

# The Mutual 19 BEE



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## Message From the President

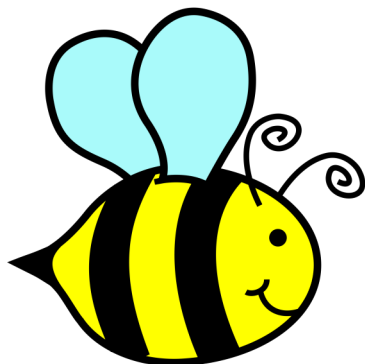
As Always—  
Communication Is Vital  
For All of Us To Help  
Make Mutual 19B Better

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 January  
Board Meeting  
for Mutual 19B  
will be  
**January 22, 2025**  
in Room A  
of the  
New  
Administration  
Building

Notices Will Be Posted  
In Your Building Lobby



### To Owners and Residents:

#### HAPPY NEW YEAR - Looking Ahead To 2025

The Votes Are In—Mutual 19B Will Have Another Name in 2025.  
The Results of the Voting Will Be Announced at the January Board Meeting . The Board will be making a decision on adding the new name to the signs at Beaverbrook Court and Elkridge Way.

We have a number of projects and events upcoming this year. Details on some of these can be found in the “buzz From the Board” and “More buzz From the Board” on pages 2+3 of this edition of The BEE.

Our Annual Election for the Board of Directors will occur in May. Please consider stepping up to run for a position on the Board and pitching in to help improve Mutual 19B. There will be two (2) Board positions with three year terms and one Board position with two years remaining on the ballot this year.

The Building Representative positions for Building 90 and Building 94 are open. We need volunteers to fill these important roles. The ability to communicate with Residents, the Board, and our Property Manager and Mutual Assistant by phone, text and email are important skills for a Building Representative. We will provide the training and materials needed to handle this job.

The Board has made the decision to NOT renew our Annual Maintenance Contract with PPD . We will be using other companies to handle maintenance on Condensate Lines , Dryer Vent cleaning, Heat Pump maintenance and other ongoing maintenance needs. We decided that PPD was not meeting their obligations and required response times for many projects.

Mutual 19B was required to start reporting the electric usage in all of our buildings to Montgomery County, beginning this month. In the buildings that have PEPCO meters for each unit ( B91,B92,B93,B94 ) this started in 2024. For the buildings on the Master Meter (B88,B89,B90 ) , where the charge for electric is included in your condo fee, this required installation of a Submeter in each building to measure the kWh used each month. Through considerable negotiations and arm twisting , we were finally able to convince the County that our Owners shouldn't have to bear the cost ( over \$20,000 ) of installing these Submeters. Montgomery County agreed to have this expense paid , in full, by The Montgomery County Green Bank— a non-profit organization whose goal is to promote energy saving projects.

Don Bonn—President Mutual 19B



**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 ()

The Board had **Water Alarms** placed in all 1st Floor Units , this month, next to the AC Condensate Line floor drain . The purpose of these alarms is to provide a warning if the condensate drain backs up and overflows into the unit. This can cause water damage in the unit which the Mutual is required to repair. If an alarm sounds, call the Main Gate immediately . If you hear an alarm from inside another unit and no one is home—call the Main gate immediately. They will have the PPD Emergency crew respond to identify the problem and prevent damage. **THIS IS ANOTHER REASON TO MAKE SURE THAT YOUR KEY IS ON FILE AT THE MAIN GATE.**

The Board is in the process of finding a new company to clean the **Dryer Vents** in all units . PPD has done this previously, but their performance hasn't been acceptable. We will let you know when we have this project lined up. It is important that **ALL DRYER VENTS** are cleaned. A clogged Dryer Vent is a potential fire hazard and also can affect your dryer's performance. Please make sure that you allow access when your unit is scheduled for this project.

The Board is getting proposals to replace the **carpet in all of the building elevators**. This carpet gets the most wear and tear from foot traffic, deliveries, moving of furniture, etc. We are exploring using commercial grade carpet tiles instead of a single piece of carpet. All 7 elevators would have matching carpet tiles. If there is damage , an individual tile can be replaced at a considerable savings. We plan to purchase extra tiles for replacement of damaged tiles.

The Board has approved a proposal from Classic Concrete to **repair all of the cracked concrete sidewalks** throughout the Mutual. The total cost is \$16,000. The work will be done as soon as weather ( temperatures ) permit. We were able to negotiate with the roofers who replaced our roofs to pay for \$10,000 of these repairs to account for damage to sidewalks done by their heavy trucks. When this project is scheduled, we will need cooperation of Residents to move some of their cars from spaces near the concrete repairs. This is to allow easy access for te contractor and also prevent damage to vehicles.

We are in the process of getting proposals to repair/replace a main electric panel in Bldg 90. This will be an expensive project and is a reminder that much of the infrastructure in our buildings is original and we will face the need to replace it in the years to come.



# Building Reps Needed - Bldg 90 and Bldg 94

## The Board of Directors Needs Your Help

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

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

Building Representative Guidelines are on the  
Next Page of This Edition of The BEE

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 Lighter Side



Don't You Hate It When  
Someone Answers Their Own  
Question ? I DO !!!

Have You Tried The New  
Restaurant Called "KARMA" ?  
There Is No Menu  
You Get What You Deserve

The First Time That I Got A  
Universal Remote, I Thought  
To Myself:  
THIS CHANGES EVERYTHING

I Have A Fear of Speed Bumps  
But I Am Slowly  
Getting Over It

I Can Tell When People Are  
Judgmental Just By Looking  
At Them

A Hacker Called Me and  
Said "I Have All of Your  
Passwords"  
I Got a Pen and Paper and  
Said "Thank Goodness,  
What Are They " ?



# Building Representative Guidelines

## **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



**M19B ONLINE**

Website : [lwm19b.com](http://lwm19b.com)

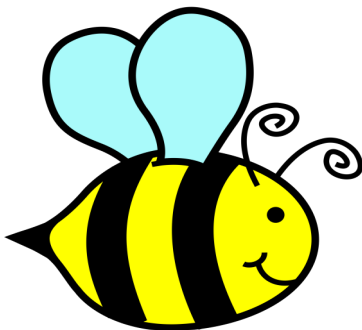
M19B is also on the  
LW Residents website at:  
[mutual19b.lwmc.com/  
homepage/38020/home](http://mutual19b.lwmc.com/homepage/38020/home)

**BUILDING REPRESENTATIVES**

- B88** Don Bonn                    410-340-5977  
donbonn88rep@gmail.com
- B89** Connie Costa            301-448-2799  
Gina Kreuter                301-467-2753  
gina19b2024@gmail.com
- B90** Vacant
- B91** Virginia Austin            931-446-5897  
vlaustin46@yahoo.com
- B92** Rita Mastrorocco        301-814-9196  
rmmastrorocco@verizon.net
- B93** Melinda Kelly            240-401-7097  
mrc5199@aol.com
- B94** Vacant

**BOARD OF DIRECTORS**

- President :**                **Don Bonn**  
410-340-5977  
donbonn88rep@gmail.com
- Vice President:**      **Laurie Farnsworth**  
913-499-9707  
rbh2197@yahoo.com
- Secretary:**            **Rita Mastrorocco**  
301-814-9196  
rmmastrorocco@verizon.net
- Treasurer:**            **John Gervais**  
240-669-9092  
johngervais1944@icloud.com
- Director:**                **Arsenetta Hawthorne**  
510-681-3944  
Hawthornea19b@gmail.com
- Director:**                **Jack Dunn**  
240-286-0861  
jkdunnjr@aol.com
- Director:**                **Virginia Austin**  
931-446-5897  
vlaustin46@yahoo.com



**Mutual Assistant**

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