

The Mutual 19 BEE



Published By and For Mutual 19-B

****THE HILLTOP****

April, 2025

Message From the President

As Always—
Communication Is Vital
For All of Us To Help
Make Mutual 19B Better

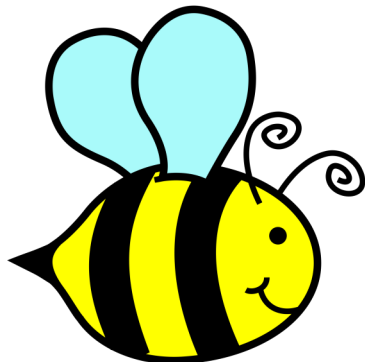
Please Let The Board
Know When You Spot a
Problem or Need More
Information About
Happenings Within
Your Community

We Can't Address
Issues That We Aren't
Aware Of

The April
Board Meeting
for Mutual 19B
will be
Monday
April 21, 2025
@ 2:00 pm

in Room A of the
Administration
Building

Notices Will Be
Posted In Your
Building Lobby



To Owners and Residents:

Annual Meeting and Election of Board of Directors

Our Annual Meeting will be held on Wednesday, May 7, 2025 at 2:00 pm in the Montgomery Room of Clubhouse 1.

We will be electing 4 candidates to serve on the Board. Nominations may be made from the floor on May 7, but those nominees may only be voted on by Unit Owners present at the meeting.

Should you have any questions regarding the election or candidacy for the Board, please contact:

Property Manager, Nancy Sprinkle at nsprinkle@lwmc.com, or

Danesca Pineda at dpineda@lwmc.com / 301-598-1316 or

Don Bonn, President of Mutual 19B—The Hilltop

Owners—Please Vote !!!!

The April Board Meeting will be the last one for the current Board of Directors and the current Officers. This Board will continue to operate until a new Board is elected in May. The new Board will then select the Officers—President, Vice President, Secretary and Treasurer and Appointees — LWCC Board Member representing Mutual 19B and 3M Group(Master Meter Mutuals) Member representing Mutual 19B.

As President, I have done my best over the past 11 months to make our Mutual a better place to live, I appreciate the support and encouragement that many of the Owners and Residents have offered. I have also heard criticism and concerns and have tried to address these issues honestly and directly. It is inevitable that not everyone will be happy with every decision that is made.

Moving forward, I will let the new Board know that I am ready and willing to be re-appointed as President if asked. We have many challenges ahead to make improvements and corrections to both physical infrastructure in the Mutual and administratively in determining needed changes in Bylaws, Rules, Policies, Websites, Communications with Owners / Residents and more.

Please get involved in helping the new Board as we try to chart the future course for Mutual 19B. Your input is important.

Don Bonn—President—Mutual 19B—The Hilltop



ELEVATOR MODERNIZATION

The Board of Directors is finalizing Contract details for the 1st Phase of Elevator Modernization—Replacing the Jack and Piston Assembly in all 7 elevators.

TENTATIVE START DATE FOR THE 1st BUILDING IS IN THE
AUGUST–SEPTEMBER TIME FRAME

The Tentative order of buildings for this project is:
Bldg 94, 93, 92, 88, 89, 90, 91

The Plan Is To Have One Building Completed Every Three Weeks For Seven Consecutive Three Week Periods

Each Elevator Is Expected To Be
Out Of Service For 3 Weeks

In The Next Few Weeks , **You Will Be Receiving A Survey** Which Will Begin The Planning Process To Find Out Which Residents Will Need To Relocate and Who Is Planning To Stay During The Project

The Survey Will Also Ask Who Will Need Assistance and Who Can Provide Assistance To Others

IT IS IMPORTANT FOR ALL RESIDENTS
TO RETURN THE SURVEY ASAP

NOTE: We Know That Those Decisions May Change Between Now and When Your Building Is Affected

The Survey Will Be Updated Before The Project Begins

We Will Do Our Best To Keep Residents Informed Throughout This Project—via The BEE , Notices Posted in Buildings , Notices Distributed Door-to-Door , Robocalls and Other Appropriate Methods

buzz()

From The Board

buzz()

We Have Had Several Recent Emergency Calls Which Required the Montgomery County Fire Department to Break Into Units to Gain Access—Because the Resident Didn't Have Their Key Kept at The Main Gate Security Office, Resulting in Significant Damage to the Door/Frame and Costly Repairs - Don't Let This Happen To You !!!!



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





buzz() More BUZZ From The Board buzz()

ROBOCALLS From Mutual 19B and From Leisure World

Both Mutual 19B and Leisure World send Robocalls to alert Owners/ Residents about time sensitive issues or activities that may affect you. These Robocalls can be sent to everyone in our Mutual who has signed up to receive them. They are often sent to selected recipients (ie—just one Building if applicable). The Robocalls can be sent to up to two phone numbers for each unit.

In order to receive the Robocalls, :

**YOU MUST SIGN UP SEPARATELY FOR
MUTUAL 19B and for LEISURE WORLD ROBOCALLS
Please Contact Danesca Pineda—dpineda@lwmc.com
If You Have NOT Been Receiving Both
M19B and Leisure World Robocalls**

TRASH and RECYCLING

All Residents Need To Cooperate and Follow the Policies
Concerning Trash and Recycling

We Continue To have Problems Throughout Our Mutual
That Inconvenience Others

- 1) ONLY SEALED TRASH BAGS CAN BE PUT INTO THE TRASH
CHUTES and INTO THE LARGE DUMPSTER
 - Don't try to stuff oversized bags into the chutes
 - Don't put cardboard or other objects in the chutes
- 2) COMPLETELY FLATTEN All Cardboard Boxes - When boxes
aren't flattened the bins overflow and the trash room
becomes a mess
- 3) RINSE OUT FOOD CONTAINERS Before Putting Them Into
The Recycling Bin— Food Residue Attracts Rodents
and Can Create a Health Issue

Concrete Sidewalk Repair

Classic Concrete completed the sidewalk repairs on
Tuesday, April 1 and Wednesday, April 2

**THANK YOU TO EVERYONE WHO COOPERATED TO MAKE THIS
A SUCCESSFUL PROJECT**

In addition to the sidewalks, a much needed pad for a new
bench was added in front of Building 90

Thanks To Maureen McCleary For Her Hard Work and
Advocacy To get The Bench Approved



DRYER VENT CLEANING SCHEDULE

Dryer Vents Are Scheduled To Be Cleaned IN ALL UNITS
During the Week of April, 21st

This Year We Are Using **Air Quality Technology**
To Clean the Dryer Vents

They Will Post Notices the Week of April 7th
For Each Owner To Contact Them To Set Up An Appointment

**FULL DETAILS ARE ON NEXT PAGE
OF THIS EDITION OF THE BEE**

Mutual 19B

Dryer Vent Cleanout—ALL UNITS

We Have Scheduled the Dryer Vent Cleanout for ALL UNITS We Are Using Air Quality Technology This Year ** This Is

FREE of Charge For Each Unit **

Your Dryer Vent Will Be Professionally Cleaned From

Monday, 4/21–Friday, 4/25

IF YOU WILL NOT BE HOME , Please Make Arrangements
For Access To Your Unit

To Make It Easier For All Of Us, Air Quality Will Make
Individual Appointments For Each Unit

YOU NEED TO CONTACT AIR QUALITY ASAP
TO MAKE AN APPOINTMENT
THAT WORKS FOR YOU

THIS IS A FIRE SAFETY ISSUE FOR ALL UNITS



*Air Quality
Technology INC.*



Phone # - 301-956-7254

Email—SKYLRRO@hotmail.com

Make Appointments Starting April 7th

If You Have Any Questions or Concerns,
Contact Danesca Pineda
dpineda@lwmc.com 301-598-1316



IMPORTANT- SAFETY and SECURITY

Emergency Access To Your Unit – Key at Main Gate **NOTE: This Notice Has Been Provided By LW Security Department**

The Security Department is conducting an audit this month of residents' spare unit keys at the Main Gate, so you are hearing more about ensuring that a copy of your house key is provided to the guard at the Main Gate.

Secure boxes of the keys are maintained at the Main Gate Security.

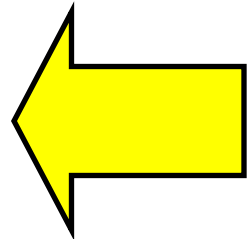
If you have NOT already provided the guard with a copy of your key, please do so as soon as possible. **This includes new keys in case you have changed your lock.**

At this time , **YOU SHOULD CHECK YOUR KEYS**

TO MAKE SURE THAT THEY STILL FIT YOUR LOCK

HERE IS HOW TO DO THIS :

- 1) **Stop By the Main Gate** with your photo ID and **pick up the key(s)** that they have on file
- 2) **Try the keys in your lock(s)** to make sure that they still work
- 3) **Return the keys** to the Main Gate and let them know that they are the correct key(s)



In the case of an event such as a welfare check, or any emergency situation, the key will be retrieved from the Main Gate.



IF NO KEY IS AVAILABLE, emergency personnel will conduct a forced entry

and the Resident will be responsible for the cost to repair the door,

which could cost \$4,000 to \$4,500 to repair the damage caused by the entry.

In addition, **if you somehow forget your key and you are away from your home, you can always go to the Main Gate and request the copy of your key.**

If you have a keyless entry to your home, or a Lockbox– You can enter the Code into Dwelling Live or you can contact your Mutual Assistant and they can enter the code into Dwelling Live, to be used in case there is a need for an emergency entry to your home. Dwelling Live is the App that you can use to allow Guests to be given entry into LW without Security having to contact you.

Our Mutual Assistant is Danesca Pineda – dpineda@lwmc.com

--- She will need your Name, Address , and the Keyless Entry or Lockbox Code ---



Building Reps Needed - Bldg 90, 93 and 94

The Board of Directors Needs Your Help

The Building Representative Positions
in Bldg 90, 93 and 94 are Currently Open

We Need Residents To Step Up and
Volunteer To Help Their Neighbors

An Ideal Solution Would Be For Two (or More) Residents
in Each Building To Work As a Team To Fill the Void

The Ability To Communicate With Residents, our Mutual
Assistant , Property Manager and The Board via Phone, Text and
Email are Important Tools For This Role

Please Contact Any Board Member If You Are Willing and Able To
Help Out in Making Mutual 19B a Better Place To Live

The Board Will Provide Training, Guidance and Materials That Are
Needed To Be A Successful Building Representative

The Lighter Side



Being 20 in the 70's was much
better than being 70 in the 20's

I used to be a "glass half full"
kind of person
Now I'm more of a "where'd I
put my glass" kind of person

Imagine being rich enough
that you don't have to watch
YouTube videos every time
something in your house
breaks

I never thought that I would
be the kind of person who'd
wake up early and exercise...

And I was right !!!

Is an argument between two
vegetarians still called a
beef?

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

**M19B ONLINE**

Website : lwm19b.com

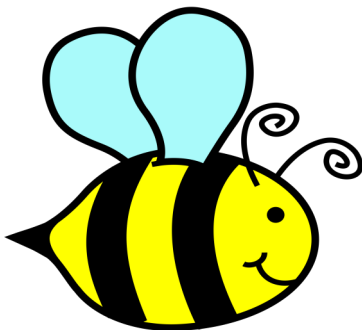
M19B is also on the
LW Residents website at:
[mutual19b.lwmc.com/
homepage/38020/home](http://mutual19b.lwmc.com/homepage/38020/home)

BUILDING REPRESENTATIVES

<u>B88</u>	Don Bonn	410-340-5977 donbonn88rep@gmail.com
<u>B89</u>	Connie Costa	301-448-2799
	Gina Kreuter	301-467-2753 gina19b2024@gmail.com
<u>B90</u>	Vacant	
<u>B91</u>	Virginia Austin	931-446-5897 vlaustin46@yahoo.com
<u>B92</u>	Rita Mastrorocco	301-814-9196 rmmastrorocco@verizon.net
<u>B93</u>	Vacant	
<u>B94</u>	Vacant	

BOARD OF DIRECTORS

<u>President :</u>	Don Bonn 410-340-5977 donbonn88rep@gmail.com
<u>Secretary:</u>	Rita Mastrorocco 301-814-9196 rmmastrorocco@verizon.net
<u>Treasurer:</u>	John Gervais 240-669-9092 johngervais1944@icloud.com
<u>Director:</u>	Arsenetta Hawthorne 510-681-3944 Hawthornea19b@gmail.com
<u>Director:</u>	Jack Dunn 240-286-0861 jjdunnjr@aol.com
<u>Director:</u>	Virginia Austin 931-446-5897 vlaustin46@yahoo.com
<u>Director:</u>	Gina Kreuter 301-467-2753 gina19b2024@gmail.com
Asst. Treasurer	

**Mutual Assistant**

Danesca Pineda

301-598-1316

dpineda@lwmc.com

Property Manager

Nancy Sprinkle

240-560-5565

nsprinkle@lwmc.com