

The Mutual 19 BEE

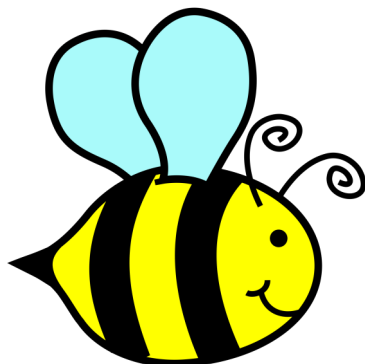


Published By and For Mutual 19B of Leisure World of Maryland May, 2024

Message From the President

The next
Board Meeting for
Mutual 19B will be
WED. May 29
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:

On May 8, 2024 Mutual 19B held it's Annual Meeting and Election of the Board of Directors. There were two open Board positions. Only one nomination was received. Laurie Farnsworth was elected to a three (3) year term. THANK YOU , LAURIE , for stepping forward . Laurie was also elected to be our Vice President. Great News !!! We have one seat on the Board that is currently vacant. This will be addressed at the next Board Meeting on May 29.

THANK YOU TO MIKE BENEFIEL

Mike Benefiel is now Past President—after 3 years at the helm. I would like to thank Mike for his hard work and handling of many tough issues that were faced. Most notably, Mike had to deal with the tragic fire and lengthy restoration project for Building 91. If you run into Mike, please let him know that you appreciate his service to Mutual 19B.

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

The Board of Directors has asked me to assume the role of President of Mutual 19B. I will do my best to lead the Board and the Mutual to improve our Mutual. This can only be accomplished if we have others step up to help us. The remainder of the Officers are listed on the last page of The BEE. I am looking forward to working with the Board to improve our Mutual.

My philosophy is to establish two way communication and participation between the Board and the Owners/ Residents. The BEE is one way that we can communicate. The Building Representatives are also key to connecting you, the Owners and Residents, with the Board. We are currently developing Building Rep Guidelines , so Building Reps know what their role is, and Residents know what to expect. I plan to have a Meet and Greet in each building to let you meet me and ask questions.

The Board is also beginning a review of our Rules and Regulations in order to update and revise them as appropriate. If you have any suggestions or comments, please send them to the Board. Another big task that the Board will be tackling is updating / revising our BYLAWS. This will be a difficult task , but one that needs to be done.

Our buildings are 45+ years old and are showing their age. Fortunately, our Mutual has done a good job of maintaining adequate Reserve Funds to pay for needed repairs/ improvements. Beginning in 2024 and continuing for several years , we will need to replace roofs and modernize elevators. Other areas that may require expenditures are painting of Common Areas, refurbishing the “golf cart” outlets in the parking lots to make them outlets suitable for plug-in hybrid cars, installation of electric submeters in each unit in Buildings 88, 89, and 90, to meet new County and State energy conservation initiatives and also the inequities created by the current E-rating system. We are lucky to have an experienced Senior Property Manager , Nancy Sprinkle to help guide us through these projects.

I ask for your patience and cooperation. **DON BONN—President M19B**



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.**

KEY TO YOUR BUILDING’S EXIT DOORS

It appears that many Owners / Residents arn’t aware that the Key to the Storage Room is also the Key to the Exit Doors in your Building

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 is you have suggestions about our Rules and Regulations
You Can Find the Rules and Regulations on our Website– lwm19b.com**



WHO PAYS FOR REPAIRS ?

**Which Repairs Are the Responsibility of the Owner and
Which Ones Are the Responsibility of Mutual 19B?
To Find Out–go to lwm19b.com Click on the “WHO PAYS”**

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

SOCIAL COMMITTEE VOLUNTEERS NEEDED



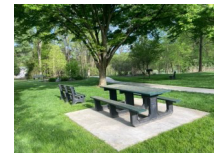
Mutual 19B Needs Volunteers To Help Plan

Social Activities For the Mutual

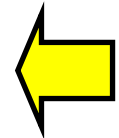
We Would Like To Have A Strawberry / Ice Cream Social in June

Across The Street in Magnolia Park — Last Year Was Great !!!

FOOD — FUN — FRIENDSHIP



PLEASE CONTACT Jane Gervais or Maureen McCleary ASAP
For Details and To Volunteer For The SOCIAL COMMITTEE



Jane Gervais jger8424@gmail.com

Maureen McCleary smmc60@yahoo.com

TREASURER ASSISTANT

**** Looking For Someone With Accounting / Finance Background Willing To Learn How Mutual 19B Finances Are Handled and How Reports Are Generated ****

**** Work With Treasurer To Keep Board and Owners Informed of Financial Matters ****

**** Contact John Gervais—Treasurer jger8424@gmail.com ****

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

Emergency Light Testing in All Buildings — Monday, May 20, 2024

HVAC For Common Areas Have Been Changed From Heat to AC

More BUZZ



From The Board

Our Mutual , along with some of the other Mutuals are having to deal with a new Montgomery County initiative which requires us to report the total annual electric usage in each of our buildings or face staggering fines. Because of our Master Meter configuration, we have no way of doing this. With Nancy Sprinkle's (our Property Manager) help we have an exemption for the 6/1/24 deadline , but have to find a way to meet the reporting requirements by 6/1/25. we are exploring several viable options to meet reporting requirements. The State of Maryland is preparing to implement a similar program within the next couple of years.

The ultimate goal of mandating this data collection will be to force us to reduce electric usage to meet standards that the County and State set. Even if we are able to report the required data, the Mutual has no way to control how much electric is used in each of our 210 units. We can only control what is used in our Common Areas. We are working with Leisure World and other Mutuals to have us made exempt from these new regulations. This will be an ongoing battle that will , unfortunately , take a lot of effort and time to convince the Powers That Be that they are asking for the impossible. We will keep you informed of progress and may , at some point , need to have each of you participate in letting the County and State know that this has to be corrected.



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



Olney Counseling Center and Leisure World Partnership

Olney Counseling Center has been providing trusted, comprehensive, mental health therapy to Montgomery County and Leisure World for over thirty years. Olney Counseling Center's highly trained licensed professionals specialize in working with older adults and their unique struggles for over 20 years. After the pandemic, the partnership between Olney Counseling Center and Leisure World was inevitable. According to Susan Montgomery, Director of Social Work, "Olney Counseling Center was at the top of our list" in providing mental health therapy to the residents. Since that time, our staff has been working closely with Leisure World social work staff to ensure that residents have premier mental health services.

Our therapists provide evidence-based therapy to address grief and loss, coping with serious illness, social isolation or loneliness, adjustment to life changes, and any other issues that may increase anxiety, depression, and/or other mental health concerns for Leisure World residents. We also provide medication management for those in need.

ACCEPT MEDICARE AND SECONDARY INSURANCES

All Billing Completed by Olney Counseling Staff

Olney Counseling Center provides four treatment locations for Leisure World residents:

Onsite In-Person at the Leisure World Medical Center, M-Fri 8:00 A.M. to 5:00 P.M.

In-Home Therapy for residents who have trouble getting out or are homebound M-Sat 9:00 AM to 6:00 PM

Olney Counseling Center Olney office: 3300 Olney Sandy Spring Rd. Suite 340, Olney MD [Olney Counseling - Google Maps](#)

Virtual Session

TO MAKE AN APPOINTMENT:

CALL 301-570-7500

EMAIL office@olneycounseling.com or www.olneycounseling.com



M19B ONLINE

Website : lwm19b.com

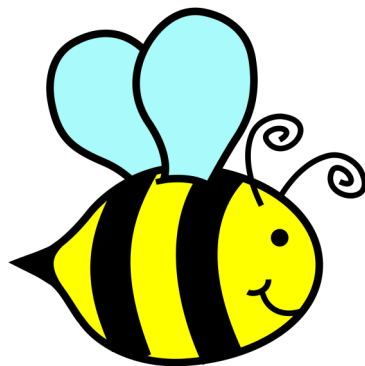
M19B is also on the
LW Residents website at:
[mutual19b.lwmc.com/
homepage/38020/home](http://mutual19b.lwmc.com/homepage/38020/home)

BUILDING REPRESENTATIVES

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jkdunnjr@aol.com

BOARD OF DIRECTORS

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- Director:** **Arsenetta Hawthorne**
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ahawthorne47@gmail.com
- Director:** **Jack Dunn**
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jkdunnjr@aol.com
- Director:**



Mutual Assistant

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