD YOU DO ??



If you find that you have any Pests in your unit (bugs, rodents, other animals)



CONTACT DANESCA PINEDA - 301-598-1316 dpineda@lwmc.com

The Mutual pays for all Pest Infestation problems

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





HELP



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 join this Committee:

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 Committee will be a permanent Committee to address both Near Term and Long Term Infrastructure / Maintenance/ Repair issues that arise within 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****



More BUZZ



From The Board

BUILDING 89 Roof Replacement

We just completed the replacement of the roof on Building 89. S&K Roofing was the low bidder for the job . They did a great job , including bringing the dryer vents, on the roof, up to current code. They brought in extra workers and were able to complete the job in 4 days, rather than the 7 days that were originally planned.

There was a need to have Residents move their vehicles out of the parking spaces closest to the building. Connie Costa, Building Rep , did a great job—as usual—in working with the roofers and Residents to minimize the inconvenience.

THANKS TO ALL OF THE RESIDENTS and TO CONNIE FOR YOUR COOPERATION

BUILDING 93 Brick Repairs

We have just completed brick repairs on Building 93. If this problem hadn't been noticed and corrected , there could have been water penetration that may have damaged units in the building. In addition, any water related issue can result in mold that can easily spread behind walls. We anticipate that there will be similar problems in other buildings that will need to be addressed. Our buildings are 45+ years old and are showing their age. This is another reason why we need an Infrastructure/ Maintenance/ Repair Committee to stay on top of these issues.



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

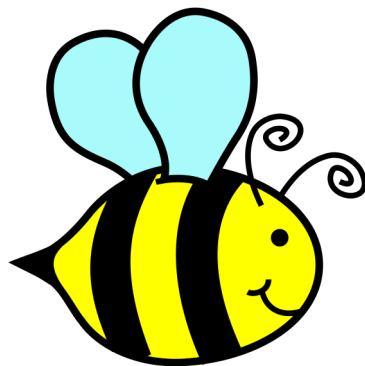
M19B is also on the
LW Residents website at:
[mutual19b.lwmc.com/
homepage/38020/home](http://mutual19b.lwmc.com/homepage/38020/home)

BUILDING REPRESENTATIVES

- B88** **Don Bonn** 410-340-5977
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