

The Mutual 19 BEE



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Message From the President

To Mutual 19B Owners and Residents:

My goal as President of Mutual 19B is to try to improve the Mutual and make this a better place for all of us to live.

With the help of Nancy Sprinkle, our Senior Property Manager, and her team , we are identifying areas that may have been neglected over the years and we are trying to address them .

Before 2023, our Mutual did not have the benefit of a Property Manager to handle a multitude of Mutual problems. The previous Boards had to tackle these problems without having the expertise or experience needed to make prudent decisions. They were expected to do the impossible. Nancy has already provided advice and guidance that has saved us thousands of \$\$.

Currently, we are in the process of making repairs, throughout all of our Buildings, of damages that have been neglected for years. Some of the areas being addressed are the inevitable scuff marks on the walls, damaged areas on the walls, scratches on the doors to your units (exterior of doors is Mutual responsibility) , and a myriad of other needed repairs. Please be patient, this will take time to achieve our goals.

The key to our ability to identify and address these problems are your BUILDING REPRESENTATIVES. They have been working with Ginny Austin, our Board Member who stepped up to coordinate the project. Please take the time to thank your Building Rep and Ginny when you see them.

HOW CAN YOU HELP ?

We need you to let your Building Rep know when you see an issue in your Building, or anywhere in the Mutual , that needs to be addressed. Don't assume that we already know about it.

I am pleased to report that we have completed the replacement of the roofs on 4 of our Buildings. S&K Roofing was recommended to us by Nancy Sprinkle and they were the low bidder when we asked for Proposals from several companies. They have done a great job and have been very cooperative with limiting the impact on our Residents..

Thank You to the Residents and Building Reps who worked together to help each other deal with the parking restrictions and other disruptions that these jobs created. We still have two more Buildings that will need new roofs soon. We will use our experience to make those jobs run smoothly.

Moving forward we will be identifying other problems in our Mutual that will need to be addressed. Change can be difficult, especially for us "Seasoned Citizens". We can't continue to do things, or not do things, just because "That's the way that it has been done in the past" . I will do everything that I can to continue to identify what we need to address and to find ways to make things better for all of us. Thank You for your support.

Don Bonn—President Mutual 19B

The next
Board Meeting
for Mutual 19B
will be

Monday, August 19
at 2:00 pm
in Room B of the
New Administration
Building

Notices Will Be Posted
In Your Building Lobby

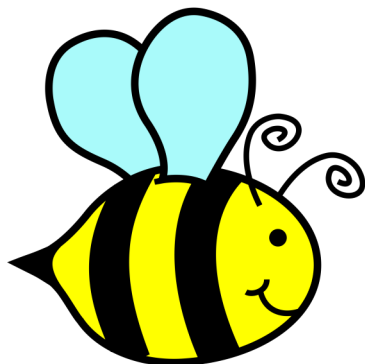
A NEW NAME FOR Mutual 19B ???

We Have Received
Some Interesting
Suggestions

KEEP SENDING YOUR CREATIVE IDEAS

We May Publish The
Names In A Future
Edition and Ask For
Your Feedback

THANK YOU





Building Representative Guidelines

The Board of Directors and your Building Representatives have created Building Representative Guidelines. The purpose is to make sure that Building Reps and Owners/ Residents know what is expected from Building Reps.

Building Reps are volunteers. Please cooperate with your Building Rep . They help you and assist the Board in improving Mutual 19B.

Building Reps are not expected to be Rules enforcers. They may remind you if they spot a problem, but will let the Board know if we need to remedy a problem.

Thank You, in advance, for your cooperation. Thanks to all Building Reps for being there.

BUILDING REPRESENTATIVE GUIDELINES - Mutual 19B

Building Representatives serve as the Contact Point between residents and the Condominium Management and/or Board of Directors for all repair, maintenance, and associated matters with regard to the common areas and the general resident concerns related to the use of common areas only.

The Building Representative should:

- * Maintain a resident building roster and roster with emergency information
- * Welcome new residents and provide a resident building roster sheet, obtain information to update the Building Directory, Building Roster and Emergency Contacts and Procedures list
- * Acquaint new residents with our Trash Room Schedule and Procedures, Storage Room location, Red Line restrictions and key availability
- * Make sure new residents have a copy or know how to obtain a copy of the M19B Rules, Who Pays Document, Bylaws, Website Information, Maintenance Contact Procedures and Building Representative Guidelines
- * Keep the lobby directory and bulletin board up to date
- * Report any safety/maintenance/elevator issues in the common area to the Mutual Assistant
- * Try to resolve or mediate disputes without taking sides and forward to the Mutual Board as needed
- * Keep a list of the parking space assigned to each unit as part of the resident building roster, and share with Mutual Assistant
- * Initiate reassignment of parking spaces in accordance with the Mutual Rules and Procedures.

The Mutual Assistant is available to prepare and update lists and provide copies for the Building Representatives



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From The Board

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CONDO FEES

Our Condo Fees are continuing to soar , mostly because of factors that the Board has little or no control over. Electric, Water and Insurance rates are big contributors. Our Mutual water costs have skyrocketed—well over what was budgeted. We have been told to expect further rate increases in 2025. Our Budget will reflect these expected increases.



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 your 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.

“ Cabin Filter” in Your Car—(Not Mutual Related) - Just a Helpful Tip

Did you know that most cars have a “Cabin Filter” that cleans the air that comes into the interior through the heat and AC systems. It catches dust, pollen and other airborne materials. Most manufacturers recommend replacement every 12, 000 miles. Many cabin filters are located behind the glove box and are easily accessible . For many of us , this is a do-it-yourself project. If you go to a dealer or repair shop, you will pay a premium for their know how. If you don't know how to replace it, ask a neighbor for help. There are probably many of our neighbors who know how to replace it and would be happy to do a good deed.



Community Happenings

Residents of buildings 89 and 90 enjoyed a joint picnic Saturday, August 3.

The planning was shared by Michael Burden, Maureen McCleary, and residents of building 89. The picnic was held on the front lawn of Bldg 90 to ensure accessibility by the mobility challenged residents, which was a great idea.

Mike was also responsible for the barbecue, which included chicken, hamburgers and hot dogs and the tents which provided some shade cover for the food. Other residents contributed several variations of pasta and green salads, the mandatory watermelon, brownies, cookies, drinks, condiments and the ice.

Boombox music and vocals were provided by Carmen, who has an especially beautiful voice. Although it was borderline unbearably hot, a wonderful time was enjoyed by all, who also agreed that it should be done again, with all buildings included.

And, hopefully with access to appropriate M19B lawn furniture and tents on our own beautiful yards/lawns. Let's get this on our agenda!



The Lighter Side

I Hate It When I Go Into The Kitchen To Look For Food and All I Find Is Ingredients

Do Song Birds Get Mad At Hummingbirds For Not Knowing The Words?

Always Make Sure That **SOMEONE** in the Relationship Has Good Credit
That's Why They Are The **SIGNIFICANT** Other
"Sign/If/I/Can't"

It Turns Out That When Asked Who Your Favorite Child Is You Are Supposed To Pick One of Your Own
I Know That Now !!!

Did You Know That **MUFFINS** Spelled Backwards Is What You Do When You Take Them Out Of The Oven ?





M19B ONLINE

Website : lwm19b.com

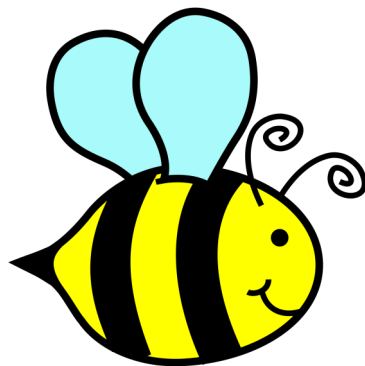
M19B is also on the
LW Residents website at:
[mutual19b.lwmc.com/
homepage/38020/home](http://mutual19b.lwmc.com/homepage/38020/home)

BUILDING REPRESENTATIVES

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