

The Mutual 19 BEE



Published By and For Mutual 19-B

THE HILLTOP

March, 2025

Message From the President

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

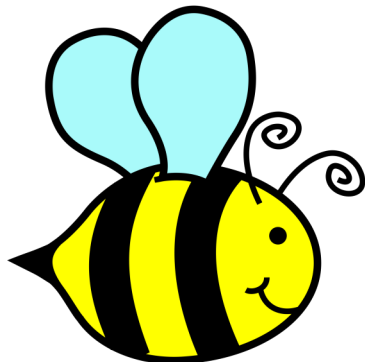
Please Let The Board
Know When You Spot a
Problem or Need More
Information About
Happenings Within
Your Community

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:

It appears that 2025 will be a busy and challenging year for our Mutual. Hopefully the Board of Directors will be able to navigate these challenges and make decisions that will improve the Mutual –now and into the future.

John Gervais, our Treasurer , has decided to “retire” when his term on the Board expires in May. Please join me in thanking John for his many years of service to our community. Fortunately, we now have appointed Gina Kreuter to the position of Assistant Treasurer. She is learning the ins and outs of our financials with John’s able assistance. Gina is ready , willing, and able to step into the Treasurer’s position if the newly elected Board appoints her to that position in May.

We have a number of projects recently completed, currently underway or being planned to make needed improvements throughout the Mutual:

- Water Alarms were just installed in all 1st floor units to try to prevent damage from condensate line backups. We spent tens of thousands of \$\$ in 2024 for these repairs. We will not be using PPD for condensate line clean-outs this year because that did not handle this appropriately in 2024
- EZ Traps were just installed in 21 units in Bldg 91. These should have been replaced when the building was reconstructed , but was overlooked by the Contractor.
- Elevator carpets will be replaced in all buildings shortly
- Dryer vents will be cleaned out in all units. We will not be using PPD this year due to poor performance in the past
- Cracked sidewalks will be repaired throughout the Mutual shortly.
- The defective main electric panel in Bldg 90 will be replaced this Spring
- Phase 1 of elevator modernization will be done this year in all buildings
- Storm water drainage onto the ElkrIDGE Way parking lot is being researched by the Board with the goal to achieve meaningful mitigation this year

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.

Due to the recent resignation of a Board Member, we will be electing 4 candidates to serve on the Board. Asst. Treasurer Gina Kreuter was appointed to fill the vacancy until the Election. 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.cm, or Danesca Pineda at dpineda@lwmc.com / 301-598-1316 or Don Bonn, President of Mutual 19B–The Hilltop.

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 ⬅

We Hope To Have a Tentative Order of Buildings in the Next Few Weeks

The Plan Is To Have One Building Completed Per Month For Seven Consecutive Months

➡ Each Elevator Is Expected To Be
Out Of Service For 3-4 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



ELEVATOR MODERNIZATION IMPACT

The current plan is to have the piston and jacks replaced in all 7 buildings—one at a time—one right after another. The estimated time that each elevator will be out of service is approximately 3-4 wks. The order of work will be determined in consultation with Dave Mirch, based on the current condition based on a visual inspection.

Additional modernization of controls, motors, and other parts will be done after this phase is completed. The time frame will depend on recommendations from Dave Mirch, budget constraints and trying to limit the length of time that the elevator will be out of service. This may happen over an extended period of time. Our elevators are safe. The modernization is intended to extend the life of the elevators and avoid a breakdown that could disable the elevators for many months.

WHAT SHOULD YOU EXPECT WHEN YOUR ELEVATOR IS OUT OF SERVICE ?

We are fortunate to have the experience of Bldg 90 being out of service for 8 wks during the previous modernization. Maureen McCleary (Bldg Rep then) did an incredible job in organizing the Residents to find out who was going to stay in the Building and who would be forced to relocate. In addition, our neighbors in Mutual 19A have shared their experiences and documents on how they organized to accommodate everyone as best they could.

Our Board is going to have to make decisions on what support the Mutual can provide. The Residents in each Building will need to work with each other to help everyone get through the burden together. The Building Rep , if they are willing and able, can be a key figure in this effort. Unfortunately, we current have 3 buildings (90, 93 and 94) without Bldg Reps. We hope that Residents will step forward and offer to take on the responsibilities of Building Rep.

You will shortly be receiving a Survey from the Board asking which Residents on the 2nd and 3rd floors will be staying and who will have to relocate. It will also ask what help will be needed by those who are staying. The survey will also ask Residents of all 3 floors what tasks they could assist with for Residents who will need help. (Mail, Groceries, Shopping, etc)

For those Residents who will have to relocate because they are unable to use the stairs, their first choice needs to be to relocate to live with relatives or friends during the disruption. If there are any Residents who are not able to locate a place to relocate to, we will try to help them find a suitable place to go at a reasonable cost. This should be a last resort, if no other remedy can be found.

Planning this project is a time consuming task and the Board needs cooperation from everyone. The Board and Building Reps are volunteers. Some may not be able/ willing to devote time to this. The rest of us will have to pick up the slack. We know that many of our neighbors are going to go above and beyond to make this work.



**PLEASE RESPOND PROMPTLY AND IN DETAIL WHEN YOU ARE ASKED TO
PROVIDE INFORMATION CONCERNING THE ELEVATOR DOWN TIME**



The Board will make every effort to keep everyone informed of schedules, details of the work and what we need from each of you.

We will utilize The BEE , Notices on your Bulletin Boards, Robocalls , and Notices Door-to-Door. Beginning in May, there will be a new Board of Directors who will take on planning for this project. We will learn as we go. If we find that something happens that wasn't anticipated, we will use that to try to avoid it on the next buildings. The entire project is expected to take 6-7 months beginning in the August–September time frame. It should be completed in early 2026

Concrete Sidewalk Repair Schedule

Classic Concrete is planning to do the sidewalk repairs on Tuesday, April 1 and Wednesday, April 2

The job is expected to take 2 days.

The dates will be finalized during the last week in March based on the weather forecast for 4/1- 4/5

Cars will need to be removed from the following parking spaces to allow access for the workers and to avoid damage to cars. Cars will need to be removed by 7:00 am on the first day that the work is scheduled. Cars can be returned once the work is completed.

Spaces- On Beaverbrook Ct - 8,9,10,11,14,22,23,26,27,28,29,92,93,94,95,98,99,100
138,139,140,146,147,148,149,150 151,152,157,158,159,160

Spaces on Elkridge Way -
169,170,171,172,173,174,179,190,190A,191,192

NOTE: Spaces 23,26,27,28,29 are **Visitor spaces** on Beaverbrook near M19A - Bldg 87

NOTE: Spaces 138,139,140 are **Visitor spaces** on Beaverbrook between Bldg 90 & 91

NOTE: Assigned Spaces by Building:

Bldg 88,89,90 and 92 spaces are located on Beaverbrook Ct

Bldg 91,93 and 94 spaces on Elkridge Way

Classic Concrete will supply cones to help block these spaces

Notices will be posted in all Buildings during the last week in March

Classic Concrete will try to limit blocking the main entry sidewalk leading to the entrances, but there are places where this will have to be blocked if the entire width of the sidewalk is being replaced

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



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.

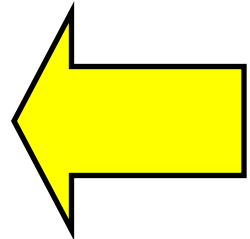
If you have NOT already provided the guard with a copy of your key, please do so as soon as possible. **This includes new keys in case you have changed your lock.**

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 ---

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**

WEEKEND / HOLIDAY DELIVERY POLICY

The Board of Directors has decided to revise the Policy on deliveries due to the changing environment for deliveries in recent years. Deliveries are allowed **EVERYDAY**—including Weekends and Holidays. We Will Notify the Main Gate Security of This Policy Change.

Most Mutuels have also made this change. Food deliveries, Amazon, UPS, USPS, FedEx and others have routinely been allowed throughout Leisure World for several years. It makes little sense to allow Amazon to deliver a TV or appliance and not allow Best Buy or other stores to do the same.

NOTE: MOVING IN OR OUT is still restricted to Monday– Friday
(excluding holidays when LW Offices are Closed)

REPAIRS are also restricted to Monday– Friday
(excluding holidays when LW Offices are closed)

Special Exceptions—on a Case-by-Case basis can be made
by our Property manager or Mutual President



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



Always borrow money from a
pessimist.
They will never expect it back

Light travels faster than sound,
which is the reason some people
appear bright before you hear them
speak

It is a shame that nothing is built in
America anymore
My new TV says "Built in Antenna"
I have no idea where that is

Last night my wife was
complaining that I never listen to
her ... or something like that

Maybe if we start telling people
that their brain is an app—
they will start using it

You only need two tools to fix
things: Duct Tape and WD 40
If it moves and it shouldn't—
use Duct Tape
If it doesn't move and it should—
use WD40



FOOD IN THE PANTRY PROGRAM

SPONSORED BY THE LEISURE WORLD CLUB

HELPING NEIGHBORS IN NEED (formerly CHWP)

2nd Tuesday of the Month 9AM – 3PM

INTERFAITH CHAPEL

NON-PERISHABLE ITEMS WILL BE LEFT

ON A TABLE UNDER THE PORTICO

AT THE CHAPEL.

**M19B ONLINE**

Website : lwm19b.com

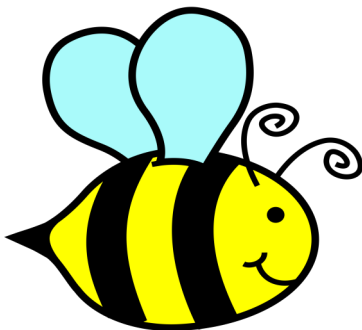
M19B is also on the
LW Residents website at:
[mutual19b.lwmc.com/
homepage/38020/home](http://mutual19b.lwmc.com/homepage/38020/home)

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 jkdunnjr@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