

APPENDIXES

Correspondence from Leisure World residents:

Appendix A – Correspondence in opposition to the new Administration Building

Appendix B – Correspondence asking for the Planning Board's meeting for this Application to be moved to Leisure World

Appendix C – Correspondence questioning the Leisure World Board of Directors' Authority to file this Application

Appendix D – Correspondence covering more than one issue

Appendix E – Correspondence asking Commissioner Dreyfuss to recuse himself from the case.

**Site Plan No. 820170120 Leisure World Administration Building and
Clubhouse I**

Appendix A

E-mail topic area: Opposition to the new Administration building

Shirley, Lori

From: admin@justus.group
Sent: Thursday, October 12, 2017 6:53 PM
To: justus organization; Montgomery County Council; mncpcc@justus.group; press and tv mediaf
Subject: Tom Conger letter to Case Anderson

325 standing room only!!!

slkatzman

President,

"JustUs" advocates to enhance the quality of life for all Leisure World residents

justus.group

admin@justus.group



Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”

3536 FITZHUGH.
SILVER SPRING, MD.
209

Oct 10, 2011
RE: site plan # 8201701

Dear Chairperson Anderson,

In 1970 I attended a public hearing on the proposed Bethesda-Chevy Chase Master Plan. The hearing was put on MNCPPC, and it was held at the G-E-I-C auditorium. Hundreds of people from the affected community were present to participate in the planning process. Shortly after the hearing I moved to another part of the country and behold, after 47 years, I am back in Montgomery, living in Leisure World. I expected the MNCPPC to still be open to public participation in the planning process. I guess I was wrong to assume that. I truly wish for the community to participate. This is clearly shown by your actions in allowing the public hearing on the proposed Administration Building to be held here in Leisure World. I hope that you will re-consider your decision to hold the hearing

Dear

This letter is submitted in OPPOSITION to the proposal for demolition and replacement of Leisure World's administration building (site plan #820170120).

First, the application submitted to the Montgomery Planning Board of the MNCPPC was, in our opinion, approved by an illegally constituted Leisure World Board of Directors. The Board is composed of members who were never voted on by the residents of Leisure World. Rather, each mutual of Leisure World elects a Board. Those Boards then select one of their own (usually the president of the mutual) to serve on the overall Leisure World Board of Directors. This makes for over 30 members of the Leisure World Board of Directors, a most unwieldy and inefficient governing body of principally "yes men" or "yes women" to the General Manager Kevin Flannery and the Executive Committee of the Board. It is our understanding that this process of selecting the Leisure World Board of Directors is contrary to the statutes of the State of Maryland. Therefore, the application that you have accepted should be declared null and void.

Second, we are opposed to the proposal because a detailed, invasive engineering study was never done to determine if the existing administration building could be modified and upgraded to fit the needs of Leisure World. So often in our society we are too eager to tear down and throw away, rather than preserve and upgrade. The current administration building is a fine looking structure that is well-sited and harmonious with its surroundings (many trees & shrubs that lend themselves to a very pleasant landscape).

Third, the implementation of the proposal to raze and rebuild would grossly alter the "front door" to our community; i.e., the view that visitors and residents alike have when they enter the development. First, one passes by the Leisure World globe (who doesn't love the globe?). Then as you go through the guard gate, you see ahead of you a beautiful scene of trees and shrubbery that surround the administration building and Club House 1. With the razing of the existing administration building, all you would see is a parking lot. Ugh! No matter that it would be landscaped, it's still a parking lot! We don't want our view of Leisure World to be a parking lot every time we come home to our community. The residents of Leisure World are proud of the way our development looks—it has taken decades to get to this point of serene and soothing surroundings. We want to keep it that way.

Fourth, there will be many trees removed or adversely impacted if the razing and re-building plan is carried out. Sure, the development plan calls for the planting of new trees to replace the ones taken away, but these replacement trees will be immature. Arborists that we are familiar with say that it will take 30 years for these trees to be fully mature. Leisure World has 22% tree cover. The County's environmental department says we should have 40%. We would be going backwards from the 22% if the puny little saplings are planted and counted as part of our tree cover. Additionally, one tree that will be affected is the Japanese Pagoda Tree, located next to the current administration building. This tree has been designated as a "Maryland Champion Tree." Keep our existing trees (including the Japanese Pagoda Tree) by not implementing the proposed development plan.

Fifth, we are greatly concerned about the environmental impacts that will ensue should the plan be carried out. The razing of the existing structure will be noisy and unsightly, involving the use of heavy equipment to tear down and haul away the resultant debris. One of the things that Leisure World residents love the most about our community is the tranquility of the place. It will certainly not be tranquil with all this demolition going on. And then there's the dust and particulate matter in the air that

will result from the demolition, not good for the lungs of our aging population. After the building is razed, to where will the materials be transported? Montgomery County has no landfill, so the stuff will have to be trucked long distances to another site, necessitating the burning of fossil fuels to get it there. And, then there's the matter of where the proposed new building will be located. The site that has been chosen is land that has had severe soil stability and drainage problems in the past. The plot of ground that the existing administration building sits upon has no drainage problems and no soil issues. Sixth, we are concerned about the cost of the proposed razing and new construction. Figures that have been provided are 5-6 years out of date, and no increase in the estimated cost that would account for inflation has been given. We have lived in Leisure World for six years. Not a year has gone by that we didn't have an increase in our Mutual 18 fees that are payable each month. It's called dealing with inflation. We don't want to be stuck with a price tag that ends up being millions over what was estimated. In Leisure World, we currently require buyers who wish to live in our community to pay 2% of the price of the dwelling. If there's not enough funds to pay for the razing and new construction project, we could see the Leisure World Board of Directors pushing up the fee to 3%, which would make selling our home more difficult. On a \$400,000 house, the fee would jump from \$8,000 to \$12,000. Please reject this application, as it is not in the best interest of the general welfare of Leisure World, a wonderful, tranquil and harmonious part of Montgomery County, Maryland.

Sincerely,

Thomas A. Conger

Lois L. Kutun

3536 Fitzhugh Lane
Silver Spring, Maryland 20906

Shirley, Lori

From: admin@justus.group
Sent: Saturday, September 23, 2017 1:16 PM
To: justus organization; LW Green; mncpcc@justus.group; LW Board of Directors; LW Exec. Committee; press and tv mediaf; cpac@justus.group; Montgomery County Council; ben kramer; roger manno; bonnie cullison; marice' morales
Subject: LW - Mutual 11 - survey- 74% oppose a new admin. bldg
Attachments: Mut.11 survey-74% oppose admin.bldg.pdf

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President,

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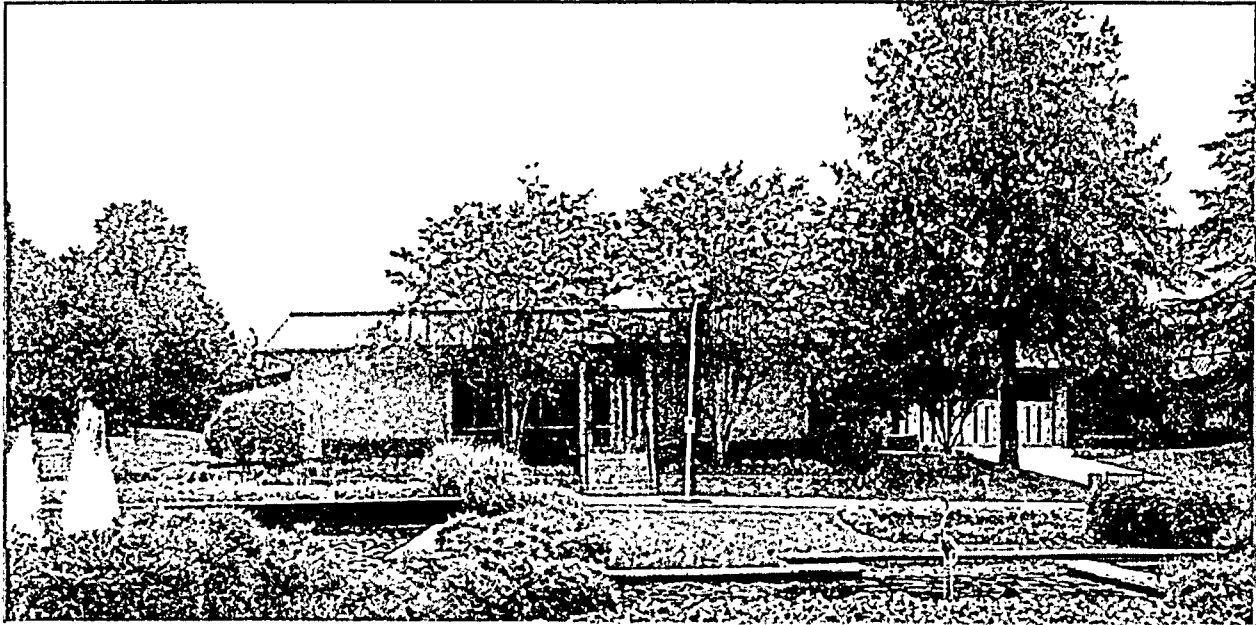


Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”

THE COURTS OF MUTUAL ELEVEN

SEPTEMBER - OCTOBER 2017

Survey Says: The majority of Mutual Eleven residents who responded to the survey oppose the construction of a new Administration building.



	Adderley Ct.	Beckenham Ct.	Farnborough Ct.	Total	Percentile
SUPPORT	3	5	4	12	26
OPPOSE	16	8	10	34	74

Seventy-four percent of Mutual Eleven unit owners oppose the construction of a new administration building.

In July 2017, the Board surveyed, via U.S. mail, all 109 unit owners to find out their views on the proposed construction of a new administration building. Forty-six unit owners (42%) responded. On a percentile scale, twenty-six percent SUPPORTED the construction of a new building and seventy-four percent OPPOSED it.

Previous boards did not survey unit owners. Board member, Roy Isenberg, introduced a motion to survey the mutual owners for the sole purpose of obtaining accurate information about the unit owners' position regarding the construction of a new building; to correctly inform our representative to the LWCC of our opinions.

Our representative to LWCC is Yvette Rich. Alternates

are Jack Rich and Frank Morrone. While some may see this survey as being late-in-the process, the Mutual now has the data which our representative can use to truthfully represent the views of Mutual Eleven owners.



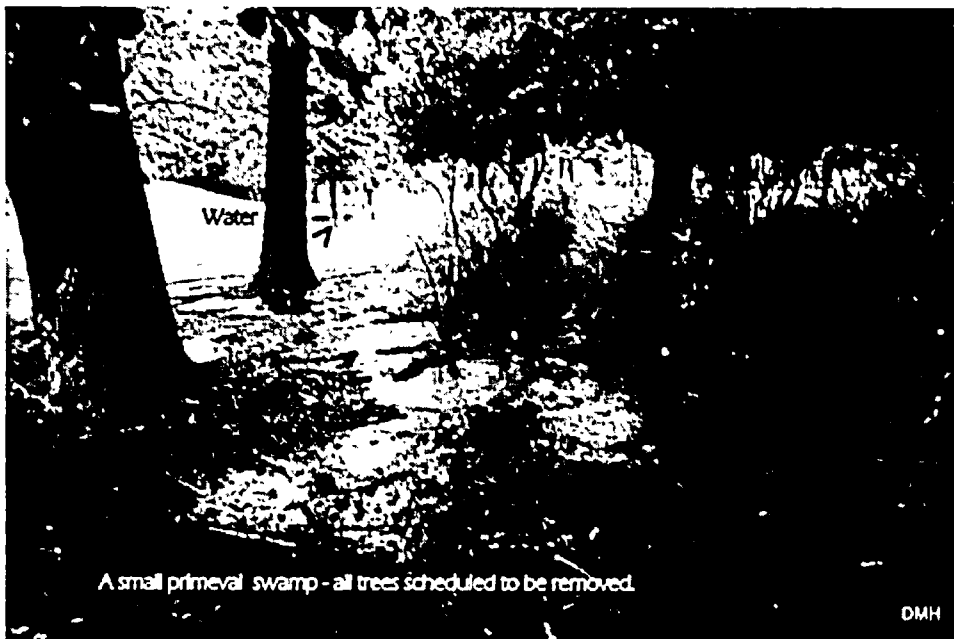
Board members Judy Owen, Bob Haak, and Roy Isenberg reviewing and collating responses to the survey. The Board thanks residents who participated.

Shirley, Lori

From: admin@justus.group
Sent: Thursday, September 21, 2017 8:20 AM
To: justus organization; LW Green; press and tv mediaf; ben kramer; Fatemeh Mojtabai; cynthia stephens; LW News Committee; cpac@justus.group; lwdogs@justus.group; mncpcc@justus.group; Town Hall organizing committee
Subject: LOOKS PRETTY WET!! ..by Bob Ardike

From: Marybeth Ardike <marybeth.bob@gmail.com>
Date: September 21, 2017 7:57:57 AM EDT
To: excomm@lwmc.com, LW Board of Directors <board@lwmc.com>
Cc: JustUs admin <admin@justus.group>, mfreeman@lwmc.com, suzanne pollak <suzpollak@gmail.com>, judyhruz@gmail.com, klewis@sbgvtv.com, Gerry Sommer <sommerg1@verizon.net>, kathy viney <kathyviney@comcast.net>, lwolinsky@ymail.com, rpthornell@comcast.net, Norman Holly <amtak518@gmail.com>, carole kennon <virtualcarole@aol.com>, Bob N <namovicb@gmail.com>
Subject: LOOKS PRETTY WET!! ..by Bob Ardike

These photos show a swampy area, after a rain, on Leisure World's property. This is the location chosen to build a new Leisure World Administration building.





The architectural firm the LWCC, BOD has been relying on is named **Streetsense** (no joke...!). The question being raised by countless Leisure World residents, who were never even allowed a referendum on the matter is, "Why didn't the LWCC, BOD find an architectural firm with **"common sense???"**

(Maybe one that would have contracted to have a **CURRENT** fiscal & structural viability study of the existing administration building before presenting a recommendation to spend millions of \$\$\$\$ for a new building & demolishing the current one) --- It is a fair question!

Since the question has been asked, the request deserves to be honored. **The following may provide some insight:**

From: Robert Namovicz <namoviczb@comcast.net>

Date: April 22, 2015 10:19:12 PM EDT

To: "mr.longpants" <mr.longpants@gmail.com>

Cc: Bob Namovicz <namoviczb@comcast.net>

Subject: Re: Streetsense

"This kind of embarrassing. Here are the minutes.

http://lwmc.com/docs/comm_min/cp/cp_min_01-06-14.pdf

It's embarrassing **because I made** the motion to hire StreetSense! Anyway, **CPAC did not** as a committee consider others.

Note, too, that George Stephens chaired CPAC in 2013; **Carol Kennon took over in 2014.**

To all of those who have asked for answers, I hope this information will help. Had Carol Kennon been at the helm of CPAC in **2013** this **might not** have happened.

“A Mind Is a Terrible Thing to Waste!” This has been said many times to emphasize many situations (**such as the one existent in Leisure World**). Also well know is the quotation from our good friend, Will Shakespeare. **“What’s past is prologue.”** Essentially, it means... we are...where we are... & we are about to do... what we are about to do...because of what was “set in motion” at an earlier time.

Also, remember the following. There is the well know principle subscribed to by many Seniors...

“Please do not confuse me with facts. My mind is made up & nothing will change it!” ...

Bob Ardike

Senior Residents in Leisure World Maryland have been denied their democratic rights since 1980. Today, September 21, 2017, marks the 37th year, 265th day of 8,000 LW seniors continuing to be denied their democratic rights.

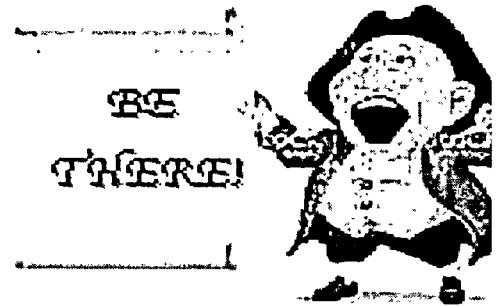
NEXT WEDNESDAY:

RESIDENTS TOWN HALL MEETING

Date: September 27, 2017

Time: 1:30 – 3:30 p.m.

Clubhouse 1 – Crystal Ballroom



LEISURE WORLD GOVERNANCE AND ITS MIS-MANAGEMENT OF YOUR FUNDS

\$\$ -- Follow YOUR Money -- \$\$

EVERY \$\$\$\$ spent --EVERY action taken by the Leisure World Board of Directors is in violation of the State of Maryland Homeowners Association Act.

This includes:

The unwarranted plan to construct a new administration building!

Denying our right to elect the representatives:

(RP § 11B-106.1 requires the association to 'elect' a governing body.

Allowing General Manager use of our funds for \$\$\$ multi-million \$\$\$ contracts

General Manager failure to pay State alcoholic beverage sale tax that YOU are required to pay;

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Shirley, Lori

From: Patterson, Patrick
Sent: Monday, August 21, 2017 11:03 AM
To: Shirley, Lori
Subject: FW: Fred Shapiro: "Independent Analysis Needed"

Good Morning Lori,

I've received another email to add to your record.

Respectfully Sent,

Patrick M. Patterson
Planner, Development Applications & Regulatory Coordination

Montgomery County Planning Department____
8787 Georgia Avenue
Silver Spring, Maryland 20910
(301)495-4555 office

<http://montgomeryplanning.org/>

Texas A&M Urban Planning '13 & '15

EXCELLENCE
M·NCPPC90

From: admin@justus.group [mailto:admin@justus.group]
Sent: Sunday, August 20, 2017 9:19 PM
To: mncpcc@justus.group; justus organization <justus@justus.group>; Town Hall organizing committee <thcommittee@justus.group>; LW Board of Directors <board@lwmc.com>; cpac@justus.group; mont.co.council@justus.group; LW Green <lwgreen@justus.group>; lwdogs@justus.group
Subject: Fred Shapiro: "Independent Analysis Needed"

OPINIONS: *From Our Residents*

Independent Analysis Needed

I think it is time for a clarification of the actual information and necessity for the destruction of the current administration building and the construction of a new one.

After listening to both sides and seeing very intolerant emails circulated with disparaging and insulting comments, I feel that it is time for all to step back and reconsider their positions. With the amount of information and misinformation and the high and righteous positions taken by some, it is time for an independent investigation and analysis of the entire matter

knowledgeable assessment has to be made and the validity of the claims on both sides must be addressed.

This fear of outside “intervention” is not realistic. In many cases only competent consultants, without any connection to our management or board, will review the details and plans and come up with a valid assessment.

In other words, let us be respectful of the rights of all residents and not be taken for fools or addressed in that manner.

As part of this, each representative to the board should be holding a meeting of the residents in their respective mutual and bringing the voice of the community to the table. Then, have the outside experts analyze the plans and tell us the truth.

— Fred Shapirc

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Shirley, Lori

From: marybeth ardike <marybeth.ardike@gmail.com>
Sent: Sunday, August 13, 2017 3:08 PM
To: Shirley, Lori
Subject: Leisure World of MD application for new administration building approval
Attachments: Jennifer St.John DOEPLW report.pdf; Proof that the Greenest Building is the One Already Standing Released in New Report from Preservatio.pdf

Dear members of the Montgomery County Planning Board,

There are many reasons for not approving the LWMD facilities enhancement plan to construct a new administration building. This message will center on two of them:

1. the environmental damage which will occur if the plan goes forward
2. the absence of an independent engineering study to ascertain whether the present building can be re-purposed.

You will find attached to this e-mail a study reported by the Montgomery County Department of Environmental Protection in 2014. In it you will see on page 4 that LWMD had (and still has) a very deficient tree canopy for a community of its size. Whereas the county encourages communities to maintain a canopy of at least 40% ,a GIS analysis of LWMD showed only 22%. It was also noted that the distribution of the canopy was less than optimal. In the years since that study was released more mature canopy trees have been removed. To worsen matters further, this community has many mature Ash trees which are being assaulted by the invasive Emerald Ash Borer and these are at high risk of dying,furthering depletion of our canopy cover.

It has been said that the "greenest building is the one that is already built". This could apply to the current LWMD Administration Building. However we do not know because there has been **no independent,comprehensive engineering study** done on the structure in question. Montgomery County has not met the benchmarks it set for greenhouse gas reduction by 2020 . The sourcing , and transportation of materials for new construction and the removal and transportation of waste from the new construction site will be compounded by the follow-up demolition and hauling of tons debris from the site of the present building site. The cumulative effect of these activities will cause a increase greenhouse gases, negatively affecting air, water and climate. Our county rightly promotes re-cycling within households and businesses. Is it not important to "recycle" our structures when possible? Please see the attached article summarizing research on the environmental benefits of building retrofitting and renovation.

In closing we ask that the planning commission not approve present plans until a structural study of the present building is completed to determine the feasibility of saving and remodeling, the current structure.

Sans Serif

Send



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION

CASE REPORT

DATE OF VISIT: 7/24/2014

DATE OF REPORT: 7/28/2014, updated 10/23/14, 11/5/14, 11/14/14

PROJECT/LOCATION:

Tributaries to the Bel Pre Creek to the Northwest Branch (*Figures 1-4*).

Mutual 24 - Vantage Point East located at 3200 North Leisure World Boulevard through the Norbeck Road gate, turn left onto N Leisure World Boulevard and the building is the 2nd high rise on the right. Stream runs through the backside of the property.

Mutual 8 – Stream reach south of Gleneagles Dr and west of Leisure World Blvd.

CONTACT INFO

Nicole Gerke, AIA, LEED AP, MBA
Project Manager, Leisure World of Maryland Corporation
3301 N. Leisure World Boulevard, Silver Spring, MD 20906
(w) 301-598-1026 (c) 301-801-0723 ngerke@lwmc.com

WMD STAFF

Jennifer St. John, Watershed Planner
(w) 240-777-7740 (c) 301-674-8348 jennifer.st.john@montgomerycountymd.gov

BACKGROUND

Jolene King, Vice President and Assistant General Manager for Facilities and Services, who I met on a previous erosion concern (9/7/12) reached out to me again to look at two other streams on the Leisure World property to advise what efforts they can take to address the sediment, branches, and natural debris that has accumulated (*Figures 1 & 2*).

OBSERVATIONS

Mutual 24

Nicole Gerke and Ronald Cabrera met and walked with me down to a first order tributary that flows into the Bel Pre Creek tributary to the Northwest Branch on the southwest side of Mutual 24's property (*Figure 3*). The reach is upstream of where I had visited before (9/7/12) between Mutual 12 and 27 properties. The stream was relatively stable at Mutual 24, very little erosion, and had a fairly dense vegetative buffer, despite many non-native invasive plants (*Figures 5-8*). There a couple of areas in the stream where vegetation was growing over rocks in the stream (*Figures 9-10*) and Ms. Gerke wanted to know if this vegetation and/or rocks could be removed. I responded that this is not recommended and may not be permissible without a permit since the removal may constitute a change to the course, current, or cross section of the stream (see applicable regulations in Recommendations section). The flows were slow through this area and stagnant in some places where cattails and phragmites (common reeds) were growing (*Figures 13-14*). There were significant accumulations of algae, likely caused by high nitrogen and



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION

phosphorus levels from the adjacent golf course runoff (*Figure 11*). The wetland-like conditions within this stretch of stream may serve a critical function to allow some nitrogen and phosphorus reduction to occur. Ms. Gerke also asked about removal of several dead trees and debris in the area adjacent to the stream (*Figures 15-16*). I responded that removing this particular debris shouldn't be an issue without a permit.

Mutual 8

This stream reach is on a separate first order tributary that flows to the Bel Pre Creek tributary and is located within Mutual 8's property, upstream of where I had visited before (9/7/11) on Mutual 11 property (*Figure 2 & 4*). The stream reach flows under Leisure World Blvd through a double pipe culvert (*Figure 17*) and a concrete channel carries runoff from the adjacent parking lot to the stream (*Figure 18*). The double pipe culvert is likely designed to carry baseflow (non-stormflows) through the right side and through both pipes during certain sized storms (*Figure 17*). Ms. Gerke asked about removing the sediment with vegetation in the stream above the culvert and this was not recommended. Just upstream of Leisure World Blvd, sediment was observed entering the stream (*Figure 19*) from an outfall that drains approximately 70 acres, or 32 acres of impervious area according to DEP estimates.

In general, Mutual 8 stream reach was observed to have significantly less vegetative buffer than the previous stream reach on Mutual 24 property (*Figures 21-23*). Many areas were mowed all the way to the edge of the streambank and there were several drainage pipe outfalls along the stream (*Figures 25-27*). Minor to moderate erosion issues were observed throughout the reach and a couple areas where a minor amount of sediment was dumped (*Figure 25*).

RECOMMENDATIONS

Leisure World has a lot of opportunity for stormwater, stream, and tree canopy improvements, with nearly 600 acres of land, 234 acres (40%) of which is impervious surfaces such as parking lots, roofs, sidewalks, etc. Approximately 25% of the non-impervious area is golf course.

DEP monitors stream conditions based on biology (aquatic insects and fish) just downstream of the Leisure World property (*Figure 2*) on the Bel Pre Creek tributary. The stream conditions have been consistently Poor or Fair at this location, with scores never reaching above 50%. DEP is planning to restore this reach of stream in the fall of 2015. In order for this stream restoration effort to be effective and long-lasting, it is important to improve stormwater control and treatment of areas draining to the restoration area from the Leisure World streams.

Further coordination with the Department of Environmental Protection (DEP) is highly recommended for a comprehensive approach to improving stormwater control/treatment, increasing and maintaining a healthy urban tree canopy, and protection of streams that run through the Leisure World property.

Ms. Gerke specifically requested general guidance on how Leisure World should handle sediment, branches, and natural debris accumulations in/around the streams and suggestions for best management practices. Some preliminary recommendations are below.



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION

1. What Can/Cannot be done in or around Leisure World streams?

Please note that the Montgomery County Department of Environmental Protection is not the lead authority on the regulation or permitting of activities in or around streams. The following summary information is compiled per request and additional follow up is recommended with the appropriate agencies if any work is proposed in or near streams or wetlands on the Leisure World property. Additional guidance may be sought through an environmental consultant.

Applicable Regulations – General Guidance

Stream Channel or Wetlands

1. Authority: Maryland Department of Environment (MDE), Wetlands & Waterways Division www.mde.state.md.us/programs/water/wetlandsandwaterways
 - According to the Annotated Code of Maryland Title 26 Department of the Environment, Subtitle 17 Water Management, Chapter 4 Construction on Nontidal Waters and Floodplains:
Section 3- Requirements for a Permit
“A person who proposes to construct, reconstruct, repair, or alter a dam, reservoir, or waterway obstruction, or change in any manner the course, current, or cross section of a stream or body of water within the State except tidal waters, including any changes to the 100-year frequency floodplain of free-flowing streams shall obtain a permit from the Administration before commencing any work.”
<http://www.dsd.state.md.us/comar/getfile.aspx?file=26.17.04.03.htm>
 - This regulation would include any drainage added to the stream, because this may change (add to) the flow and floodplain of the stream. It also includes removal of vegetation and rocks from the stream channel, because this may change the cross section and create sediment pollution.
 - It is generally okay to remove dead trees and debris near the stream as long as the removal activities do not somehow change the course, current, or cross section of the stream. If the area is within a forest conservation area, then M-NCPPC is the authority for activities involving trees.
 - Link to MDE Fact Sheet:
<http://www.mde.state.md.us/programs/permits/documents/2008permitguide/WMA/3.19.pdf>
2. Authority: Montgomery County Department of Permitting Services (DPS)
 - Montgomery County Code, Chapter 19, Article I, Section 2, requires a permit for any land disturbing activity that disturbs 5,000 sq. ft. or more of land, results in 100 cubic yards or more of earth movement, or is for the construction of a new residential or commercial building.
 - An applicant must have approved Erosion, Sediment Control and Stormwater Management plans before construction begins.
 - Projects that are near floodplains, wetlands, steep slopes or other environmentally sensitive or difficult areas may not qualify for the use of a Small Land Disturbance permit and must instead apply for an Engineered Plan Sediment Control Permit.



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION

Trees near Stream

1. Authority: Maryland National Park and Planning Commission (M-NCPPC) Forest Conservation Law
 - A Forest Conservation Inspector may need to review area and proposed impacts to live trees if 1) there is a Forest Conservation Easement, and/or 2) if a project is large enough to require an Erosion & Sediment Control plan (disturbance greater than 5,000 square feet).
<http://www.montgomeryplanning.org/viewer.shtm#http://www.montgomeryplanning.org/environment/forest/documents/ForestConservationLaw2014.pdf>
2. Generally, urban communities in our County are encouraged to maintain at least 40% tree canopy coverage. According to DEP estimate using GIS analysis, Leisure World is at approximately 22% tree canopy and the distribution of this canopy is less than desirable. Therefore it is important to maintain existing trees and plant new ones as much as possible.

2. What are some general “Best Practices” for Leisure World streams?

1. ***Maintain a vegetative buffer along all streams*** to protect the streambanks from erosion caused by runoff from the property. This can be as simple as not mowing to the edge of the stream. Ideally, adding native plantings (trees, shrubs, grasses, ferns) that have stronger, more extensive root systems will prevent erosion and block pollution from entering the stream, while maintaining an attractive, yet natural landscape.
 - ***Tree Planting Project***
 - I sent Ms. Gerke information about a Metropolitan Council of Governments (COG) volunteer tree planting program on 10/15/14 and provided contact information for:
Aubin Maynard, Environmental Planner III,
Metropolitan Washington Council of Governments
777 11th Capitol Street, NE, Suite #300, Washington, DC 20002-4290
202*962*3233 (direct) amaynard@mwkog.org
 - COG is a regional non-profit organization that, among many other projects, provides funding needed for stream buffer plantings in the Anacostia watershed. The Leisure World streams flow into the Bel Pre Creek tributary, which flows into the Northwest Branch of the Anacostia.
 - COG has an existing pot of money for tree plantings, but has a hard time finding suitable areas within the Anacostia that are large enough, near streams, and in areas that are in great need of buffer protection. Leisure World streams appear to be great candidates. COG fully covers the cost of the trees, coordinates with DEP and volunteers to plant them, and monitors/replaces trees up to a certain number of years. Contact Aubin (above) for more information.



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION

- ***Minimize removal of debris and leaves*** within forested stream buffer areas, because this debris serves as natural fertilizer for the trees and increases infiltration and ability to filter water.
 - ***Do not dump debris, leaves, or sediment*** near the streams—it is illegal and can serve as a source of excess nutrients and sediment pollution to the stream.
 - ***Manage invasive plant species*** and replace with native plants.
 - Large-scale invasive removal should be performed by a professional that is experienced in dealing with invasive plants near streams. Mechanical removal with minimal use of appropriate herbicides and multiple follow-up visits is very effective. Adding native plants to open areas will prevent new invasive plants from coming back in the long term. Keep in mind that the more soil is disturbed, the more invasive plant seeds are ‘activated’ that are lying dormant in most soil.
 - Cut invasive vines off of trees. It is not recommended to pull vines out of the tree; there is danger for falling tree limbs and can damage the tree. Instead, cut vines at chest height all the way around the trunk of the tree. You can either remove the bottom part and roots of the vines mechanically, and/or through a professional herbicide treatment.
2. ***Redirect downspouts and pipes*** that are currently directed towards the stream into rain gardens, vegetated buffer areas and/or rain barrels.
- I noticed, especially on mutual 8 property, that there were many pipes that outlet directly into the stream. I’m not sure if the stormwater flowing from these pipes is slowed down or treated anywhere, such as through a stormwater pond or other best management practice (BMP). If not, it is highly recommended that Leisure World work with DEP on installing appropriate stormwater retrofits to properly control and treat stormwater discharges to the stream.
 - ***Take advantage of the RainScapes Rebate*** program (www.rainscapes.org) to do projects like rain gardens or conservation landscapes to minimize surface runoff from the property. A packet of RainScapes handouts were provided with other brochures and handbooks about healthy streamside practices. **Each mutual can be treated as a separate rebate for up to \$10,000 in rebate money.**
3. ***Increase urban tree canopy coverage***
- Explore multiple programs for tree planting projects throughout the Leisure World property.
 - DEP can help find the best program(s) and provide other guidance.



6



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION

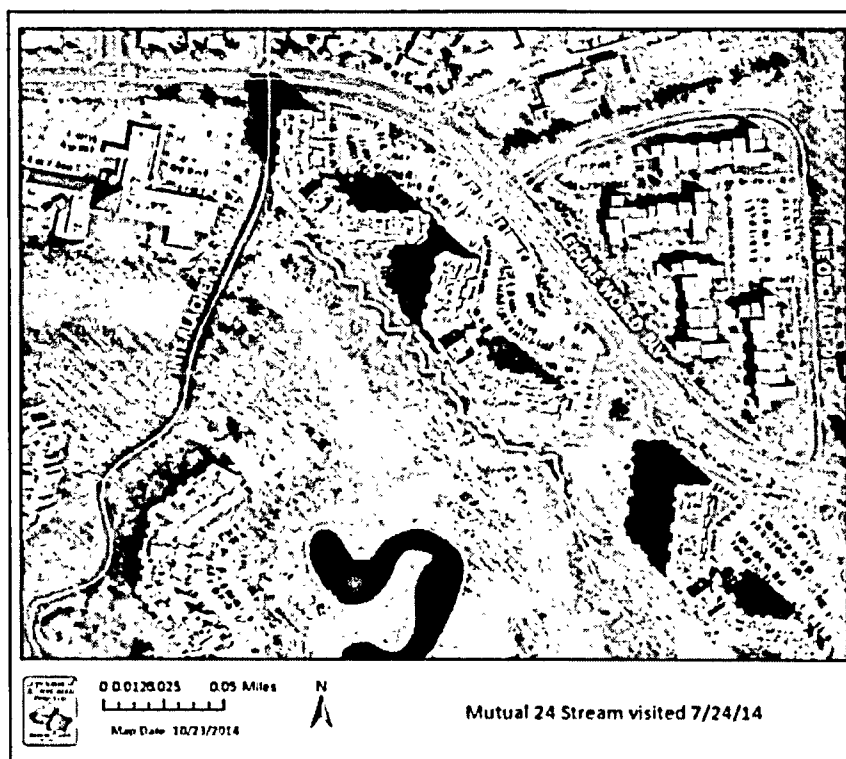


Figure 3 – Map of Mutual 24 stream reach visited.

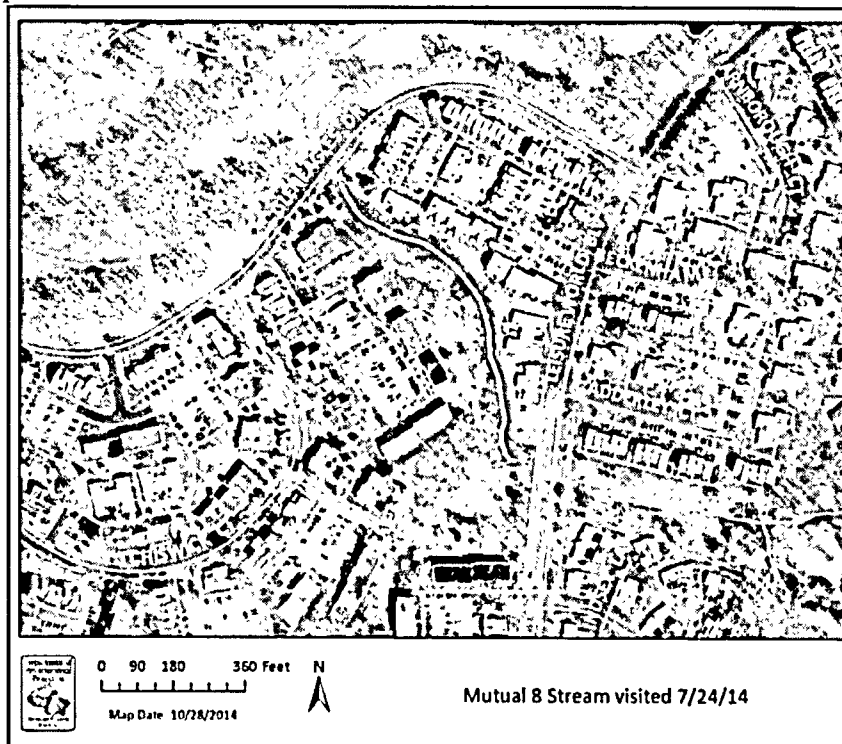


Figure 4 – Map of Mutual 8 stream reach visited.



Figure 5 –Mutual 24 stream reach showing little erosion and dense vegetation (black willow, weeping willow, Japanese stilt grass).



Figure 6 –Mutual 24 stream reach showing vegetation in stream.



Figure 7 – Mutual 24 stream area with common milkweed mixed in among the stilt grass.



Figure 8 – Mutual 24 stream area with invasive vine climbing on black willow tree



Figure 9 –Mutual 24 stream reach showing some kind of sedge growing in stream.



Figure 10 – Mutual 24 stream showing rock in stream channel with some vegetation.



Figure 11 – Mutual 24 stream reach showing algae growth.



Figure 12 – Mutual 24 stream showing slow moving water and minimal erosion.

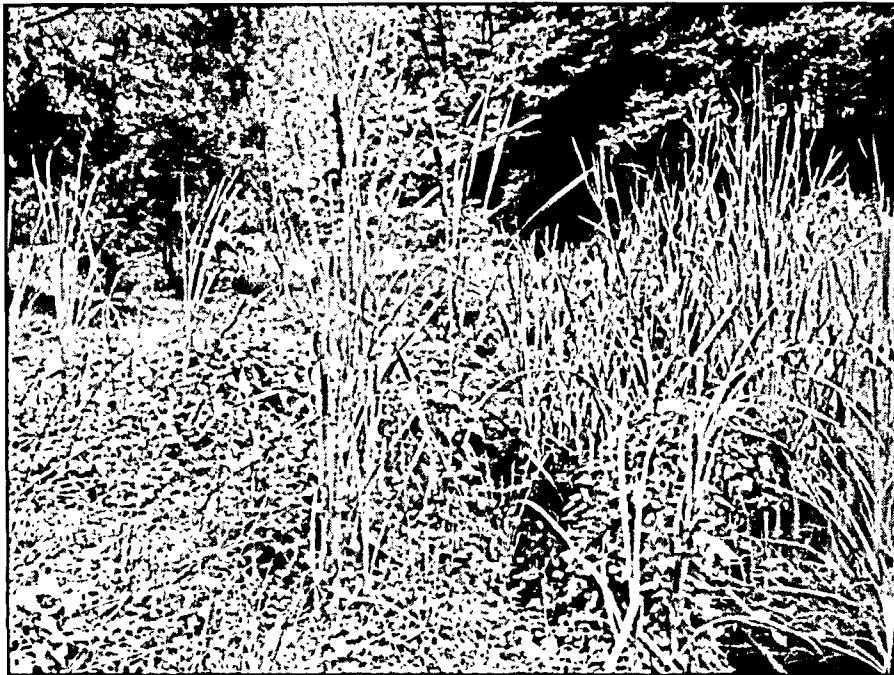


Figure 13 – Mutual 24 stream area with slow moving water and cattails, resembling a wetland.



Figure 14 – Mutual 24 stream area with phragmites, or common reed typically found around wetlands.



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION



Figure 15 – Mutual 24 stream area showing some dead tree branches.



Figure 16 – Mutual 24 stream area showing some dead trees and branches.



Figure 17 – Mutual 8 stream flowing south under Leisure World Blvd and drainage from parking lot.



Figure 18 – Mutual 8 concrete conveyance of runoff from parking lot.



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION

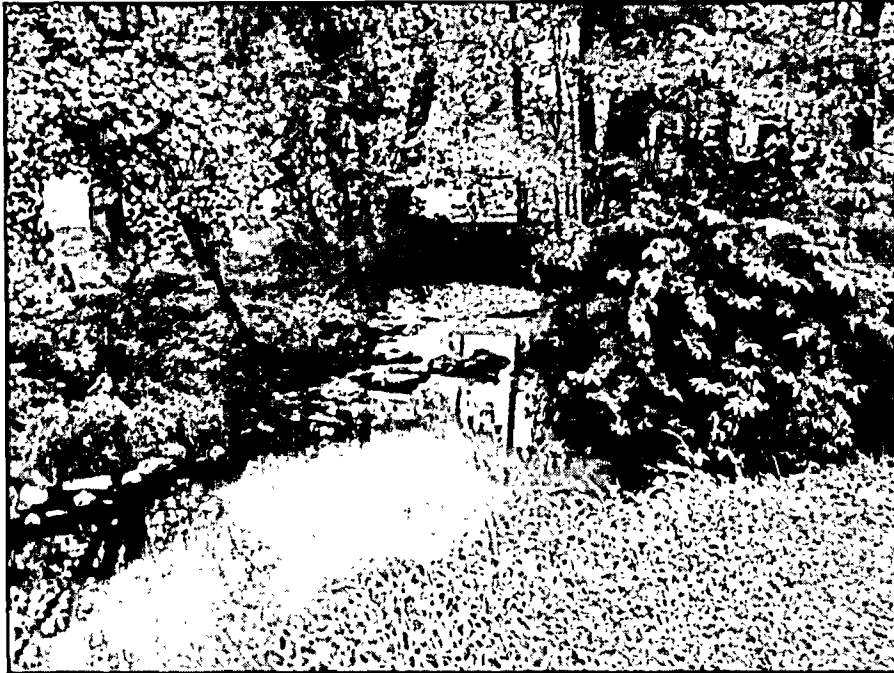


Figure 19 – Mutual 8 sediment in stream from outfall draining areas from west. Thunderstorm with 0.16 in rain occurred the previous evening, approx. 14 hrs before photograph.



Figure 20 – Mutual 8 culvert under Leisure World Blvd.

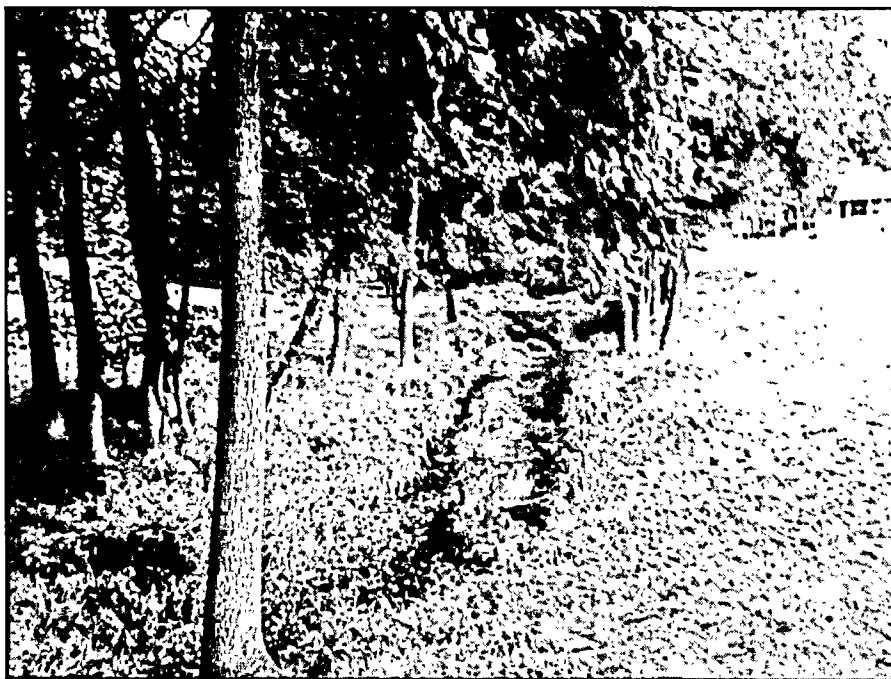


Figure 21 – Mutual 8 looking upstream from Leisure World Blvd. Mowing to edge and lack of vegetated riparian buffer.



Figure 22 – Mutual 8 lack of vegetated buffer with raw, eroded streambank areas



Figure 23 – Mutual 8 streambank erosion and lack of buffer.



Figure 24 – Mutual 8 sediment dumped near stream.



Figure 25 – Mutual 8 outfall pipe broken off and scour in stream.



Figure 26 – Mutual 8 - another of several outfall pipes along stream.



MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION
WATERSHED MANAGEMENT DIVISION



Figure 27 – Mutual 8 stream and another outfall pipe.

*Files and images located at: R:\Programs\Watershed Restoration\Projects\Erosion Complaints\Reports\Northwest Branch\Leisure World - 072414

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Silver Spring

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DESIGN LIVING SCIENCE TECHNOLOGY TRANSPORTATION BUSINESS ENERGY SLIDESHOWS

Proof that the Greenest Building *is* the One Already Standing Released in New Report from Preservation Green Lab



Lloyd Alter (@lloydalter)
Design / Green Architecture
January 24, 2012

[Share on Facebook](#)



PRESERVATION GREEN LAB:
Looking for the Greenest Building?
Start with the one that already exists.

© National Trust for Historic Preservation

"The Greenest Building is the one already standing", Carl Elefante's great line, has been the mantra of the green preservation movement, and I have used it a lot on TreeHugger. But while we knew it intuitively, we never had any real data. Until now, with the release of The Greenest building: Quantifying the Environmental Value of Building Reuse, released this morning. The report uses Life Cycle Analysis, (LCA) to compare the relative impacts of building reuse and renovation versus new construction.

This study examines indicators within four environmental impact categories, including climate change, human health, ecosystem quality, and resource depletion. It tests six different building typologies, including a single-family home, multifamily building, commercial office, urban village mixed-use building, elementary school, and warehouse conversion. The study evaluates these building types across four U.S. cities, each representing a different climate zone, i.e., Portland, Phoenix,

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SEARCH



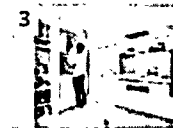
MOST POPULAR RIGHT NOW



1 Mosquito traps made from old tires are 7 times more effective than standard traps



2 Rob Greenfield: How we can be the change we want to see in a "messed up" world



3 Sydney micro-apartment designed with Japanese organizational technique in mind



4 7 reasons mosquitoes bite some people more than others



5 8 natural & homemade insecticides to save your garden without killing the Earth

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How to pack your reusable grocery bag [infographic]

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Red-cockaded woodpecker

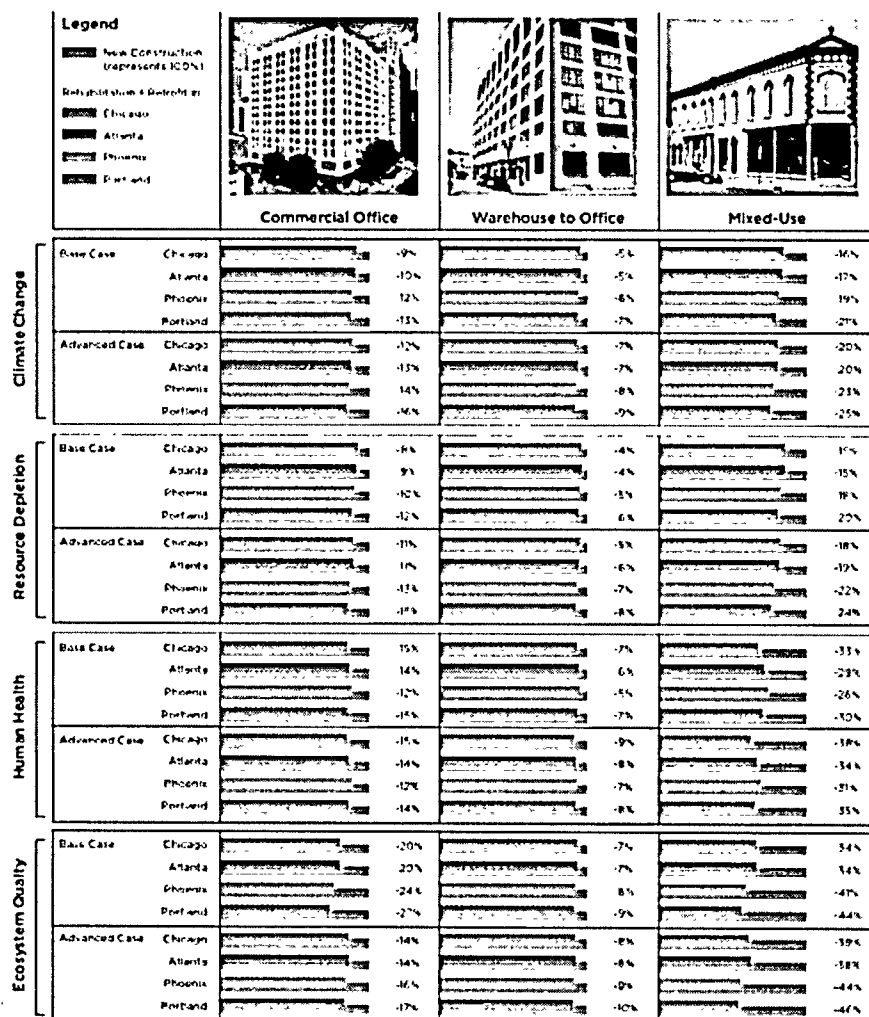
Chicago, and Atlanta.

The key findings show that the mantra is true, the greenest brick really is the one already in the wall, but with some caveats and qualifications.

Building reuse almost always yields fewer environmental impacts than new construction when comparing buildings of similar size and functionality.

The range of environmental savings from building reuse varies widely, based on building type, location, and assumed level of energy efficiency. Savings from reuse are between 4 and 46 percent over new construction when comparing buildings with the same energy performance level.

ENVIRONMENTAL IMPACTS OF RENOVATION AS A PERCENTAGE



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Now I must confess I was a bit shocked and disappointed when I saw those numbers in the lefthand column, only 9% to 16% reductions in climate change savings by keeping

populations strengthened thanks to Power of Flight program

Read on MNN PARTNER STORY

WHAT'S HOT ON FACEBOOK



Study reveals tremendous benefits of eating less meat

Reducing global meat consumption could improve health, the environment, and the economy. It's ...

by Katherine Martinko in Health

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Feel like relocating somewhere more exciting while saving money? Check out this list ...

by Katherine Martinko in Travel



7 household items you should never buy used

Found a cheap or free mattress or baby crib somewhere? Check this list, ...

by Kimberley Mok in Green Home

6 things this food-poisoning expert won't eat

From raw sprouts to rare steak, a food safety advocate shares his 'do ...

by Melissa Breyer in Green Food



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You have to see them!



the old instead of building new. I asked Patrice Frey of the Preservation Green Lab and she pointed out that this was actually a big number,

Table 12. Number of Years Required for New Buildings to Overcome Climate Change Impacts from Construction Process

Number of Years Required for New Buildings to Overcome Climate Change Impacts from Construction Process		
Building Type	Chicago	National
Urban Village Mixed Use	42 years	80 years
Single-Family Residential	38 years	50 years
Commercial Office	25 years	42 years
Warehouse-to-Office Conversion	12 years	19 years
Multifamily Residential	16 years	20 years
Elementary School	10 years	16 years
Warehouse-to-Residential Conversion*	Never	Never
*The warehouse-to-multifamily conversion (which operates at an average level of efficiency) does not offer a climate change impact savings compared to new construction that is 30 percent more efficient. These results are driven by the amount and type of materials used in this particular building conversion. The warehouse-to-residential conversion does offer a climate change advantage when the energy performance levels of new and existing building are assumed to be equal (see Figure 14). Thus, it may be particularly important to retrofit warehouse buildings for improved energy performance while renovating them. Furthermore, care should be taken to select materials that maximize environmental savings.		

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In fact, replacing an average building with a new, more efficient building still takes as many as 80 years to overcome the impact of the construction.

Reuse of buildings with an average level of energy performance consistently offers immediate climate change impact reductions compared to more energy-efficient new construction.

Shirley, Lori

From: Rubin, Carol
Sent: Monday, July 31, 2017 11:32 AM
To: Shirley, Lori
Subject: FW: New Admin Bldg (Leisure World)

For the file.

Carol S. Rubin

Principal Counsel

Maryland-National Capital Park and Planning Commission

8787 Georgia Avenue, Suite 205

Silver Spring, Maryland 20910

tel: 301-495-4646; fax: 301-495-2173

email: carol.rubin@mncppc.org

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From: Gilbert Waganheim [mailto:gilwag1@verizon.net]
Sent: Monday, July 31, 2017 11:04 AM
To: Rubin, Carol <carol.rubin@mncppc.org>
Subject: New Admin Bldg

we do not need a new bldg. It would be expensive and waste of funds. A creative committee could make changes to the existing bldg.

Regards,

Gil Waganheim
Cell: 301-300-4261

Shirley, Lori

From: 17 justus <17justus.lwmd@gmail.com>
Sent: Sunday, July 23, 2017 11:56 AM
To: Rubin, Carol; Shirley, Lori
Subject: Fwd: Bob Ardike...Sharing Something To SERIOUSLY Ponder.....

From: **Bob Ardike** <marybeth.bob@gmail.com>
Date: Sun, Jul 23, 2017 at 11:32 AM
Subject: Bob Ardike...Sharing Something To SERIOUSLY Ponder.....
To: excomm@lwmc.com
Cc: "To: LW BOD" <board@lwmc.com>, mfreeman@lwmc.com

Why the Most Environmental Building is the Building We've Already Built

Emily Badger

Emily Badger is a former staff writer at CityLab. Her work has previously appeared in Pacific Standard, GOOD, The Christian Science Monitor, and The New York Times. She lives in the Washington, D.C. area.
Jan 24, 2012

A new report suggests that retrofitting is almost always more energy efficient. Reusing an old building pretty much always has less of an impact on the environment than tearing it down, trashing the debris, clearing the site, crafting new materials and putting up a replacement from scratch. This makes some basic sense, even without looking at the numbers.

But what if the new building is super energy-efficient? How do the two alternatives compare over a lifetime, across generations of use?

"We often come up against this argument that, 'Oh well, the existing building could never compete with the new building in terms of energy efficiency,'" says Patrice Frey, the director of sustainability for the National Trust for Historic Preservation. "We wanted to model that."

Preservation Green Lab, the Trust's sustainability think tank, has published a new study today examining this that puts big numbers behind the finding

that the greenest buildings aren't in fact state-of-the-art ones; they're the ones we already have.

Retrofit an existing building to make it 30 percent more efficient, the study found, and it will essentially always remain a better bet for the environment than a new building built tomorrow with the same efficiencies. Take that new, more efficient building, though, and compare its life cycle to an average existing structure with no retrofitting, and it could still take up to 80 years for the new one to make up for the environmental impact of its initial construction.

The study looked at six types of buildings set in cities from four different climates: Phoenix, Chicago, Atlanta and Portland, Oregon. The building typologies modeled were commercial offices, warehouse conversions, urban village mixed-use buildings, elementary schools, single-family homes and multi-family residences. From every single one of these categories, in every climate, retrofitting the existing building produces less of an environmental impact than constructing a new one on the same plot of land. The lone exception was warehouses conversions to multi-family residences, a more intensive form of reuse.

The most interesting data lies in how new buildings compare to existing ones if we don't even bother to retrofit them. This chart from the report shows how much time it would take for a new building that's 30 percent more efficient to overcome – through all that efficiency – the impact of its construction (much of which lies in the use of all that new material).

This means that you could put up a new mixed-use building in Portland that's 30 percent more efficient than an otherwise identical one across the street that already exists. It would still take 80 years for that new building to have – over its entire life cycle – the better environmental impact. That conclusion contradicts the common perception that we may innovate our way out of climate change with ever more efficient new stuff.

"This is a strategy that most policy-makers aren't thinking about," Frey says. "Everyone wants a monument, a shiny new thing to put their name on, to make their mark. And I think some of it is just a cultural preference for new. We have a real estate industry that really – at least before the Great Recession – wasn't particularly well attuned to dealing with existing buildings. The model was demolish the site, clear the site and build from scratch. That was

the calculus they were used to.”

Some older estimates suggest that we have been demolishing and replacing about 1 billion square feet of buildings in the U.S. each year (OK, probably not during the economic downturn). And the Brookings Institution has projected that we could turn over as much as a quarter of all of our building stock by 2030.

In this context, Preservation Green Lab’s study suggests the city of Portland, for example, could meet 15 percent of its emissions-reduction goals over the next decade just by reusing the 1 percent of its buildings the city expects to demolish over that time. That’s not to say the most decrepit house must be saved (although that would make for a good Portlandia episode).

“We’re not coming out and saying ‘all buildings have to be reused,’ and ‘all new construction is bad,’” Frey says. “What we’re advocating for is a shift in thinking, where at a minimum, we’re considering the environmental impacts associated with demolishing places before we tear them down and build something new.”

Oh, and doing this would also give a bunch of us jobs!

Shirley, Lori

From: 17justus.lwmd@gmail.com
Sent: Monday, July 24, 2017 1:16 PM
To: Shirley, Lori; Patterson, Patrick; Shires, Edward; Rubin, Carol
Subject: Leisure World-Admin.Bldg. Site Plan 820170120

To: Lori Shirley, Patrick Patterson, Edward Shires
and Carol Rubin

my responses to each of you are in red below -

slk

From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
Date: July 24, 2017 12:14:23 PM EDT
To: 17 justus <17justus.lwmd@gmail.com>
Subject: RE: Leisure World-Admin.Bldg. Site Plan 820170120

Ms. Katzman,

The NRI/FSD and Exemption Letter 42016039E were both signed on 9.24.15. I will try to send you pdf versions of each of these two documents. If you requested that all documents in DAIC for the site plan be e-mailed to you, that must have gotten passed me/I missed it.

as seen here - that request was emailed on June 26, 2017. In that we are unable to access the DAIC pdf's, that request is reiterated again:

From: justus <justus.lwmd@gmail.com>
Subject: 820170120 Leisure World: Intake Review Complete
Date: June 26, 2017 9:00:54 PM EDT
To: Patrick.Patterson@montgomeryplanning.org
Cc: Carol Rubin <carol.rubin@mncppc.org>

Patrick and Carol - thank you very much for sending this information.

This is to request that you email (.pdf) the 820170120 plan application submitted by Leisure World-to include the requisite "pre-submission meeting documentation".

Thank you.

I see you e-mailed Patrick Patterson and me last Friday afternoon at 4:51 p.m., in which you request information. I must have just turned off my computer off right about then at the end of the day. Please let's wait and see what Patrick can do about the accessibility of these other documents for you in DAIC.

Subject: Problems with ePlan Documents
From: Shires, Edward <edward.shires@montgomeryplanning.org>
Date: July 24, 2017 11:12:22 AM EDT
To: 17justus.lwmd@gmail.com

Cc: Patterson, Patrick <Patrick.Patterson@montgomeryplanning.org>

Hello Ms. Katzman,

Patrick Patterson sent me an e-mail concerning some documents in ePlans for Site Plan 820170120 that you are have problems opening/reading. If you want to talk about this over the phone, please provide me with a number so we can see what the issues are.

Thank you very much,

Ed Shires

Edward A. Shires
GIS Specialist I
Development Applications & Regulatory Coordination (DARC)
Montgomery County Department of Planning
M-NCPPC, Montgomery Regional Office (MRO) Building
8787 Georgia Avenue
Silver Spring, MD 20910
Office Phone: 301-495-4624
Office Fax: 301-495-1306
edward.shires@montgomeryplanning.org
<http://montgomeryplanning.org/>


My DRC review comments for tomorrow touch on what you ask regarding ADA-accessibility, in that, they should have submitted a Pedestrian and Vehicular Circulation Plan. The Area 2 Transportation Planner also needs to review a Circulation Plan to address ADA requirements. Also, a plan revision comment from Area 2 is that they red-line the modifications to the Clubhouse because, the way these are shown on the plans as submitted, these are not easily identified. I believe the new circular drop-off access to the Clubhouse will include a canopy for protection from the outdoor elements, and I tried to locate this feature on the site plan and architecture. My comment about the red-lined revisions will address that concern. These are all typical comments generated for the DRC meeting and discussion with the Applicant.

There are nine ADA-accessible handicap parking spaces proposed at the north end of the circular entrance to the Clubhouse and eight new handicap parking spaces proposed at the front of the Clubhouse (west side). These are features the Applicant explained they need to provide to make the Clubhouse more accessible to senior citizens and handicapped patrons.

the inadequate architectural drawing currently on display in the LW clubhouses failure to provide the following information. To the best of our knowledge there has been no independent/unbiased professional ADA expert involved in the LW plans -- there is absolutely no excuse for a building with front entry steps in a community of 8500 senior residents - a majority of which use walkers, canes, and wheelchairs - requiring a long walk to access inclined ramps to enter and exit.

- 1.the number of front entry steps
2. the degree of incline for the ramps which make the entry accessible
3. location and distance of the handicapped parking spaces to the access ramps

4. are the ramps and main entry covered to protect the senior residents from the elements?

Lori Shirley
Planner Coordinator
Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910
T 301-495-4557
F 301-495-1313
E Lori.Shirley@montgomeryplanning.org
W MontgomeryPlanning.org
 M-NCPPC

From: 17 justus [mailto:17justus.lwmd@gmail.com]
Sent: Monday, July 24, 2017 10:40 AM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Subject: Re: Leisure World-Admin.Bldg. Site Plan 820170120

Thank you Lori.

Please provide the date of the Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) study and exemption letter (42016039E).

Not being able to access the DAIC files presents a major issue for Leisure World residents - short of fulfilling my previously request that each of the documents be emailed to me, what is the alternative and timely work around ?

slk

from: Shirley, Lori<lori.shirley@montgomeryplanning.org,
to: "Patterson, Patrick" <Patrick.Patterson@montgomeryplanning.org>, 17 justus <17justus.lwmd@gmail.com>
date: Mon, Jul 24, 2017 at 10:21 AM
subject: RE: Leisure World-Admin.Bldg. Site Plan 820170120


Good morning Ms. Katzman,

In response to your question #2 below, the Applicant had a Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) prepared, submitted and approved as an initial required plan review toward submittal of a site plan application for the new administration building and modifications to the Clubhouse I. An exemption letter (42016039E) was also approved in the review of environmental conditions at the site. This is the extent of the environmental plan reviews required for a site plan by the Planning Department. Another county agency, the Department of Permitting Services (DPS) Water Resources Section is reviewing the Applicant's Concept Plan for stormwater management and Sediment and Erosion Control requirements. At tomorrow's Development Review Committee (DRC) meeting, the Applicant will receive written and verbal comments regarding the status of their Concept Plan being "accepted" or "denied" as the site plan is reviewed in the 120-day process.

Based on your comment that some documents in DAIC are not readable, that will be addressed by Patrick Patterson, as he responded below. After I read your e-mail and stated concerns, I went in to DAIC from my computer and found all submitted documents on record in DAIC were accessible and readable. However, **sometimes documents in DAIC, when viewed by the public (from the second server for access/viewing by those outside the Department) have had issues such as those you described.**

Please know the server Planning staff views documents in DAIC from is "geographically" closer to our office building than possibly where you're geographically located in relation to the second server. I've been told by **Department IT staff, that "geography" does make a difference in the quality of the electronic records and documents, when viewed by the public from the second server in the system.**

I hope this is helpful information. Please let me know if you have any other questions about the site plan. Thank you.

Lori Shirley
Planner Coordinator
Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910
T 301-495-4557
F 301-495-1313
E Lori.Shirley@montgomeryplanning.org
W MontgomeryPlanning.org
 M-NCPPC

From: Patterson, Patrick
Sent: Monday, July 24, 2017 9:30 AM
To: 17 justus <17justus.lwmd@gmail.com>; Shirley, Lori <lori.shirley@montgomeryplanning.org>
Cc: Shires, Edward <edward.shires@montgomeryplanning.org>
Subject: RE: Leisure World-Admin.Bldg. Site Plan 820170120

Thank you Ms. Katzman. I'll update my contacts.

1. I'll inform our staff here in the DARC division. They may contact you to pinpoint which documents your having issues with in particular. I've cc-ed Ed Shires on this email for this reason.
2. I'm not sure. I can check, however, I'll instead defer your question to Lori Shirley of the Area 2 Team. Lori is your best contact on contextual questions as she is the Lead Plan Reviewer for this project. The DARC division specializes in record keeping and document accessibility.

Respectfully,
Patrick M. Patterson
Planner, Development Applications & Regulatory Coordination
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910
(301)495-4555 office
<http://montgomeryplanning.org/>

Texas A&M Urban Planning '13 & '15

From: 17 justus [mailto:17justus.lwmd@gmail.com]
Sent: Monday, July 24, 2017 8:56 AM
To: Patterson, Patrick <Patrick.Patterson@montgomeryplanning.org>; Shirley, Lori <lori.shirley@montgomeryplanning.org>
Subject: Leisure World-Admin.Bldg. Site Plan 820170120

Patrick:

my name is sheryl katzman

Please Note:

1. most of the DAIC - pdf links do not work - the few that do are unreadable
2. has an Environmental impact study been done by the county or submitted by LWMC?

slk

From: "Patterson, Patrick" <Patrick.Patterson@montgomeryplanning.org>
Date: July 24, 2017 8:46:12 AM EDT
To: "17justus.lwmd@gmail.com" <17justus.lwmd@gmail.com>
Subject: RE: Leisure World- Administration Building site plan(s)

Good Morning,

Thank you for providing the review comments. So that I have your contact information properly documented, please reply back with your full name. I will assure that your review comments are routed to the appropriate depository.

Respectfully Requested,

Patrick M. Patterson
Planner, Development Applications & Regulatory Coordination
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910
(301)495-4555 office
<http://montgomeryplanning.org/>

From: 17justus.lwmd@gmail.com
Sent: Friday, July 21, 2017 4:51 PM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>; Patterson, Patrick <Patrick.Patterson@montgomeryplanning.org>
Cc: Joan hecht <joan_hecht@yahoo.com>; bob ardike <marybeth.bob@gmail.com>; elaine hurley <ew.hurley1190@bellsouth.net>; Janice McClean <janicewmcclean@gmail.com>
Subject: Leisure World- Administration Building site plan(s)

<http://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=820170120>

The architectural drawings do not provide the following information, if able to do so, you are requested to identify:

- 1.the number of front entry steps

2. the degree of incline for the ramps which make the entry accessible
3. location and distance of the handicapped parking spaces to the access ramps
4. are the ramps and main entry covered to protect the senior residents from the elements?

slkatzman

President,

"JustUs" advocates to enhance the quality of life for all Leisure World residents



Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”

Shirley, Lori

From: 17justus.lwmd@gmail.com
Sent: Sunday, July 23, 2017 8:26 AM
To: Rubin, Carol; Shirley, Lori
Subject: A Surprise Interview...Totally Unexpected.. -- 4th installment of a continuing interview by Bob Ardike

A Surprise Interview...Totally Unexpected..

From: Marybeth Ardike <marybeth.bob@gmail.com>
Date: Sat, Jul 22, 2017 at 2:19 PM
Subject: A Surprise Interview...Totally Unexpected..
To: excomm@lwmc.com, LW BODf
Cc: 17 justus <17justus.lwmd@gmail.com>, mfreeman@lwmc.com

Saturday, July 22, 2017: This the 4th installment of a continuing interview. It Comes To You Through the Courtesy of Bob Ardike, A Leisure World Resident

Questioner – will again be referred to as... "Q"
LW Board Member - will again be referred to as a... "BM"

Q. "Hello? Hey Guy! What's up?"

BM. I know you didn't expect to continue our interviews until, maybe, Monday. Then, with the weather being so hot...I thought....Got time to talk today?

Q. Yes! Absolutely. So, let's focus on 2 areas. First, I would like you to explain more about the Proposed Referendum that the Leisure World BOD rejected at their May 23, meeting. Then, I'd like some insights about that person in the Community...?...wait....what's the name?... Ok...now I recall..Sheryl Katzman, the The President & Founder of the Organization.....what's it called Justice?.....

BM. No!... But.... that could well be its name. Look it's a play on words & that also **aggravates certain BMs**. The organization's name is *JustUs*. It *advocates to enhance the quality of life for all Leisure World residents*. Those words are its "mission statement." And this statement, in and of itself, **starting with the word,"advocates,"** is where "the rub" begins. See, the BOD, **by & large**, feels that "If there is any advocating to be done, it is their job & their job alone!" No need to hear from any Resident who is not on the BOD or a member of one of the, so-called "Advisory" committees. Secondly! How

dare a person set up an organization with such a name...**JustUs!** Why.... it implies **we are derelict** in not seeing all of what we should be seeing.

But I digress. Sorry for that. Sure! We can do both. Since it's Saturday afternoon, our interview can be even longer than our previous ones. So, I'll deal with the Referendum matter
1st. Ok?

Q. Good! So start. I'm all ears.

BM. Remember when I told you what 2 BMs, Linda Wacha & Bob Tropp, were so proud to state in the July 2, issue of the LW news, front page article?

They stated: "If we vote(d) to approve this motion, it sets a precedent." ... AND..... "We have a representative type of government, and this(resolution) really goes to the very heart of the challenge to that." Well, **they gave away the "Family Jewels"** by saying this. Many BMs realized what had been done, but it was too late to "UN-RING" the bell. Did All BMs understand this? Of course not! The ones who did..... do not want to talk about it or acknowledge the faux pas. Those who don't get it, won't get it.....no matter how it is explained.

The insight I want to give you lies in the words, "A Silent Majority." President Nixon popularized those words. President Trump used & built upon them. Here's the relevancy.

Look, there are approximately 8,000 Residents who call Leisure World home. Only a couple hundred of the 8,000 plus residents are going to be "politically active" here. The BMs, but particularly the members of the Exec. Committee & CEO, Kevin Flannery, count on this number remaining small.

A number of BMs make "no bones" about saying the people of Leisure World are an apathetic lot. Apathy is what they want; apathy is what they count upon; apathy is what they need. ALLOWING FOR A REFERENDUM, WAKING UP THIS SILENT MAJORITY, TO APPROVE THE EXPENDITURE OF MILLIONS OF \$\$\$\$ for a New Building, would change all that. The fear of allowing this to happen was just too great & why the BMs had to vote the Referendum down They already knew what the outcome of holding a Referendum would be.....A Resounding...."NO!" VOTE!

Wacha & Tropp were correct! Once awakened, the Community **might demand** a direct say, in **Any Future ONE TIME Project**, estimated at exceeding a million \$\$\$\$ amount. And, this would result in a challenge (And a Change) in the way things are run now. The Community would have a **direct say**, in the most significant and expensive matters which utilize Community funds. Letting the Community have a direct say had to be stopped at all cost! Case Closed.

Q. You explained that most clearly. Look, I want to get to the Sheryl Katzman/JustUs matter as planned, so I'll continue to record what you say, but I'll not send it out until tomorrow. Ok? You're good with that? That way it won't be too much to digest at once.....Let's take a break so I can send out what you have given me so far today.

BM. Good by me.

-

slkatzman

President,

"JustUs" advocates to enhance the quality of life for all Leisure World residents



Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”

Shirley, Lori

From: justus.lwmd@yahoo.com
Sent: Friday, July 21, 2017 6:02 PM
Cc: Rubin, Carol; Shirley, Lori; ben kramer; bonnie cullison; roger manno
Subject: An open letter to LW Residents - Betti Goodman and resident Town Hall meeting

An Open Letter to Leisure World Residents

As many Leisure World residents know by now, the Leisure World Community Corporation board of directors has continued to push forward on the construction of a new Administration Building and Clubhouse I Site Improvements – at an estimated cost of \$7.2 million.

There is no reason to spend the \$7.2 million if a desirable result can be accomplished for far less. The purported rationale for a new Administration Building is that more office and meeting space is needed. If we accept this rationale, why not solve the problem by adding a second floor to the existing Administration Building? It seems to me that construction of such an addition should be able to be accomplished at a fraction of the estimated project cost, while still satisfying the alleged space requirements and preventing the profligate spending of our community's financial resources. As an added bonus, the traffic flow interruptions caused by the planned project could be substantially avoided.

When the board acts unilaterally, giving no voice to the community, it seems to run contrary to the traditions of referendum and redress that are an ingrained part of our society. I urge all residents to attend the town hall meeting on Friday, July 28, at 1:30 p.m. in the Crystal Ballroom and to take all appropriate measures to stop what I consider to be the board's high-handed and arbitrary actions.

– Betti Goodman

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GOVERNANCE & *Information*

■ **LW Green**

July 28: Town Hall

by S.L. Katzman

All residents are invited to attend and participate in a discussion about the Administration Building and Clubhouse I Site Improvements project on Friday, July 28, from 1:30-3:30 p.m. in the Clubhouse I Crystal Ballroom.

Sponsored by LW Green and JustUs, a resident advocacy group, the event aims to provide residents with information and ideas for preventing project plans from advancing further. Members of LW Green and JustUs will provide information about the project and answer audience questions in a town hall meeting format.

The groups' concerns about the project, which is estimated to cost more than \$7.2 million, include handicap access, environmental impact, entrance view aesthetics, parking lot spaces and traffic flow, and why an in-depth engineering study should be undertaken to determine the feasibility and cost of renovating the existing Administration Building.

Leisure World is in the process of obtaining site development approval from the Montgomery County Planning Board, and meeting organizers will provide residents with ways to influence the planning board's decision.

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Shirley, Lori

From: Afzal, Khalid
Sent: Friday, July 21, 2017 5:58 PM
To: Butler, Patrick; Shirley, Lori
Cc: Krasnow, Rose
Subject: FW: Leisure World

No, had not seen it; thanks for forwarding.
Khlaid

Khalid Afzal

Acting Chief, Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue, Silver Spring MD 20910
301-495-4650
Khalid.afzal@montgomeryplanning.org



From: Krasnow, Rose
Sent: Friday, July 21, 2017 5:34 PM
To: Afzal, Khalid <khalid.afzal@montgomeryplanning.org>; Adams, Holly <holly.adams@montgomeryplanning.org>
Cc: Wright, Gwen <gwen.wright@montgomeryplanning.org>; Pugh, Carolyn <carolyn.pugh@montgomeryplanning.org>
Subject: CRM: Leisure World

Not sure if you have seen this....
rose

From: David Frager [<mailto:davidfrager@gmail.com>]
Sent: Friday, July 21, 2017 1:48 PM
To: 17 justus <17justus.lwmd@gmail.com>
Cc: roger manno <roger.manno@senate.state.md.us>; ben kramer <kramerdelegate19@aol.com>; bonnie cullison <bonniecullison@yahoo.com>; suzanne pollak <suzpollak@gmail.com>; barbara <barbara@thebeaconnewspapers.com>; bill turque <bill.turque@washpost.com>; 7 on your side <7onyourside@wjla.com>; amanda hurley <amandahurley@gmail.com>; arelis hernandez <Arelis.Hernandez@washpost.com>; Bruce Leshan <BLESHAN@wusa9.com>; catherine rentz <crentz@baltsun.com>; cynthia stephens <cynthiastphns@gmail.com>; deborah goonan <deborahgoonan@gmail.com>; Donna StGeorge <Donna.StGeorge@washpost.com>; fenit.nirappil <fenit.nirappil@washpost.com>; greater olney news <greaterolneynews@gmail.com>; j kurtz <jkurtz@marylandmatters.org>; Jennifer Harper <jharper@washingtontimes.com>; Len <Len@marylandreporter.com>; m morgenstern <mmorgenstern@washingtonexaminer.com>; meg <meg@marylandreporter.com>; t shepherd <tshepherd@washingtonexaminer.com>; WJLA <newsdesk@wjla.com>; LW Board of Directors <board@lwmc.com>; Maureen Freeman <lwnews@lwmc.com>; Bob Ardike <marybeth.bob@gmail.com>; - braswell <bjbraswell@comcast.net>; arthur popper <apopper@umd.edu>; bernie asher <ascher811@verizon.net>; don watson <don.watson963@gmail.com>; emile milne <milne.emile@gmail.com>; rincy pollack <rap3522@gmail.com>; sharon otto <sharonotto40@gmail.com>; Rubin, Carol <carol.rubin@mncppc.org>; Shirley, Lori <lori.shirley@montgomeryplanning.org>; MCP-Chair <mcp-chair@mncppc-mc.org>; Ike Leggett <ikeleggett@verizon.net>; Craig Rice <councilmember.Rice@montgomerycountymd.gov>; George Leventhal <Councilmember.Leventhal@montgomerycountymd.gov>; Hans Riemer <councilmember.Riemer@montgomerycountymd.gov>; Marc Elrich

<Councilmember.elrich@montgomerycountymd.gov>; Nancy Floreen
<Councilmember.floreen@montgomerycountymd.gov>; Nancy Navarro
<Councilmember.Navarro@montgomerycountymd.gov>; Roger Berliner
<Councilmember.Berliner@montgomerycountymd.gov>; Sidney Katz
<councilmember.katz@montgomerycountymd.gov>; Tom Hucker
<councilmember.hucker@montgomerycountymd.gov>

Subject: Re: Fwd:

Bob is a very gifted writer - of fiction, like the movies "based on real events."

Sent from my iPhone

On Jul 21, 2017, at 12:36 PM, 17 justus <17justus.lwmd@gmail.com> wrote:

Installments 3, 2 & 1 of Bob Ardike's Continuing Leisure World "BM Interviews"

Bob, who is famous for his "patio talks", is hard at work conducting his current "interviews" series, writes:

"I am receiving requests for SUBSCRIPTIONS to any follow ups that might be forthcoming ..."

This email also contains current and previous newspaper articles re: the resident disputed Admin.Bldg., July 28, 2017 resident Town Hall meeting and notice:

From: 17 justus <17justus.lwmd@gmail.com>
Date: Fri, Jul 21, 2017 at 8:17 AM
Subject: Part 3:
To: LW Board of Directors <board@lwmc.com>
Cc: "Rubin, Carol" <carol.rubin@mncppc.org>

From: Marybeth Ardike <marybeth.bob@gmail.com>
Date: Fri, Jul 21, 2017 at 7:44 AM
Subject:
To: excomm@lwmc.com
Cc: 17 justus <17justus.lwmd@gmail.com>, mfreeman@lwmc.com

Friday, July 21, 2017:

This is the 3rd installment of a continuing interview.

It Comes To You As a Public Service, Courtesy of Bob Ardike, A Leisure World Resident

Questioner – will again be referred to as... "Q"
LW Board Member - will again be referred to as a... "BM"

Q. Could we return to something you said the other day?

BM. Sure! What is it?

Q. It pertains to an answer you gave in a previous session saying, "...there are a few more "hoops" we (meaning the LW BOD) have to jump through involving Mtgy. County govt. & some, what was it, Park Planning Board??....but that's just a pro forma exercise....etc.? But then you seemed to want to move on to my next question. Do I have this right?

BM. Yes!

Q. It is now 2 days later. Would you be comfortable going back there? I appreciate you are, shall we say, encroaching on "sensitivities" here.

BM. Fine by me. Look! You're, what?50 - 55 yrs. old? So you could live here, at Leisure World, as a renter or owner, if you chose to do so. It's also clear you are aware of what is current & happening in local & National news. That was indicated when you mentioned how much of, I will use the word, **not your word, but mine**, about the STRIFE, we, the LW BOD **have generated, within the Leisure World Community, by our recalcitrance**. I could tell what I have revealed reminds you of the "wildness" currently going on in Washington. Am I right?

Q. Yes! You are correct.

BM. So, I will now go on about why the BOD knows "the fix is in" with the County Govt., this big deal Planning Board, whatever it's all about, etc. Look, there are several stages in the overall approval process. These have to occur & be completed for the sake of "appearance." These are "the hoops." But, you also have to be aware that "relationships," cultivated friendships, & common associations play a strong role when something, whatever that something is, has to be ruled upon or approved. These will (no pun intended) almost always Trump, what we might call, the merits of a given matter. Pointed questions must be asked; it must be perceived there is fairness to all, & any final vote, if that is a part of the procedure, should be, & usually turns out to be, close. That's it.

Now, some would say, "But that seems so corrupt & cynical." Well, say or feel as you like. Just try to remember! If that's how you see this, that's your prerogative. But like it, despise it, whatever....that is the way things generally work. When the right conditions are in the mix, you can go to the bank in betting on the outcome of a given matter. Simply put, as the French expression goes..It is a fiat accompli. Does this add to your having a deeper understanding about why, in the final analysis, A New Leisure World Building will absolutely be approved & built?

Q. Yes! It does, And, I might add...beyond all expectations I could have imagined.

BM. Well, thanks. It's kind of nice to know when one has made something clear.

Q. Regarding what you have made clear, Trust me! You have given great insight into the thinking at play & how it will unfold.

BM. Hey, I know we haven't spoken long, but it's Friday. The weekend is on the door step. Monday comes, then it's Tuesday. That means it's the July BOD meeting day. Hey, wait! Here is one for you. You'll find it interesting.

If there were something called a "Truth-Meter" and each, BOD member, was connected to one of these, the common reading the device would register, with a few exceptions to the "group think," would be..."Let's basically vote to approve what's before us. Then, we can get out of here & get on with our lives...& OMG...please, please, Let there be no questions raised, especially by that non - Board person, Sheryl Katzman, of that *JustUs* organization...."

Q. You've made your point. Have a nice weekend. With rest, maybe we can continue Monday? I'd like to get any insights you might have, specifically about 4 individuals on the Executive Committee. There is still so much to understand.

BM. Probably. Let's see! Don't call me...I'll call you..

From: Bob Ardike <marybeth.bob@gmail.com>

Date: July 20, 2017 6:58:40 PM EDT

To: excecomm@lwmc.com

Cc: 17 justus <17justus.lwmd@gmail.com>, mfreeman@lwmc.com

Subject: Day 2 Of An Interview

Thursday, July 20, 2017:

This the 2nd installment of a continuing interview. It Comes To You Courtesy of Bob Ardike, A Leisure World Resident

Questioner – will again be referred to as... "Q"

LW Board Member - will again be referred to as a... "BM"

* Please note: For purposes of clarity & to avoid any attempt at any smart aleck acronym, it was decided to use "a.. BM... to refer to "a Board Member" rather than use Mob as in "Member of Board." Mob could be connoted as, you know, with the "unsavory or unruly," whereas a BM voids that problem.

Let's continue.....

Q. Thank you for the candid answers you gave yesterday

BM. Your Welcome

Q. Let's go back to an answer you gave yesterday when I asked about the huge amount of \$\$\$ required to finance a New Bldg. & whether the LW BOD sees that as a concern. Your response was, "No! That would not be a problem for a variety of reasons." Would you elaborate on this answer?

BM. Yes! Look, Leisure World is a real "cash cow," if you understand that term, for several reasons. Here is why. No real difficulty in raising condo/co-op fees for overall LW operation expenses. That is not a preferred method & increases must be kept to a trickle. For any new construction or enhancement, the BOD elects to approve, however, there is the never ending 2% 'transfer of owner fee' based on the sale price of every unit sold within Leisure World. Without getting "too deep into the weeds with explanations, this is the pot of money available.

Q. Will this transfer fee fund be used to finance a New Admin. Bldg.?

BM. Yes!

Q. Is this fund being used to pay for the construction of the New Fitness Center, which appears nearing completion?

BM. Yes, it is. That same fund was used for renovation of our Crystal Ballroom in Clubhouse 1, also the renovation of our 2 restaurants, & a couple of other rooms & restrooms, etc. also located in Clubhouse 1.

Q. Boy, I bet these expenditures really stirred up a lot of the same people, who are now against funding for a New Admin. Bldg?

BM. No! Actually it did not. None of these several renovations caused a stir. Sure there was some "give & take" about the types of chairs we should have, & whether to have "wood flooring in the Ballroom, etc.

Q. I see! What do you think account for the different reaction then?

BM. Well, pretty much the Community appreciated the need to do it, because it was actually explained.

Q. Then why didn't you take the same approach when it came to the Administration Bldg?

BM. Because, and I hate to admit it, we don't have a leg to stand on regarding a New Bldg. so how could we do what we did previously?

Q. So are you admitting that, as the saying goes, you elected to be "hoisted on your own petard?"

BM. Yeah, that would pretty much sum it up.

Q. So a proposed referendum calling for a general vote by the community ownership, for a direct decision to affirm or deny the construction of a new Administration Bldg., was soundly defeated by the LW BOD at its May 23 meeting?

BM Yes, that is correct. I would like to say it was a universal vote, but there are a couple of “Non-Team BMs,” who do not want to submit to, may I use the term, “Group Think?”

Q. Look, use any term you feel works for you. I’m just interested in how you see things.

BM. Thanks! Means a lot. You’re listening carefully. I can tell. I re-read yesterday’s interview. You stated just what I conveyed.

Q. Hey! That is what I told you I’d do!

BM. That be said, I’d like to add 1 more comment about that May 23, meeting when we, the BMs voted down the Proposed Referendum.

Q. Sure feel free. What is it?

BM. Just this. In the June 2, edition of our Leisure World News, 2 of our BMs did the Board no credit by being quoted about our BM vote. One was Linda Wacha & the other was Bob Tropp. People have come to know Wacha, through the years, as the type that seems to take joy “In rubbing peoples faces in it,” if you know what I mean. Personally, I try to give her slack because, as so many indicate, she’s sort of a “dingbat.” She was quoted as saying, “If we vote(d) to approve this motion, it sets a precedent.” Tropp, was quoted in the same article as saying, “We have a representative type of government, and this(resolution) really goes to the very heart of the challenge to that.” Look, it’s ok to be a Trump advocate & to attempt to make rambling comments like he often does & to recognize there may be very few, if any people who support him in Baltimore, but there are limits to such pretense. All BMs would be better off if they, Wacha & Troop, both thought twice & then said nothing. Am I clear!

Q. To me, you are...or is said in tennis....”Game, Set, Match!

BM. Say! Could we continue this tomorrow?

Q. Works for me.

BM. Be talking to you...

From: 17 justus <17justus.lwmd@gmail.com>

Date: July 19, 2017 4:22:04 PM EDT

To: LW Board of Directors <board@lwmc.com>

Cc: George Leventhal <Councilmember.Leventhal@montgomerycountymd.gov>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, roger manno <roger.manno@senate.state.md.us>, bonnie cullison <bonniecullison@yahoo.com>, vaughn stewart <vaughnstewart3@gmail.com>, hank heller <hondrhank@aol.com>

Subject: A Questioner Interviewing A Leisure World BOD Member ...Remind You of Anything in Recent National News?

This Comes To You Courtesy of Bob Ardike, A Leisure World Resident

Questioner – will be referred to as a... “Q”

Board Member - will be referred to as a... “BM”

Q. – So, the Leisure World BOD voted to repeal & replace the existing Leisure World Administration Building?

BM. – Only 1 action was necessary. The LW BOD voted to Replace the existing Administration Bdg.

Q. _ Why did the BOD vote to replace it?

BM - Because for years the BOD stated it would! And, the intention to do so has been reaffirmed by vote, of those selected to be BOD members, each time the Board has been pestered to reconsider its previous vote.

Q. _ Hold on a moment! You just used the word, “selected” and.....

BM. – So what! Selected or Elected...It’s the same thing!

Q. _ Actually it’s not the same thing! I hear tell these 2 words constitutes a “distinction with a difference” & this is being examined by authorities!

BM. – To what end? Listen, this will be resolved “when pigs learn to fly.” It’s akin to another issue being raised about Maryland Clubhouse Services, Inc. holding Leisure World's liquor license. This group, headed by Leisure World's CEO, I really don't want to mention his name, being described as a "country club" and the whole issue of 33 + years of liquor sales tax being unpaid to the State of Maryland. No one is going to take on that stuff. As one LW Executive Committee member is well known to have said, “Who cares!”

Q. I don’t think you can, nor should you be, so certain about that.

BM. You know, your saying that makes me think you sound like some sort troublemaker. You sound like a resident who lives here in Leisure World who raises questions about many matters. Her name is Sheryl Katzman and she is the President & Founder of an organization called JustUs. She seeks answers to matters pertaining to Leisure World that would best be quietly ignored by our Executive Committee, namely Messrs. Frager, Eisenhower, Jordan(H.J. to his friends), & Marks.

Q. - Let's move along.....So the replacement Building is well under way?

BM. – Well, Yes & NO!

Q. – Could you clarify, specifically, what you mean by that?

BM. - Of course not! I can, however, state that actual construction has not started. There are a few more “hoops we have to jump through” involving the Montgomery County government & a so-called Planning Board. Not to worry though. We have inside information that all of this is just a pro forma exercise but that the “skids have been greased” & what we want will absolutely be approved! Could we move on to your next question?

Q. - How much is your plan (replacing) going to cost?

BM. – Well, we really do not know. In 2012 the estimate reported was a cost of 5.2 million \$\$\$\$. Now, in 2017, that estimate is reported to have risen to 7.2 \$\$\$\$ million.

Q. What! That is quite a leap in increase costs. Does the LW BOD have such an amount already available?

BM. No! But that will not be a problem for a variety of reasons. I can go into more detail if you want?

Q. Yes, I would like to have more detail, but first I would like to ask....

Q. And of course...All of this is being done with the consent of the majority of the 8,000 residents? Right?

BM. Of course not. Why would we attempt to determine what the majority of Residents think about replacing the existing building at such an exorbitant amount, whatever that turns out to be?

Q. I see! Ok! But surely you made known to the residents the results of the outside engineering study you commissioned to determine the structural & economic feasibility of renovation vs replacement?

BM. No! As I just stated. Why would we ever do that?

Q. Look, I have a deadline regarding this interview. So how about we continue tomorrow?

For now I just have to say, your answers so remind me of the same reasoning I hear aboutI believe it was...?....Ok! I got it! Health Care....??

TOWN HALL MEETING
by Bob Ardike

<town-crier2.jpg>

To date, Leisure World's Board of Directors has refused to explain "Why" it has decided to build a new Administration Building without, first, obtaining an engineering study of the fiscal/structural feasibility of renovating the existing 50 year old building. Cost for a "new" structure is currently projected at 7 million \$\$\$ plus. This estimate is certain to increase if construction begins 1 or 2 years from now.

To date, the Leisure World Board of Directors has been intransigent in this matter. It has rejected every attempt at a Resident survey or for conducting a referendum to determine Community/Resident sentiment regarding the project. Yet, resident opinion, expressed though Resident Forum letters in the community newspaper, demonstrates a strong desire for doing so.

Leisure World, located off Georgia Ave, between Silver Spring & Olney is Maryland's largest senior (55 years & older) independent living community, has approximately 8,000 residents.

Questions regarding this matter should be directed to Ms Sheryl Katzman, Founder & President of the JustUs Organization. This group advocates to enhance life for all Leisure World residents.

She can be reached through e-mail: 17justus.lwmd@gmail.com

<http://www.gazette.net/article/20150420/NEWS/150429997/1081/leisure-world-eyes-new-administration-building&template=gazette>

Leisure World eyes new administration building

<ardike.jpg>

Leisure World resident Robert Ardike favors saving the original administrative

building at Leisure World in Silver Spring.

Leisure World of Maryland is proposing to build a new administration building, costing as much as \$5.2 million, according to minutes of meetings and other documents from the Silver Spring private community corporation's board.

The plans have been in the works for several years. At one time, officials considered renovating the current building, which dates to the 1960s. That option would cost \$2.3 million to \$3.2 million, depending on if an addition would be built, according to a report presented to board members in 2013.

The 610-acre, fenced community near Georgia Avenue and Norbeck Road houses about 8,000 independently living older adults in single-family homes, townhouses, high-rise apartments and condominiums, sheltered by guarded access points.

In April 2014, the Leisure World Community Corp. board voted to locate the new administration building on the east side of the parking lot near the current structure. The board actually has voted several times, including in late 2013, to proceed with the new building option, said Barbara Cronin, who chaired the board last year and is now an at-large member of the executive committee.

"We have been working through a whole process," Cronin said Friday. "We are a long way away from construction. ... What we eventually come up with won't be perfect. There is no way to please everyone."

Some want to see the current administration building preserved as a historic structure.

"You can't designate every building as historic, but there is some basis for looking at some properties," said Robert Ardike, who has lived in the community for about two years. "This building represents the historic beginning of Leisure World. ... It would be a shame to see it torn down for a parking lot."

In November, a petition signed by more than 500 residents was presented to the board opposing the new building option and calling for a detailed engineering study of the building and a resident referendum.

The board — which includes more than 30 directors representing 29 community housing associations, or "mutuals" — voted against an "invasive" engineering study, according to meeting minutes.

The issue has been kept alive by residents "not willing to accept the fact that there was a legal vote, and it did not go their way," Cronin said. The project's architectural firm also recommended a new building, she said.

The building has been “well maintained,” but is “quite out of date in almost every way,” according to a 2013 report to the board. Space requirements have expanded as Leisure World has grown, according to the report.

Besides housing administrative offices, the building has a post office, bank and some offices rented to a real estate firm. Ardike said there are five banks and a post office in the nearby shopping plaza, just outside the residential gates.

“You don’t really need a bank in here,” he said.

There are other parts of the community’s facilities enhancement plan, including proposed changes to clubhouses, fitness facilities and the golf course. The capital costs would be paid for from funds collected through a fee when condos and other housing properties are resold.

Ardike said he enjoys living at Leisure World and is not against new facilities. Besides a golf course and clubhouses, there are indoor and outdoor swimming pools, tennis courts, dining facilities and a medical center with a pharmacy.

“It’s a safe community,” Ardike said. He hasn’t heard of even a car break-in, though there have been some fires. But he admits he stopped riding his bicycle due to the possibility of accidents and watches himself when golfers tee up.

“I just think that some things are worth preserving,” Ardike said.
kshay@gazette.net

<http://www.thesentinel.com/.../5448-leisure-world-residents-r...>

LEISURE WORLD RESIDENTS REVOLT AGAINST NEW PLANS FEATURED

07 Jul 2017

Written by Suzanne Pollak

Some residents of Leisure World, a residential facility in Silver Spring that is home to 8,500 people who are at least 55 years old, are so frustrated with management’s call for a new \$7.2 million administration building that they intend to hold a town hall meeting of their own.

Just Us, a residents group run by Sheryl Katzman, is inviting residents to attend a July 28 meeting. The idea, Katzman explained, is to make sure that residents are aware that under the proposal, the administration building will be demolished and a new one built near the golf course even though an engineering study was never done to see if

the current building could be refurbished instead.

“The residents are trying to put a stop to it. I am leading the charge,” Katzman said.

At a May 23 Leisure World Community Corporation board of directors meeting, directors voted down a request that would have allowed residents to vote for or against the new building. At the meeting, some directors explained they had voted against giving residents a say for fear that such a vote would diminish their authority as a governing board, according to an article in Leisure World News of Maryland.

A motion to spend up to \$100,000 on an engineering study on the current building also was voted down at that meeting.

Leisure World General Manager Kevin Flannery did not return several requests for comment.

Katzman does not believe the board of directors has the legal right to make a decision as they were not directly elected by residents. Residents do elect a person from their mutual, which is what building units are called, to represent them. From this larger group, members are then selected to sit on the board of directors.

Management has explained that this setup is correct as it is in accordance with its by-laws.

But Katzman believes that Maryland law requires that a board making these financial decisions must be chosen by the residents.

Elaine Hurley, a six-year resident, is one of the elected representatives who was chosen as a member of the Leisure World board of directors.

“It seems to be a general sentiment among many people” that the board “just wants to tear down the existing building,” she said, adding she understands their frustration and that she also does not favor construction of a new building.

However, she said, she believes her dissenting voice has been heard.

The recent request for a community-wide referendum was voted down by the board, she said. “It was the majority opinion,” she said, while not specifically divulging the vote count.

She is concerned that the board “represents less than a percent of the populace,” she said. She also is upset that “the cost of the project has climbed. As time goes by, it does continue to climb.”

Hurley said, “I feel that the building has integrity. I feel a 50-year-old building has the

capability to be refurbished.”

According to Bob Ardike, who has lived at Leisure World four years, the need for a new building hasn’t been explained. “It’s so puzzling to people. The message changes.”

He is concerned that all avenues have not been investigated before the board of directors decided to pursue plans for a new building. The current building is historic and fits well into the architecture of the community, he said.

The building was constructed in the 1960s.

An online poll among 500 residents that responded, found that 77 percent of the respondents were opposed to construction of a new administration building, 15 percent were in favor and 8 percent were undecided, according to Just Us. And 1,000 residents signed a petition asking that a referendum be held so that all residents could vote on the matter.

Funding for the new building will come from a resale fund. Leisure World charges a 2 percent fee on each resale of property. These funds are only used for facilities enhancement plan projects.

@SuzannePollak

Shirley, Lori

From: Betty Smith <basmith1029@gmail.com>
Sent: Friday, July 21, 2017 5:50 PM
To: Shirley, Lori
Subject: Re: follow-up e-mail to our phone conversation yesterday regarding Site Plan No. 820170120 Leisure World Administration Building and Clubhouse I

Dear Ms Shirley,

Thank you for your prompt response. .

The key points we maintain is that #1the current site unnecessarily depletes the number of mature shade trees which protect the environment.

#2 The current bldg has not been studied for its renovation potential as have the 2 clubhouses.

#3Providing closer access to the restaurants can be done with out demolition of the current admin building which is a well documented example of mid century architecture.

#Any new addition to the current admin building can be done using the current space available in the adjacent parking lot which is underused.

Hope these points are helpful.

Best regards,

Betty A Smith
Member
Leisure World Green

On Jul 21, 2017 8:42 AM, "Shirley, Lori" <lori.shirley@montgomeryplanning.org> wrote:

Good morning Ms. Smith,

Yesterday afternoon I got distracted from being able to send you an e-mail. I had time this morning to add you to my contacts list. This is a test e-mail that I hope gets to you as I am not sure if the end of your e-mail address ends with ".com" or ".net." After I send this, if I get notice from the Systems Administrator that you didn't receive it, I will call your home phone number. Thanks.

Lori Shirley

Planner Coordinator

Area 2 Division

Montgomery County Planning Department

8787 Georgia Avenue

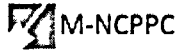
Silver Spring, Maryland 20910

T 301-495-4557

F 301-495-1313

E Lori.Shirley@montgomeryplanning.org

W MontgomeryPlanning.org



Shirley, Lori

From: 17justus.lwmd@gmail.com
Sent: Friday, July 21, 2017 4:51 PM
To: Shirley, Lori; Patterson, Patrick
Cc: joan hecht; bob ardike; elaine hurley; Janice McClean
Subject: Leisure World- Administration Building site plan(s)

<http://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=820170120>

The architectural drawings do not provide the following information, if able to do so, you are requested to identify:

- 1.the number of front entry steps
2. the degree of incline for the ramps which make the entry accessible
3. location and distance of the handicapped parking spaces to the access ramps
4. are the ramps and main entry covered to protect the senior residents from the elements?

slkatzman

President,

"JustUs" advocates to enhance the quality of life for all Leisure World residents



Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”

Shirley, Lori

From: David Frager <davidfrager@gmail.com>
Sent: Friday, July 21, 2017 1:48 PM
To: 17 justus
Cc: roger manno; ben kramer; bonnie cullison; suzanne pollak; barbara; bill turque; 7 on your side; amanda hurley; arelis hernandez; Bruce Leshan; catherine rentz; cynthia stephens; deborah goonan; Donna StGeorge; fenit.nirappil; greater olney news; j kurtz; Jennifer Harper; Len; m morgenstern; meg; t shepherd; WJLA; LW Board of Directors; Maureen Freeman; Bob Ardike; - braswell; arthur popper; bernie asher; don watson; emile milne; rincy pollack; sharon otto; Rubin, Carol; Shirley, Lori; MCP-Chair; Ike Leggett; Craig Rice; George Leventhal; Hans Riemer; Marc Elrich; Nancy Floreen; Nancy Navarro; Roger Berliner; Sidney Katz; Tom Hucker
Subject: Re: Fwd:

Bob is a very gifted writer - of fiction, like the movies "based on real events."

Sent from my iPhone

On Jul 21, 2017, at 12:36 PM, 17 justus <17justus.lwmd@gmail.com> wrote:

Installments 3, 2 & 1 of Bob Ardike's Continuing Leisure World "BM Interviews"

Bob, who is famous for his "patio talks", is hard at work conducting his current "interviews" series, writes:

"I am receiving requests for SUBSCRIPTIONS to any follow ups that might be forthcoming ..."

This email also contains current and previous newspaper articles re: the resident disputed Admin.Bldg., July 28, 2017 resident Town Hall meeting and notice:

From: 17 justus <17justus.lwmd@gmail.com>
Date: Fri, Jul 21, 2017 at 8:17 AM
Subject: Part 3:
To: LW Board of Directors <board@lwmc.com>
Cc: "Rubin, Carol" <carol.rubin@mncppc.org>

From: Marybeth Ardike <marybeth.bob@gmail.com>
Date: Fri, Jul 21, 2017 at 7:44 AM
Subject:
To: excomm@lwmc.com
Cc: 17 justus <17justus.lwmd@gmail.com>, mfreeman@lwmc.com

Friday, July 21, 2017:

This is the 3rd installment of a continuing interview.

It Comes To You As a Public Service, Courtesy of Bob Ardike, A Leisure World Resident

Questioner – will again be referred to as... “Q”

LW Board Member - will again be referred to as a... “BM”

Q. Could we return to something you said the other day?

BM. Sure! What is it?

Q. It pertains to an answer you gave in a previous session saying, “...there are a few more "hoops" we (meaning the LW BOD) have to jump through involving Mtgy. County govt. & some, what was it, Park Planning Board??....but that's just a pro forma exercise....etc.? But then you seemed to want to move on to my next question. Do I have this right?

BM. Yes!

Q. It is now 2 days later. Would you be comfortable going back there? I appreciate you are, shall we say, encroaching on “sensitivities” here.

BM. Fine by me. Look! You're, what?50 - 55 yrs. old? So you could live here, at Leisure World, as a renter or owner, if you chose to do so. It's also clear you are aware of what is current & happening in local & National news. That was indicated when you mentioned how much of, I will use the word, **not your word, but mine**, about the **STRIFE**, we, the **LW BOD have generated, within the Leisure World Community, by our recalcitrance**. I could tell what I have revealed reminds you of the “wildness” currently going on in Washington. Am I right?

Q. Yes! You are correct.

BM. So, I will now go on about why the BOD knows “the fix is in” with the County Govt., this big deal Planning Board, whatever it's all about, etc. Look, there are several stages in the overall approval process. These have to occur & be completed for the sake of “appearance.” These are “the hoops.” But, you also have to be aware that “relationships,” cultivated friendships, & common associations play a strong role when something, whatever that something is, has to be ruled upon or approved. These will (no pun intended) almost always Trump, what we might call, the merits of a given matter. Pointed questions must be asked; it must be perceived

there is fairness to all, & any final vote, if that is a part of the procedure, should be, & usually turns out to be, close. That's it.

Now, some would say, "But that seems so corrupt & cynical." Well, say or feel as you like. Just try to remember! If that's how you see this, that's your prerogative. But like it, despise it, whatever....that is the way things generally work. When the right conditions are in the mix, you can go to the bank in betting on the outcome of a given matter. Simply put, as the French expression goes..It is a fiat accompli. Does this add to your having a deeper understanding about why, in the final analysis, A New Leisure World Building will absolutely be approved & built?

Q. Yes! It does, And, I might add...beyond all expectations I could have imagined.

BM. Well, thanks. It's kind of nice to know when one has made something clear.

Q. Regarding what you have made clear, Trust me! You have given great insight into the thinking at play & how it will unfold.

BM. Hey, I know we haven't spoken long, but it's Friday. The weekend is on the door step. Monday comes, then it's Tuesday. That means it's the July BOD meeting day. Hey, wait! Here is one for you. You'll find it interesting.

If there were something called a "Truth-Meter" and each, BOD member, was connected to one of these, the common reading the device would register, with a few exceptions to the "group think," would be..."Let's basically vote to approve what's before us. Then, we can get out of here & get on with our lives...& OMG...please, please, Let there be no questions raised, especially by that non - Board person, Sheryl Katzman, of that *JustUs* organization...."

Q. You've made your point. Have a nice weekend. With rest, maybe we can continue Monday? I'd like to get any insights you might have, specifically about 4 individuals on the Executive Committee. There is still so much to understand.

BM. Probably. Let's see! Don't call me...I'll call you..

From: Bob Ardike <marybeth.bob@gmail.com>
Date: July 20, 2017 6:58:40 PM EDT
To: execcomm@lwmc.com
Cc: 17 justus <17justus.lwmd@gmail.com>, mfreeman@lwmc.com
Subject: Day 2 Of An Interview

Thursday, July 20, 2017:

This the 2nd installment of a continuing interview. It Comes To You Courtesy of Bob Ardike, A Leisure World Resident

Questioner – will again be referred to as... "Q"
LW Board Member - will again be referred to as a... "BM"

* Please note: For purposes of clarity & to avoid any attempt at any smart aleck acronym, it was decided to use "a.. BM... to refer to "a Board Member" rather than use Mob as in "Member of Board." Mob could be connoted as, you know, with the "unsavory or unruly," whereas a BM voids that problem.

Let's continue.....

Q. Thank you for the candid answers you gave yesterday

BM. Your Welcome

Q. Let's go back to an answer you gave yesterday when I asked about the huge amount of \$\$\$ required to finance a New Bldg. & whether the LW BOD sees that as a concern. Your response was, "No! That would not be a problem for a variety of reasons." Would you elaborate on this answer?

BM. Yes! Look, Leisure World is a real "cash cow," if you understand that term, for several reasons. Here is why. No real difficulty in raising condo/co-op fees for overall LW operation expenses. That is not a preferred method & increases must be kept to a trickle. For any new construction or enhancement, the BOD elects to approve, however, there is the never ending 2% 'transfer of owner fee' based on the sale price of every unit sold within Leisure World. Without getting "too deep into the weeds with explanations, this is the pot of money available.

Q. Will this transfer fee fund be used to finance a New Admin. Bldg.?

BM. Yes!

Q. Is this fund being used to pay for the construction of the New Fitness Center, which appears nearing completion?

BM. Yes, it is. That same fund was used for renovation of our Crystal Ballroom in Clubhouse 1, also the renovation of our 2 restaurants, & a couple of other rooms & restrooms, etc. also located in Clubhouse 1.

Q. Boy, I bet these expenditures really stirred up a lot of the same people, who are now against funding for a New Admin. Bldg?

BM. No! Actually it did not. None of these several renovations caused a stir. Sure there was some "give & take" about the types of chairs we should have, & whether

to have “wood flooring in the Ballroom, etc.

Q. I see! What do you think account for the different reaction then?

BM. Well, pretty much the Community appreciated the need to do it, because it was actually explained.

Q. Then why didn't you take the same approach when it came to the Administration Bldg?

BM. Because, and I hate to admit it, we don't have a leg to stand on regarding a New Bldg. so how could we do what we did previously?

Q. So are you admitting that, as the saying goes, you elected to be "hoisted on your own petard?"

BM. Yeah, that would pretty much sum it up.

Q. So a proposed referendum calling for a general vote by the community ownership, for a direct decision to affirm or deny the construction of a new Administration Bldg., was soundly defeated by the LW BOD at its May 23 meeting?

BM. Yes, that is correct. I would like to say it was a universal vote, but there are a couple of “Non-Team BMs,” who do not want to submit to, may I use the term, “Group Think?”

Q. Look, use any term you feel works for you. I'm just interested in how you see things.

BM. Thanks! Means a lot. You're listening carefully. I can tell. I re-read yesterday's interview. You stated just what I conveyed.

Q. Hey! That is what I told you I'd do!

BM. That be said, I'd like to add 1 more comment about that May 23, meeting when we, the BMs voted down the Proposed Referendum.

Q. Sure feel free. What is it?

BM. Just this. In the June 2, edition of our Leisure World News, 2 of our BMs did the Board no credit by being quoted about our BM vote. One was Linda Wacha & the other was Bob Tropp. People have come to know Wacha, through the years, as the type that seems to take joy “In rubbing peoples faces in it,” if you know what I

mean. Personally, I try to give her slack because, as so many indicate, she's sort of a "dingbat." She was quoted as saying, "If we vote(d) to approve this motion, it sets a precedent." Tropp, was quoted in the same article as saying, "We have a representative type of government, and this(resolution) really goes to the very heart of the challenge to that." Look, it's ok to be a Trump advocate & to attempt to make rambling comments like he often does & to recognize there may be very few, if any people who support him in Baltimore, but there are limits to such pretense. All BMs would be better off if they, Wacha & Troop, both thought twice & then said nothing. Am I clear!

Q. To me, you are...or is said in tennis...."Game, Set, Match!

BM. Say! Could we continue this tomorrow?

Q. Works for me.

BM. Be talking to you...

From: 17 justus <17justus.lwmd@gmail.com>

Date: July 19, 2017 4:22:04 PM EDT

To: LW Board of Directors <board@lwmc.com>

Cc: George Leventhal <Councilmember.Leventhal@montgomerycountymd.gov>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, roger manno <roger.manno@senate.state.md.us>, bonnie cullison <bonniecullison@yahoo.com>, vaughn stewart <vaughnstewart3@gmail.com>, hank heller <hondrhank@aol.com>

Subject: A Questioner Interviewing A Leisure World BOD Member ...Remind You of Anything in Recent National News?

This Comes To You Courtesy of Bob Ardi, A Leisure World Resident

Questioner – will be referred to as a... "Q"

Board Member - will be referred to as a... "BM"

Q. – So, the Leisure World BOD voted to repeal & replace the existing Leisure World Administration Building?

BM. – Only 1 action was necessary. The LW BOD voted to Replace the existing Administration Bldg.

Q. _ Why did the BOD vote to replace it?

BM - Because for years the BOD stated it would! And, the intention to do so has been reaffirmed by vote, of those selected to be BOD members, each time the Board has been pestered to reconsider its previous vote.

Q. _ Hold on a moment! You just used the word, "selected" and.....

BM. – So what! Selected or Elected...It's the same thing!

Q. _ Actually it's not the same thing! I hear tell these 2 words constitutes a "distinction with a difference" & this is being examined by authorities!

BM. – To what end? Listen, this will be resolved "when pigs learn to fly." It's akin to another issue being raised about Maryland Clubhouse Services, Inc. holding Leisure World's liquor license. This group, headed by Leisure World's CEO, I really don't want to mention his name, being described as a "country club" and the whole issue of 33 + years of liquor sales tax being unpaid to the State of Maryland. No one is going to take on that stuff. As one LW Executive Committee member is well known to have said, "Who cares!"

Q. I don't think you can, nor should you be, so certain about that.

BM. You know, your saying that makes me think you sound like some sort troublemaker. You sound like a resident who lives here in Leisure World who raises questions about many matters. Her name is Sheryl Katzman and she is the President & Founder of an organization called JustUs. She seeks answers to matters pertaining to Leisure World that would best be quietly ignored by our Executive Committee, namely Messrs. Frager, Eisenhaur, Jordan(H.J. to his friends), & Marks.

Q. - Let's move along.....So the replacement Building is well under way?

BM. – Well, Yes & NO!

Q. – Could you clarify, specifically, what you mean by that?

BM. - Of course not! I can, however, state that actual construction has not started. There are a few more "hoops we have to jump through" involving the Montgomery County government & a so-called Planning Board. Not to worry though. We have inside information that all of this is just a pro forma exercise but that the "skids have been greased" & what we want will absolutely be approved! Could we move on to your next question?

Q. - How much is your plan (replacing) going to cost?

BM. – Well, we really do not know. In 2012 the estimate reported was a cost of 5.2 million \$\$\$\$\$. Now, in 2017, that estimate is reported to have risen to 7.2 \$\$\$\$ million.

Q. What! That is quite a leap in increase costs. Does the LW BOD have such an amount already available?

BM. No! But that will not be a problem for a variety of reasons. I can go into more detail if you want?

Q. Yes, I would like to have more detail, but first I would like to ask....

Q. And of course...All of this is being done with the consent of the majority of the 8,000 residents? Right?

BM. Of course not. Why would we attempt to determine what the majority of Residents think about replacing the existing building at such an exorbitant amount, whatever that turns out to be?

Q. I see! Ok! But surely you made known to the residents the results of the outside engineering study you commissioned to determine the structural & economic feasibility of renovation vs replacement?

BM. No! As I just stated. Why would we ever do that?

Q. Look, I have a deadline regarding this interview. So how about we continue tomorrow?

For now I just have to say, your answers so remind me of the same reasoning I hear aboutI believe it was...?....Ok! I got it! Health Care....??

TOWN HALL MEETING
by Bob Ardike

<town-crier2.jpg>

To date, Leisure World's Board of Directors has refused to explain "Why" it has decided to build a new Administration Building without, first, obtaining an engineering study of the fiscal/structural feasibility of renovating the existing 50 year old building. Cost for a "new" structure is currently projected at 7 million \$\$\$ plus. This estimate is certain to increase if construction begins 1 or 2 years from now.

To date, the Leisure World Board of Directors has been intransigent in this matter. It has rejected every attempt at a Resident survey or for conducting a referendum to determine Community/Resident sentiment regarding the project. Yet, resident opinion, expressed through Resident Forum letters in the community newspaper, demonstrates a strong desire for doing so.

Leisure World, located off Georgia Ave, between Silver Spring & Olney is Maryland's largest senior (55 years & older) independent living community, has approximately 8,000 residents.

Questions regarding this matter should be directed to Ms Sheryl Katzman, Founder & President of the JustUs Organization. This group advocates to enhance life for all Leisure World residents.

She can be reached through e-mail: 17justus.lwmd@gmail.com

<http://www.gazette.net/article/20150420/NEWS/150429997/1081/leisure-world-eyes-new-administration-building&template=gazette>

Leisure World eyes new administration building

<ardike.jpg>

Leisure World resident Robert Ardike favors saving the original administrative building at Leisure World in Silver Spring.

Leisure World of Maryland is proposing to build a new administration building, costing as much as \$5.2 million, according to minutes of meetings and other documents from the Silver Spring private community corporation's board.

The plans have been in the works for several years. At one time, officials considered renovating the current building, which dates to the 1960s. That option would cost \$2.3 million to \$3.2 million, depending on if an addition would be built, according to a report presented to board members in 2013.

The 610-acre, fenced community near Georgia Avenue and Norbeck Road houses about 8,000 independently living older adults in single-family homes, townhouses, high-rise apartments and condominiums, sheltered by guarded access points.

In April 2014, the Leisure World Community Corp. board voted to locate the new administration building on the east side of the parking lot near the current structure.

The board actually has voted several times, including in late 2013, to proceed with the new building option, said Barbara Cronin, who chaired the board last year and is now an at-large member of the executive committee.

“We have been working through a whole process,” Cronin said Friday. “We are a long way away from construction. ... What we eventually come up with won’t be perfect. There is no way to please everyone.”

Some want to see the current administration building preserved as a historic structure.

“You can’t designate every building as historic, but there is some basis for looking at some properties,” said Robert Ardike, who has lived in the community for about two years. “This building represents the historic beginning of Leisure World. ... It would be a shame to see it torn down for a parking lot.”

In November, a petition signed by more than 500 residents was presented to the board opposing the new building option and calling for a detailed engineering study of the building and a resident referendum.

The board — which includes more than 30 directors representing 29 community housing associations, or “mutuals” — voted against an “invasive” engineering study, according to meeting minutes.

The issue has been kept alive by residents “not willing to accept the fact that there was a legal vote, and it did not go their way,” Cronin said. The project’s architectural firm also recommended a new building, she said.

The building has been “well maintained,” but is “quite out of date in almost every way,” according to a 2013 report to the board. Space requirements have expanded as Leisure World has grown, according to the report.

Besides housing administrative offices, the building has a post office, bank and some offices rented to a real estate firm. Ardike said there are five banks and a post office in the nearby shopping plaza, just outside the residential gates.

“You don’t really need a bank in here,” he said.

There are other parts of the community’s facilities enhancement plan, including proposed changes to clubhouses, fitness facilities and the golf course. The capital costs would be paid for from funds collected through a fee when condos and other housing properties are resold.

Ardike said he enjoys living at Leisure World and is not against new facilities. Besides a golf course and clubhouses, there are indoor and outdoor swimming pools, tennis courts, dining facilities and a medical center with a pharmacy.

"It's a safe community," Ardike said. He hasn't heard of even a car break-in, though there have been some fires. But he admits he stopped riding his bicycle due to the possibility of accidents and watches himself when golfers tee up.

"I just think that some things are worth preserving," Ardike said.
kshay@gazette.net

<http://www.thesentinel.com/.../5448-leisure-world-residents-r...>

LEISURE WORLD RESIDENTS REVOLT AGAINST NEW PLANS FEATURED

07 Jul 2017

Written by Suzanne Pollak

Some residents of Leisure World, a residential facility in Silver Spring that is home to 8,500 people who are at least 55 years old, are so frustrated with management's call for a new \$7.2 million administration building that they intend to hold a town hall meeting of their own.

Just Us, a residents group run by Sheryl Katzman, is inviting residents to attend a July 28 meeting. The idea, Katzman explained, is to make sure that residents are aware that under the proposal, the administration building will be demolished and a new one built near the golf course even though an engineering study was never done to see if the current building could be refurbished instead.

"The residents are trying to put a stop to it. I am leading the charge," Katzman said.

At a May 23 Leisure World Community Corporation board of directors meeting, directors voted down a request that would have allowed residents to vote for or against the new building. At the meeting, some directors explained they had voted against giving residents a say for fear that such a vote would diminish their authority as a governing board, according to an article in Leisure World News of Maryland.

A motion to spend up to \$100,000 on an engineering study on the current building also was voted down at that meeting.

Leisure World General Manager Kevin Flannery did not return several requests for

comment.

Katzman does not believe the board of directors has the legal right to make a decision as they were not directly elected by residents. Residents do elect a person from their mutual, which is what building units are called, to represent them. From this larger group, members are then selected to sit on the board of directors.

Management has explained that this setup is correct as it is in accordance with its by-laws.

But Katzman believes that Maryland law requires that a board making these financial decisions must be chosen by the residents.

Elaine Hurley, a six-year resident, is one of the elected representatives who was chosen as a member of the Leisure World board of directors.

“It seems to be a general sentiment among many people” that the board “just wants to tear down the existing building,” she said, adding she understands their frustration and that she also does not favor construction of a new building.

However, she said, she believes her dissenting voice has been heard.

The recent request for a community-wide referendum was voted down by the board, she said. “It was the majority opinion,” she said, while not specifically divulging the vote count.

She is concerned that the board “represents less than a percent of the populace,” she said. She also is upset that “the cost of the project has climbed. As time goes by, it does continue to climb.”

Hurley said, “I feel that the building has integrity. I feel a 50-year-old building has the capability to be refurbished.”

According to Bob Ardike, who has lived at Leisure World four years, the need for a new building hasn’t been explained. “It’s so puzzling to people. The message changes.”

He is concerned that all avenues have not been investigated before the board of directors decided to pursue plans for a new building. The current building is historic and fits well into the architecture of the community, he said.

The building was constructed in the 1960s.

An online poll among 500 residents that responded, found that 77 percent of the respondents were opposed to construction of a new administration building, 15 percent were in favor and 8 percent were undecided, according to Just Us. And 1,000 residents signed a petition asking that a referendum be held so that all residents could vote on the matter.

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@SuzannePollak

Shirley, Lori

From: 17 justus <17justus.lwmd@gmail.com>
Sent: Friday, July 21, 2017 12:36 PM
To: roger manno; ben kramer; bonnie cullison; suzanne pollak; barbara; bill turque; 7 on your side; amanda hurley; arelis hernandez; Bruce Leshan; catherine rentz; cynthia stephens; deborah goonan; Donna StGeorge; fenit.nirappil; greater olney news; j kurtz; Jennifer Harper; Len; m morgenstern; meg; t shepherd; WJLA; LW Board of Directors; Maureen Freeman; Bob Ardike; - braswell; arthur popper; bernie asher; don watson; emile milne; rincy pollack; sharon otto; Rubin, Carol; Shirley, Lori; MCP-Chair; Ike Leggett; Craig Rice; George Leventhal; Hans Riemer; Marc Elrich; Nancy Floreen; Nancy Navarro; Roger Berliner; Sidney Katz; Tom Hucker
Subject: Fwd:

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"I am receiving requests for SUBSCRIPTIONS to any follow ups that might be forthcoming ..."

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From: 17 justus <17justus.lwmd@gmail.com>
Date: Fri, Jul 21, 2017 at 8:17 AM
Subject: Part 3:
To: LW Board of Directors <board@lwmc.com>
Cc: "Rubin, Carol" <carol.rubin@mncppc.org>

From: Marybeth Ardike <marybeth.bob@gmail.com>
Date: Fri, Jul 21, 2017 at 7:44 AM
Subject:
To: excomm@lwmc.com
Cc: 17 justus <17justus.lwmd@gmail.com>, mfreeman@lwmc.com

Friday, July 21, 2017:

This is the 3rd installment of a continuing interview.

It Comes To You As a Public Service, Courtesy of Bob Ardike, A Leisure World Resident

Questioner – will again be referred to as... "Q"

LW Board Member - will again be referred to as a... "BM"

Q. Could we return to something you said the other day?

BM. Sure! What is it?

Q. It pertains to an answer you gave in a previous session saying, "...there are a few more "hoops" we (meaning the LW BOD) have to jump through involving Mtgy. County govt. & some, what was it, Park Planning Board??....but that's just a pro forma exercise....etc.? But then you seemed to want to move on to my next question. Do I have this right?

BM. Yes!

Q. It is now 2 days later. Would you be comfortable going back there? I appreciate you are, shall we say, encroaching on "sensitivities" here.

BM. Fine by me. Look! You're, what?50 - 55 yrs. old? So you could live here, at Leisure World, as a renter or owner, if you chose to do so. It's also clear you are aware of what is current & happening in local & National news. That was indicated when you mentioned how much of, I will use the word, **not your word, but mine**, about the **STRIFE, we, the LW BOD have generated, within the Leisure World Community, by our recalcitrance.** I could tell what I have revealed reminds you of the "wildness" currently going on in Washington. Am I right?

Q. Yes! You are correct.

BM. So, I will now go on about why the BOD knows "the fix is in" with the County Govt., this big deal Planning Board, whatever it's all about, etc. Look, there are several stages in the overall approval process. These have to occur & be completed for the sake of "appearance." These are "the hoops." But, you also have to be aware that "relationships," cultivated friendships, & common associations play a strong role when something, whatever that something is, has to be ruled upon or approved. These will (no pun intended) almost always Trump, what we might call, the merits of a given matter. Pointed questions must be asked; it must be perceived there is fairness to all, & any final vote, if that is a part of the procedure, should be, & usually turns out to be, close. That's it.

Now, some would say, "But that seems so corrupt & cynical." Well, say or feel as you like. Just try to remember! If that's how you see this, that's your prerogative. But like it, despise it, whatever....that is the way things generally work. When the right conditions are in the mix, you can go to the bank in betting on the outcome of a given matter. Simply put, as the French expression goes..It is a fiat accompli. Does this add to your having a deeper understanding about why, in the final analysis, A New Leisure World Building will absolutely be approved & built?

Q. Yes! It does, And, I might add...beyond all expectations I could have imagined.

BM. Well, thanks. It's kind of nice to know when one has made something clear.

Q. Regarding what you have made clear, Trust me! You have given great insight into the thinking at play & how it will unfold.

BM. Hey, I know we haven't spoken long, but it's Friday. The weekend is on the door step. Monday comes, then it's Tuesday. That means it's the July BOD meeting day. Hey, wait! Here is one for you. You'll find it interesting.

If there were something called a "Truth-Meter" and each, BOD member, was connected to one of these, the common reading the device would register, with a few exceptions to the "group think," would be..."Let's basically vote to approve what's before us. Then, we can get out of here & get on with our lives...& OMG...please, please, Let there be no questions raised, especially by that non - Board person, Sheryl Katzman, of that *JustUs* organization...."

Q. You've made your point. Have a nice weekend. With rest, maybe we can continue Monday? I'd like to get any insights you might have, specifically about 4 individuals on the Executive Committee. There is still so much to understand.

BM. Probably. Let's see! Don't call me...I'll call you..

From: Bob Ardike <marybeth.bob@gmail.com>

Date: July 20, 2017 6:58:40 PM EDT

To: execcomm@lwmc.com

Cc: 17 Justus <17justus.lwmd@gmail.com>, mfreeman@lwmc.com

Subject: Day 2 Of An Interview

Thursday, July 20, 2017:

This the 2nd installment of a continuing interview. It Comes To You Courtesy of Bob Ardike, A Leisure World Resident

Questioner – will again be referred to as... "Q"

LW Board Member - will again be referred to as a... "BM"

* Please note: For purposes of clarity & to avoid any attempt at any smart aleck acronym, it was decided to use "a.. BM... to refer to "a Board Member" rather than use Mob as in "Member of Board." Mob could be connoted as, you know, with the "unsavory or unruly," whereas a BM voids that problem.

Let's continue.....

Q. Thank you for the candid answers you gave yesterday

BM. Your Welcome

Q. Let's go back to an answer you gave yesterday when I asked about the huge amount of \$\$\$ required to finance a New Bldg. & whether the LW BOD sees that as a concern. Your response was, "No! That would not be a problem for a variety of reasons." Would you elaborate on this answer?

BM. Yes! Look, Leisure World is a real "cash cow," if you understand that term, for several reasons. Here is why. No real difficulty in raising condo/co-op fees for overall LW operation expenses. That is not a preferred method & increases must be kept to a trickle. For any new construction or enhancement, the BOD elects to approve, however, there is the never ending 2% 'transfer of owner fee' based on the sale price of every unit sold within Leisure World. Without getting "too deep into the weeds with explanations, this is the pot of money available.

Q. Will this transfer fee fund be used to finance a New Admin. Bldg.?

BM. Yes!

Q. Is this fund being used to pay for the construction of the New Fitness Center, which appears nearing completion?

BM. Yes, it is. That same fund was used for renovation of our Crystal Ballroom in Clubhouse 1, also the renovation of our 2 restaurants, & a couple of other rooms & restrooms, etc. also located in Clubhouse 1.

Q. Boy, I bet these expenditures really stirred up a lot of the same people, who are now against funding for a New Admin. Bldg?

BM. No! Actually it did not. None of these several renovations caused a stir. Sure there was some "give & take" about the types of chairs we should have, & whether to have "wood flooring in the Ballroom, etc.

Q. I see! What do you think account for the different reaction then?

BM. Well, pretty much the Community appreciated the need to do it, because it was actually explained.

Q. Then why didn't you take the same approach when it came to the Administration Bldg?

BM. Because, and I hate to admit it, we don't have a leg to stand on regarding a New Bldg. so how could we do what we did previously?

Q. So are you admitting that, as the saying goes, you elected to be "hoisted on your own petard?"

BM. Yeah, that would pretty much sum it up.

Q. So a proposed referendum calling for a general vote by the community ownership, for a direct decision to affirm or deny the construction of a new Administration Bldg., was soundly defeated by the LW BOD at its May 23 meeting?

BM Yes, that is correct. I would like to say it was a universal vote, but there are a couple of "Non-Team BMs," who do not want to submit to, may I use the term, "Group Think?"

Q. Look, use any term you feel works for you. I'm just interested in how you see things.

BM. Thanks! Means a lot. You're listening carefully. I can tell. I re-read yesterday's interview. You stated just what I conveyed.

Q. Hey! That is what I told you I'd do!

BM. That be said, I'd like to add 1 more comment about that May 23, meeting when we, the BMs voted down the Proposed Referendum.

Q. Sure feel free. What is it?

BM. Just this. In the June 2, edition of our Leisure World News, 2 of our BMs did the Board no credit by being quoted about our BM vote. One was Linda Wacha & the other was Bob Tropp. People have come to know Wacha, through the years, as the type that seems to take joy "In rubbing peoples faces in it," if you know what I mean. Personally, I try to give her slack because, as so many indicate, she's sort of a "dingbat." She was quoted as saying, "If we vote(d) to approve this motion, it sets a precedent." Tropp, was quoted in the same article as saying, "We have a representative type of government, and this(resolution) really goes to the very heart of the challenge to that." Look, it's ok to be a Trump advocate & to attempt to make rambling comments like he often does & to recognize there may be very few, if any people who support him in Baltimore, but there are limits to such pretense. All BMs would be better off if they, Wacha & Troop, both thought twice & then said nothing. Am I clear!

Q. To me, you are...or is said in tennis...."Game, Set, Match!

BM. Say! Could we continue this tomorrow?

Q. Works for me.

BM. Be talking to you...

From: 17 justus <17justus.lwmd@gmail.com>

Date: July 19, 2017 4:22:04 PM EDT

To: LW Board of Directors <board@lwmc.com>

Cc: George Leventhal <Councilmember.Leventhal@montgomerycountymd.gov>, Marc Elrich

<Councilmember.elrich@montgomerycountymd.gov>, roger manno <roger.manno@senate.state.md.us>, bonnie cullison

<bonniecullison@yahoo.com>, vaughn stewart <vaughnstewart3@gmail.com>, hank heller <hondrhank@aol.com>

Subject: A Questioner Interviewing A Leisure World BOD Member ...Remind You of Anything in Recent National News?

This Comes To You Courtesy of Bob Ardike, A Leisure World Resident

Questioner – will be referred to as a... “Q”

Board Member - will be referred to as a... “BM”

Q. – So, the Leisure World BOD voted to repeal & replace the existing Leisure World Administration Building?

BM. – Only 1 action was necessary. The LW BOD voted to Replace the existing Administration Bdg.

Q. _ Why did the BOD vote to replace it?

BM - Because for years the BOD stated it would! And, the intention to do so has been reaffirmed by vote, of those selected to be BOD members, each time the Board has been pestered to reconsider its previous vote.

Q. _ Hold on a moment! You just used the word, “selected” and.....

BM. – So what! Selected or Elected...It’s the same thing!

Q. _ Actually it’s not the same thing! I hear tell these 2 words constitutes a “distinction with a difference” & this is being examined by authorities!

BM. – To what end? Listen, this will be resolved “when pigs learn to fly.” It’s akin to another issue being raised about Maryland Clubhouse Services, Inc. holding Leisure World's liquor license. This group, headed by Leisure World's CEO, I really don't want to mention his name, being described as a "country club" and the whole issue of 33 + years of liquor sales tax being unpaid to the State of Maryland. No one is going to take on that stuff. As one LW Executive Committee member is well known to have said, “Who cares!”

Q. I don’t think you can, nor should you be, so certain about that.

BM. You know, your saying that makes me think you sound like some sort troublemaker. You

sound like a resident who lives here in Leisure World who raises questions about many matters. Her name is Sheryl Katzman and she is the President & Founder of an organization called JustUs. She seeks answers to matters pertaining to Leisure World that would best be quietly ignored by our Executive Committee, namely Messrs. Frager, Eisenhaur, Jordan(H.J. to his friends), & Marks.

Q. - Let's move along.....So the replacement Building is well under way?

BM. – Well, Yes & NO!

Q. – Could you clarify, specifically, what you mean by that?

BM. - Of course not! I can, however, state that actual construction has not started. There are a few more “hoops we have to jump through” involving the Montgomery County government & a so-called Planning Board. Not to worry though. We have inside information that all of this is just a pro forma exercise but that the “skids have been greased” & what we want will absolutely be approved! Could we move on to your next question?

Q. - How much is your plan (replacing) going to cost?

BM. – Well, we really do not know. In 2012 the estimate reported was a cost of 5.2 million \$\$\$\$\$. Now, in 2017, that estimate is reported to have risen to 7.2 \$\$\$\$ million.

Q. What! That is quite a leap in increase costs. Does the LW BOD have such an amount already available?

BM. No! But that will not be a problem for a variety of reasons. I can go into more detail if you want?

Q. Yes, I would like to have more detail, but first I would like to ask....

Q. And of course...All of this is being done with the consent of the majority of the 8,000 residents? Right?

BM. Of course not. Why would we attempt to determine what the majority of Residents think about replacing the existing building at such an exorbitant amount, whatever that turns out to be?

Q. I see! Ok! But surely you made known to the residents the results of the outside engineering study you commissioned to determine the structural & economic feasibility of renovation vs replacement?

BM. No! As I just stated. Why would we ever do that?

Q. Look, I have a deadline regarding this interview. So how about we continue tomorrow?

For now I just have to say, your answers so remind me of the same reasoning I hear aboutI believe it was...?....Ok! I got it! Health Care....??

TOWN HALL MEETING

by Bob Ardike



To date, Leisure World's Board of Directors has refused to explain "Why" it has decided to build a new Administration Building without, first, obtaining an engineering study of the fiscal/structural feasibility of renovating the existing 50 year old building. Cost for a "new" structure is currently projected at 7 million \$\$\$ plus. This estimate is certain to increase if construction begins 1 or 2 years from now.

To date, the Leisure World Board of Directors has been intransigent in this matter. It has rejected every attempt at a Resident survey or for conducting a referendum to determine Community/Resident sentiment regarding the project. Yet, resident opinion, expressed through Resident Forum letters in the community newspaper, demonstrates a strong desire for doing so.

Leisure World, located off Georgia Ave, between Silver Spring & Olney is Maryland's largest senior (55 years & older) independent living community, has approximately 8,000 residents.

Questions regarding this matter should be directed to Ms Sheryl Katzman, Founder & President of the JustUs Organization. This group advocates to enhance life for all Leisure World residents.

She can be reached through e-mail: 17justus.lwmd@gmail.com

<http://www.gazette.net/article/20150420/NEWS/150429997/1081/leisure-world-eyes-new-administration-building&template=gazette>

Leisure World eyes new administration building



Leisure World resident Robert Ardike favors saving the original administrative building at Leisure World in Silver Spring.

Leisure World of Maryland is proposing to build a new administration building, costing as much as \$5.2 million, according to minutes of meetings and other documents from the Silver Spring private community corporation's board.

The plans have been in the works for several years. At one time, officials considered renovating the current building, which dates to the 1960s. That option would cost \$2.3 million to \$3.2 million, depending on if an addition would be built, according to a report presented to board members in 2013.

The 610-acre, fenced community near Georgia Avenue and Norbeck Road houses about 8,000 independently living older adults in single-family homes, townhouses, high-rise apartments and condominiums, sheltered by guarded access points.

In April 2014, the Leisure World Community Corp. board voted to locate the new administration building on the east side of the parking lot near the current structure. The board actually has voted several times, including in late 2013, to proceed with the new building option, said Barbara Cronin, who chaired the board last year and is now an at-large member of the executive committee.

"We have been working through a whole process," Cronin said Friday. "We are a long way away from construction. ... What we eventually come up with won't be perfect. There is no way to please everyone."

Some want to see the current administration building preserved as a historic structure.

"You can't designate every building as historic, but there is some basis for looking at some properties," said Robert Ardike, who has lived in the community for about two years. "This building represents the historic beginning of Leisure World. ... It would be a shame to see it torn down for a parking lot."

In November, a petition signed by more than 500 residents was presented to the board opposing the new building option and calling for a detailed engineering study of the building and a resident referendum.

The board — which includes more than 30 directors representing 29 community housing associations, or “mutuals” — voted against an “invasive” engineering study, according to meeting minutes.

The issue has been kept alive by residents “not willing to accept the fact that there was a legal vote, and it did not go their way,” Cronin said. The project’s architectural firm also recommended a new building, she said.

The building has been “well maintained,” but is “quite out of date in almost every way,” according to a 2013 report to the board. Space requirements have expanded as Leisure World has grown, according to the report.

Besides housing administrative offices, the building has a post office, bank and some offices rented to a real estate firm. Ardike said there are five banks and a post office in the nearby shopping plaza, just outside the residential gates.

“You don’t really need a bank in here,” he said.

There are other parts of the community’s facilities enhancement plan, including proposed changes to clubhouses, fitness facilities and the golf course. The capital costs would be paid for from funds collected through a fee when condos and other housing properties are resold.

Ardike said he enjoys living at Leisure World and is not against new facilities. Besides a golf course and clubhouses, there are indoor and outdoor swimming pools, tennis courts, dining facilities and a medical center with a pharmacy.

“It’s a safe community,” Ardike said. He hasn’t heard of even a car break-in, though there have been some fires. But he admits he stopped riding his bicycle due to the possibility of accidents and watches himself when golfers tee up.

“I just think that some things are worth preserving,” Ardike said.
kshay@gazette.net

<http://www.thesentinel.com/.../5448-leisure-world-residents-r...>

LEISURE WORLD RESIDENTS REVOLT AGAINST NEW PLANS FEATURED

07 Jul 2017

Written by Suzanne Pollak

Some residents of Leisure World, a residential facility in Silver Spring that is home to 8,500 people who are at least 55 years old, are so frustrated with management's call for a new \$7.2 million administration building that they intend to hold a town hall meeting of their own.

Just Us, a residents group run by Sheryl Katzman, is inviting residents to attend a July 28 meeting. The idea, Katzman explained, is to make sure that residents are aware that under the proposal, the administration building will be demolished and a new one built near the golf course even though an engineering study was never done to see if the current building could be refurbished instead.

"The residents are trying to put a stop to it. I am leading the charge," Katzman said.

At a May 23 Leisure World Community Corporation board of directors meeting, directors voted down a request that would have allowed residents to vote for or against the new building. At the meeting, some directors explained they had voted against giving residents a say for fear that such a vote would diminish their authority as a governing board, according to an article in Leisure World News of Maryland.

A motion to spend up to \$100,000 on an engineering study on the current building also was voted down at that meeting.

Leisure World General Manager Kevin Flannery did not return several requests for comment.

Katzman does not believe the board of directors has the legal right to make a decision as they were not directly elected by residents. Residents do elect a person from their mutual, which is what building units are called, to represent them. From this larger group, members are then selected to sit on the board of directors.

Management has explained that this setup is correct as it is in accordance with its by-laws.

But Katzman believes that Maryland law requires that a board making these financial decisions must be chosen by the residents.

Elaine Hurley, a six-year resident, is one of the elected representatives who was chosen as a member of the Leisure World board of directors.

"It seems to be a general sentiment among many people" that the board "just wants to tear down the existing building," she said, adding she understands their frustration and that she also does not favor construction of a new building.

However, she said, she believes her dissenting voice has been heard.

The recent request for a community-wide referendum was voted down by the board, she said. “It was the majority opinion,” she said, while not specifically divulging the vote count.

She is concerned that the board “represents less than a percent of the populace,” she said. She also is upset that “the cost of the project has climbed. As time goes by, it does continue to climb.”

Hurley said, “I feel that the building has integrity. I feel a 50-year-old building has the capability to be refurbished.”

According to Bob Ardike, who has lived at Leisure World four years, the need for a new building hasn’t been explained. “It’s so puzzling to people. The message changes.”

He is concerned that all avenues have not been investigated before the board of directors decided to pursue plans for a new building. The current building is historic and fits well into the architecture of the community, he said.

The building was constructed in the 1960s.

An online poll among 500 residents that responded, found that 77 percent of the respondents were opposed to construction of a new administration building, 15 percent were in favor and 8 percent were undecided, according to Just Us. And 1,000 residents signed a petition asking that a referendum be held so that all residents could vote on the matter.

Funding for the new building will come from a resale fund. Leisure World charges a 2 percent fee on each resale of property. These funds are only used for facilities enhancement plan projects.

@SuzannePollak

Shirley, Lori

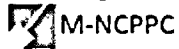
From: Shirley, Lori
Sent: Friday, July 21, 2017 8:42 AM
To: Betty Smith (BASmith1029@gmail.com)
Subject: follow-up e-mail to our phone conversation yesterday regarding Site Plan No. 820170120 Leisure World Administration Building and Clubhouse I

Importance: High

Good morning Ms. Smith,

Yesterday afternoon I got distracted from being able to send you an e-mail. I had time this morning to add you to my contacts list. This is a test e-mail that I hope gets to you as I am not sure if the end of your e-mail address ends with ".com" or ".net." After I send this, if I get notice from the Systems Administrator that you didn't receive it, I will call your home phone number. Thanks.

Lori Shirley
Planner Coordinator
Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910
T 301-495-4557
F 301-495-1313
E Lori.Shirley@montgomeryplanning.org
W MontgomeryPlanning.org



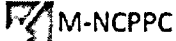
Shirley, Lori

From: Shirley, Lori
Sent: Thursday, July 20, 2017 11:53 AM
To: Rubin, Carol
Subject: RE: A Questioner Interviewing A Leisure World BOD Member ...Remind You of Anything in Recent National News?

Carol,

Thanks for the e-mails; these will be added to the file. I have a question for you regarding the review basis of the site plan. Is it correct that because the site's zoning, PRC, is a zone retained in the new Zoning Ordinance (Section 59.8.3.5 Planned Retirement Community Zone) and the site plan review is as required in the findings in Section 59.7.3.4.E., as the review basis? Scott Wallace's SOJ doesn't come out and say it like that, he focused on Section 59.7.3.4.E. Or, is this overkill on my part? The reason I'm asking is because in the summary of the staff report we note the Application's review basis.

Thanks.

Lori Shirley
Planner Coordinator
Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910
T 301-495-4557
F 301-495-1313
E Lori.Shirley@montgomeryplanning.org
W MontgomeryPlanning.org
 M-NCPPC

From: Rubin, Carol
Sent: Thursday, July 20, 2017 11:31 AM
To: 17justus.lwmd@gmail.com
Cc: Marybeth Ardike <marybeth.bob@gmail.com>; Shirley, Lori <lori.shirley@montgomeryplanning.org>
Subject: RE: A Questioner Interviewing A Leisure World BOD Member ...Remind You of Anything in Recent National News?

I forwarded this email to Lori Shirley for inclusion in the case file. Please address all future correspondence regarding this case to Lori as the lead planner who will review and present to the Board. Thank you.

Carol S. Rubin
Principal Counsel
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue, Suite 205
Silver Spring, Maryland 20910
tel: 301-495-4646; fax: 301-495-2173

email: carol.rubin@mncppc.org

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From: 17justus.lwmd@gmail.com [<mailto:17justus.lwmd@gmail.com>]

Sent: Wednesday, July 19, 2017 5:52 PM

To: Rubin, Carol <carol.rubin@mncppc.org>

Cc: Marybeth Ardike <marybeth.bob@gmail.com>

Subject: A Questioner Interviewing A Leisure World BOD Member ...Remind You of Anything in Recent National News?

From: 17 justus <17justus.lwmd@gmail.com>

Date: July 19, 2017 4:22:04 PM EDT

To: LW Board of Directors <board@lwmc.com>

Cc: George Leventhal <Councilmember.Leventhal@montgomerycountymd.gov>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, roger manno <roger.manno@senate.state.md.us>, bonnie cullison <bonniecullison@yahoo.com>, vaughn stewart <vaughnstewart3@gmail.com>, hank heller <hondrhank@aol.com>

Subject: A Questioner Interviewing A Leisure World BOD Member ...Remind You of Anything in Recent National News?

This Comes To You Courtesy of Bob Ardike, A Leisure World Resident

Questioner – will be referred to as a... “Q”

Board Member - will be referred to as a... “BM”

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BM. – Well, Yes & NO!

Q. – Could you clarify, specifically, what you mean by that?

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BM. No! But that will not be a problem for a variety of reasons. I can go into more detail if you

want?

Q. Yes, I would like to have more detail, but first I would like to ask....

Q. And of course...All of this is being done with the consent of the majority of the 8,000 residents? Right?

BM. Of course not. Why would we attempt to determine what the majority of Residents think about replacing the existing building at such an exorbitant amount, whatever that turns out to be?

Q. I see! Ok! But surely you made known to the residents the results of the outside engineering study you commissioned to determine the structural & economic feasibility of renovation vs replacement?

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Q. Look, I have a deadline regarding this interview. So how about we continue tomorrow?

For now I just have to say, your answers so remind me of the same reasoning I hear aboutI believe it was...?....Ok! I got it! Health Care....??

slkatzman

President,

"JustUs" advocates to enhance the quality of life for all Leisure World residents



Albert Einstein – **“We cannot solve our problems with the same level of thinking that created them.”**

Shirley, Lori

From: Rubin, Carol
Sent: Thursday, July 20, 2017 11:31 AM
To: 17justus.lwmd@gmail.com
Cc: Marybeth Ardike; Shirley, Lori
Subject: RE: A Questioner Interviewing A Leisure World BOD Member ...Remind You of Anything in Recent National News?

I forwarded this email to Lori Shirley for inclusion in the case file. Please address all future correspondence regarding this case to Lori as the lead planner who will review and present to the Board. Thank you.

Carol S. Rubin

Principal Counsel
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue, Suite 205
Silver Spring, Maryland 20910
tel: 301-495-4646; fax: 301-495-2173
email: carol.rubin@mncppc.org

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From: 17justus.lwmd@gmail.com [mailto:17justus.lwmd@gmail.com]
Sent: Wednesday, July 19, 2017 5:52 PM
To: Rubin, Carol <carol.rubin@mncppc.org>
Cc: Marybeth Ardike <marybeth.bob@gmail.com>
Subject: A Questioner Interviewing A Leisure World BOD Member ...Remind You of Anything in Recent National News?

From: 17 justus <17justus.lwmd@gmail.com>
Date: July 19, 2017 4:22:04 PM EDT
To: LW Board of Directors <board@lwmc.com>
Cc: George Leventhal <Councilmember.Leventhal@montgomerycountymd.gov>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, roger manno <roger.manno@senate.state.md.us>, bonnie cullison <bonniecullison@yahoo.com>, vaughn stewart <vaughnstewart3@gmail.com>, hank heller <hondrhank@aol.com>
Subject: A Questioner Interviewing A Leisure World BOD Member ...Remind You of Anything in Recent National News?

This Comes To You Courtesy of Bob Ardike, A Leisure World Resident

Questioner – will be referred to as a... "Q"

Board Member - will be referred to as a... "BM"

Q. – So, the Leisure World BOD voted to repeal & replace the existing Leisure World Administration Building?

BM. – Only 1 action was necessary. The LW BOD voted to Replace the existing Administration Bdg.

Q. _ Why did the BOD vote to replace it?

BM - Because for years the BOD stated it would! And, the intention to do so has been reaffirmed by vote, of those selected to be BOD members, each time the Board has been pestered to reconsider its previous vote.

Q. _ Hold on a moment! You just used the word, "selected" and.....

BM. – So what! Selected or Elected...It's the same thing!

Q. _ Actually it's not the same thing! I hear tell these 2 words constitutes a "distinction with a difference" & this is being examined by authorities!

BM. – To what end? Listen, this will be resolved "when pigs learn to fly." It's akin to another issue being raised about Maryland Clubhouse Services, Inc. holding Leisure World's liquor license. This group, headed by Leisure World's CEO, I really don't want to mention his name, being described as a "country club" and the whole issue of 33 + years of liquor sales tax being unpaid to the State of Maryland. No one is going to take on that stuff. As one LW Executive Committee member is well known to have said, "Who cares!"

Q. I don't think you can, nor should you be, so certain about that.

BM. You know, your saying that makes me think you sound like some sort troublemaker. You sound like a resident who lives here in Leisure World who raises questions about many matters. Her name is Sheryl Katzman and she is the President & Founder of an organization called JustUs. She seeks answers to matters pertaining to Leisure World that would best be quietly ignored by our Executive Committee, namely Messrs. Frager, Eisenhaur, Jordan(H.J. to his friends), & Marks.

Q. - Let's move along.....So the replacement Building is well under way?

BM. – Well, Yes & NO!

Q. – Could you clarify, specifically, what you mean by that?

BM. - Of course not! I can, however, state that actual construction has not started. There are a few more “hoops we have to jump through” involving the Montgomery County government & a so-called Planning Board. Not to worry though. We have inside information that all of this is just a pro forma exercise but that the “skids have been greased” & what we want will absolutely be approved! Could we move on to your next question?

Q. - How much is your plan (replacing) going to cost?

BM. – Well, we really do not know. In 2012 the estimate reported was a cost of 5.2 million \$\$\$\$\$. Now, in 2017, that estimate is reported to have risen to 7.2 \$\$\$\$ million.

Q. What! That is quite a leap in increase costs. Does the LW BOD have such an amount already available?

BM. No! But that will not be a problem for a variety of reasons. I can go into more detail if you want?

Q. Yes, I would like to have more detail, but first I would like to ask....

Q. And of course...All of this is being done with the consent of the majority of the 8,000 residents? Right?

BM. Of course not. Why would we attempt to determine what the majority of Residents think about replacing the existing building at such an exorbitant amount, whatever that turns out to be?

Q. I see! Ok! But surely you made known to the residents the results of the outside engineering study you commissioned to determine the structural & economic feasibility of renovation vs replacement?

BM. No! As I just stated. Why would we ever do that?

Q. Look, I have a deadline regarding this interview. So how about we continue tomorrow?

For now I just have to say, your answers so remind me of the same reasoning I hear aboutI believe it was...?....Ok! I got it! Health Care....??

slkatzman

President,

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Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”

Shirley, Lori

From: Rubin, Carol
Sent: Thursday, July 20, 2017 11:30 AM
To: Shirley, Lori
Cc: Butler, Patrick
Subject: FW: (Leisure World Administrative Building Site Plan) A Questioner Interviewing A Leisure World BOD Member ...Remind You of Anything in Recent National News?

I guess this should be added to the file...

Carol S. Rubin

Principal Counsel

Maryland-National Capital Park and Planning Commission

8787 Georgia Avenue, Suite 205

Silver Spring, Maryland 20910

tel: 301-495-4646; fax: 301-495-2173

email: carol.rubin@mncppc.org

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From: 17 justus <17justus.lwmd@gmail.com>
Date: July 19, 2017 4:22:04 PM EDT
To: LW Board of Directors <board@lwmc.com>
Cc: George Leventhal <Councilmember.Leventhal@montgomerycountymd.gov>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, roger manno <roger.manno@senate.state.md.us>, bonnie cullison <bonniecullison@yahoo.com>, vauhn stewart <vauhnstewart3@gmail.com>, hank heller <hondrhank@aol.com>
Subject: A Questioner Interviewing A Leisure World BOD Member ...Remind You of Anything in Recent National News?

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Q. _ Hold on a moment! You just used the word, "selected" and.....

BM. – So what! Selected or Elected...It's the same thing!

Q. _ Actually it's not the same thing! I hear tell these 2 words constitutes a "distinction with a difference" & this is being examined by authorities!

BM. – To what end? Listen, this will be resolved "when pigs learn to fly." It's akin to another issue being raised about Maryland Clubhouse Services, Inc. holding Leisure World's liquor license. This group, headed by Leisure World's CEO, I really don't want to mention his name, being described as a "country club" and the whole issue of 33 + years of liquor sales tax being unpaid to the State of Maryland. No one is going to take on that stuff. As one LW Executive Committee member is well known to have said, "Who cares!"

Q. I don't think you can, nor should you be, so certain about that.

BM. You know, your saying that makes me think you sound like some sort troublemaker. You sound like a resident who lives here in Leisure World who raises questions about many matters. Her name is Sheryl Katzman and she is the President & Founder of an organization called JustUs. She seeks answers to matters pertaining to Leisure World that would best be quietly ignored by our Executive Committee, namely Messrs. Frager, Eisenhaur, Jordan(H.J. to his friends), & Marks.

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Q. – Could you clarify, specifically, what you mean by that?

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slkatzman

President,

"JustUs" advocates to enhance the quality of life for all Leisure World residents



Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”

Shirley, Lori

From: justus <justus.lwmd@gmail.com>
Sent: Wednesday, July 12, 2017 1:34 PM
To: Rubin, Carol; richard thornell
Cc: Shirley, Lori; Butler, Patrick
Subject: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1 - legal action against LWCC

Carol:

Mr. Thornell will be calling to speak w/ you this afternoon.

slk

From: "Rubin, Carol" <carol.rubin@mncppc.org>
Date: July 12, 2017 1:13:42 PM EDT
To: justus <justus.lwmd@gmail.com>
Cc: richard thornell <rpthornell@comcast.net>, "Shirley, Lori" <lori.shirley@montgomeryplanning.org>, "Butler, Patrick" <patrick.butler@montgomeryplanning.org>
Subject: RE: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1 - legal action against LWCC

No. It needs to be a court that would have jurisdiction to set aside the authority of the Applicant to file the site plan.

Carol S. Rubin

Principal Counsel

Maryland-National Capital Park and Planning Commission

8787 Georgia Avenue, Suite 205

Silver Spring, Maryland 20910

tel: 301-495-4646; fax: 301-495-2173

email: carol.rubin@mncppc.org

From: justus [mailto:justus.lwmd@gmail.com]
Sent: Wednesday, July 12, 2017 1:01 PM
To: Rubin, Carol <carol.rubin@mncppc.org>
Cc: richard thornell <rpthornell@comcast.net>
Subject: Re: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1 - legal action against LWCC

Carol:

in an earlier conversation and email exchange - you asked to be advised when legal action has been filed against Leisure World, "so that should any application approval would be considered "conditional until determination that applicant has authority. "

Am I correct that this includes a complaint filed with CCOC, the Montgomery County homeowners association regulatory authority?

slkatzman

President,

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Shirley, Lori

From: Rubin, Carol
Sent: Wednesday, July 12, 2017 1:14 PM
To: justus
Cc: richard thornell; Shirley, Lori; Butler, Patrick
Subject: RE: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1 - legal action against LWCC

No. It needs to be a court that would have jurisdiction to set aside the authority of the Applicant to file the site plan.

Carol S. Rubin

Principal Counsel

Maryland-National Capital Park and Planning Commission

8787 Georgia Avenue, Suite 205

Silver Spring, Maryland 20910

tel: 301-495-4646; fax: 301-495-2173

email: carol.rubin@mncppc.org

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From: justus [mailto:justus.lwmd@gmail.com]
Sent: Wednesday, July 12, 2017 1:01 PM
To: Rubin, Carol <carol.rubin@mncppc.org>
Cc: richard thornell <rpthornell@comcast.net>
Subject: Re: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1 - legal action against LWCC

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Shirley, Lori

From: Rubin, Carol
Sent: Friday, July 07, 2017 9:45 AM
To: Shirley, Lori
Cc: Butler, Patrick
Subject: FW: Montgomery Sentinel: LEISURE WORLD RESIDENTS REVOLT AGAINST NEW PLANS

FYI

Carol S. Rubin

Principal Counsel

Maryland-National Capital Park and Planning Commission

8787 Georgia Avenue, Suite 205

Silver Spring, Maryland 20910

tel: 301-495-4646; fax: 301-495-2173

email: carol.rubin@mncppc.org

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From: justus [mailto:justus.lwmd@gmail.com]
Sent: Friday, July 07, 2017 9:05 AM
To: Rubin, Carol <carol.rubin@mncppc.org>
Subject: Montgomery Sentinel: LEISURE WORLD RESIDENTS REVOLT AGAINST NEW PLANS



Point Blank

<http://www.thesentinel.com/.../5448-leisure-world-residents-r...>



LEISURE WORLD

OF MARYLAND

Leisure World residents revolt against new plans - Montgomery County Sentinel

Some residents of Leisure World, a residential facility in Silver Spring that is home to 8,500 people who...
thesentinel.com

LEISURE WORLD RESIDENTS REVOLT AGAINST NEW PLANS FEATURED

07 Jul 2017

Written by Suzanne Pollak

Some residents of Leisure World, a residential facility in Silver Spring that is home to 8,500 people who are at least 55 years old, are so frustrated with management's call for a new \$7.2 million administration building that they intend to hold a town hall meeting of their own.

Just Us, a residents group run by Sheryl Katzman, is inviting residents to attend a July 28 meeting. The idea, Katzman explained, is to make sure that residents are aware that under the proposal, the administration building will be demolished and a new one built near the golf course even though an engineering study was never done to see if the current building could be refurbished instead.

"The residents are trying to put a stop to it. I am leading the charge," Katzman said.

At a May 23 Leisure World Community Corporation board of directors meeting, directors voted down a request that would have allowed residents to vote for or against the new building. At the meeting, some directors explained they had voted against giving residents a say for fear that such a vote would diminish their authority as a governing board, according to an article in Leisure World News of Maryland.

A motion to spend up to \$100,000 on an engineering study on the current building also was voted down at that meeting.

Leisure World General Manager Kevin Flannery did not return several requests for comment.

Katzman does not believe the board of directors has the legal right to make a decision as they were not directly elected by residents. Residents do elect a person from their mutual, which is what building units are called, to represent them. From this larger group, members are then selected to sit on the board of directors.

Management has explained that this setup is correct as it is in accordance with its by-laws.

But Katzman believes that Maryland law requires that a board making these financial decisions must be chosen by the residents.

Elaine Hurley, a six-year resident, is one of the elected representatives who was chosen as a member of the Leisure World board of directors.

"It seems to be a general sentiment among many people" that the board "just wants to tear down the existing building," she said, adding she understands their frustration and that she also does not favor construction of a new building.

However, she said, she believes her dissenting voice has been heard.

The recent request for a community-wide referendum was voted down by the board, she said. "It was the majority opinion," she said, while not specifically divulging the vote count.

She is concerned that the board "represents less than a percent of the populace," she said. She also is upset that "the cost of the project has climbed. As time goes by, it does continue to climb."

Hurley said, "I feel that the building has integrity. I feel a 50-year-old building has the capability to be refurbished."

According to Bob Ardike, who has lived at Leisure World four years, the need for a new building hasn't been explained. "It's so puzzling to people. The message changes."

He is concerned that all avenues have not been investigated before the board of directors decided to pursue plans for a new building. The current building is historic and fits well into the architecture of the community, he said.

The building was constructed in the 1960s.

An online poll among 500 residents that responded, found that 77 percent of the respondents were opposed to construction of a new administration building, 15 percent were in favor and 8 percent were undecided, according to Just Us. And 1,000 residents signed a petition asking that a referendum be held so that all residents could vote on the matter.

Funding for the new building will come from a resale fund. Leisure World charges a 2 percent fee on each resale of property. These funds are only used for facilities enhancement plan projects.

@SuzannePollak

slkatzman

President,

"JustUs" advocates to enhance the quality of life for all Leisure World residents



Albert Einstein – **“We cannot solve our problems with the same level of thinking that created them.”**

Shirley, Lori

From: Conlon, Catherine
Sent: Wednesday, June 14, 2017 12:16 PM
To: Rubin, Carol; justus
Cc: Shirley, Lori; Butler, Patrick; Pfefferle, Mark
Subject: RE: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1

The subject site plan application (not site plan amendment) has not been accepted. It is currently undergoing Intake Review and we have been awaiting corrections from the applicant's consultant since 6/5/17.

Cathy Conlon
Supervisor
MNCPPC, Development Applications and Regulatory Coordination
8787 Georgia Avenue
Silver Spring, MD 20910
301-495-4542



From: Rubin, Carol
Sent: Wednesday, June 14, 2017 10:16 AM
To: justus <justus.lwmd@gmail.com>
Cc: Shirley, Lori <lori.shirley@montgomeryplanning.org>; Butler, Patrick <patrick.butler@montgomeryplanning.org>; Conlon, Catherine <catherine.conlon@montgomeryplanning.org>; Pfefferle, Mark <mark.pfefferle@montgomeryplanning.org>
Subject: RE: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1

Sheryl,

I am forwarding your email to the appropriate people on Planning Staff. Perhaps they can provide clarification of the status of the project since Ms. Gere's account differs from the information I received from our Intake folks.

I am also alerting the Forest Conservation Inspectors to the concern you raised as follows so that someone can document the site condition, although an NRI/FSD (Natural Resource Inventory/Forest Stand Delineation) may have already been submitted:

Exemplary of the LW BOD method of operation was overheard on June 8, 2017 - as former LW BOD president and current BOD assignee Marian Altman was overheard suggesting that Leisure World should/could cut down all the trees at the projected administration building site plan in order to avoid county scrutiny.

The Application Fee I quoted was limited to the application for the Site Plan Amendment to M-NCPPC. There may have been other costs to the Applicant. I would also make the following clarifications to your statements (copied from your email in italics):

The Walmart - Aspen Hill case was an example of citizens defeating an application.

Walmart never submitted a development plan because it required a Master Plan Amendment. Why Walmart never filed is unknown to me. It may be the time it took to get the Plan through Council, or it may have simply

been that the Master Plan approved made it unfeasible for Walmart to move forward. The community opposition I referred to was merely an example of what the Board will consider at its hearings.

You asked to be advised when legal action has been filed - i.e. request for restraining order - so that should any application approval would be considered "conditional until determination that applicant has authority"

If the question of authority of the Applicant has been elevated to the Courts (not simply an informal challenge to what would otherwise be acceptable in the ordinary course), I would recommend a condition of approval to require that the Applicant appropriately resolve that concern prior to moving forward on implementation of an approved development plan.

*Re: trees - a Natural Inventory has to be provided by the applicant showing every natural resource in the site plan area - the agency **Environmental Planner Coordinator Steve Findley** will have to approve the plan.*

If a Forest Conservation Plan is required, the NRI/FSD will show any of the trees that need protection per law. I also indicated that Steve Findley is the Environmental Reviewer for Area 2. I am not sure how this case will be assigned for review, but it will be coordinated through Lori Shirley as the lead reviewer.

upon request of Planning Board Chair - hearing can be held in Leisure World

Due to the limitations of the residents to attend the hearing at the Planning Board's regular location, I recommended that a request be made to the Chair to relocate the hearing, which would be subject to all of the IT requirements to capture a record of the proceedings.

Carol S. Rubin

Principal Counsel

Maryland-National Capital Park and Planning Commission

8787 Georgia Avenue, Suite 205

Silver Spring, Maryland 20910

tel: 301-495-4646; fax: 301-495-2173

email: carol.rubin@mncppc.org

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From: justus [<mailto:justus.lwmd@gmail.com>]

Sent: Wednesday, June 14, 2017 8:07 AM

To: Rubin, Carol <carol.rubin@mncppc.org>

Subject: re: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1

Carol:

1. Despite being identified in our telephone conversation and the Montgomery Planning site as "prePending" and "This plan submission has not yet been accepted", in her 6/12/17 statement to the LW Community Planning Advisory Committee, Nicole Gerke, (identified on Plan Number: 820170120 as "Owners Representative") stated:

"The administration building and clubhouse 1 site improvements project was submitted to Park and Planning last month and it did get accepted by them. We ended up uh, there were a couple of preliminary comments back and forth about formatting that they wanted and it went through an intake review where that person goes through it - that person makes sure it - makes sure we have all the parts and pieces together - so that went through. And also the cost for the submission for that in association with storm water management WSSC fees and everybody else that gets to look at it were around

\$32,000. So that's so far what the permit filing fees for the administration building are. So, now it's just kind of a wait game. The reviewers start to look at it - Park and Planning's divided up into a couple of different sectors, so we have our sector leader who will start looking at it - divvying it up to the various people that need to look at it - then we will start getting comments in. We did get comments back on the storm water management concept plan. We are going through those with our civil engineer right now. We will be setting up a meeting to review those to go through them. Usually what you do is provide the response - do a little sit down and go through the stuff see if there's anything that needs to change based on that. Usually storm water management concept goes through about 2 rounds - so this is round #1."

2. Exemplary of the LW BOD method of operation was overheard on June 8, 2017 - as former LW BOD president and current BOD assignee Marian Altman was overheard suggesting that Leisure World should/could cut down all the trees at the projected administration building site plan in order to avoid county scrutiny.

my notes of our June 8, 2017 telephone conversation reflect the following:

LW application filed - **but not accepted** because it was not complete -

a) M-NCP&P request for required information sent to Stantac engineer Devin Kennedy on May 25 - to date there has been no response.

there is a 120 day deadline for Planning Board review from date of acceptance of application

The Walmart - Aspen Hill case was an example of citizens defeating an application.

the following contested issues were brought to your attention:

documentation emailed to you re: unlawfully seated Leisure World BOD who are in violation of Md. HOA Act: members shall elect the governing body - whereas LW BOD bylaws stating they are "selected".

contested amount of funds in LW Resale Fund account : Prior to the July 29, 2016 enactment of the Housing Opportunity Through Modernization Act, numerous senior residents living in Leisure World of Maryland (Silver Spring, Md. 20906) obtained FHA insured loans to purchase their condos/coop. Although 12 CFR 1228 restricted FHA insured loans when a private transfer fee was required in the sale of a condo/coop, etc. <https://www.fhfa.gov/SupervisionRegulation/Rules/Pages/Private-Transfer-Fees-77-FR-15566.aspx>. at settlement, these senior citizens were required to pay a 2% transfer fee/resales fund to Leisure World of Maryland. These funds are not allowed to be used for improvements within the individual condo/coop association in which the buyer resides.

you have alerted planning intake and Patrick Butler regulatory area 2 - supervisor --that there are "issues re: **question of authority**".

You asked to be advised when legal action has been filed - i.e. request for restraining order - so that should any application approval would be considered "conditional until determination that applicant has authority"

Re: trees - a Natural Inventory has to be provided by the applicant showing every natural resource in the site plan area - the agency **Environmental Planner Coordinator Steve Findley** will have to approve the plan.

upon request of Planning Board Chair - hearing can be held in Leisure World

Based upon his involvement as a LW developer and having offered his testimony before the LW BOD and advisory committee, residents will ask that Norman Dreyfus will be asked to recuse himself from the hearing panel.
Resource

slkatzman

President,

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From: "Rubin, Carol" <carol.rubin@mncppc.org>

Date: June 9, 2017 10:14:32 AM EDT

To: justus <justus.lwmd@gmail.com>

Cc: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>

Subject: RE: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1

Sheryl,

Lori Shirley will be the assigned Lead Planner on the case.

Carol S. Rubin

Principal Counsel

Maryland-National Capital Park and Planning Commission

8787 Georgia Avenue, Suite 205

Silver Spring, Maryland 20910

tel: 301-495-4646; fax: 301-495-2173

email: carol.rubin@mncppc.org

From: Rubin, Carol

Sent: Friday, June 09, 2017 10:11 AM

To: 'justus' <justus.lwmd@gmail.com>

Cc: Butler, Patrick <Patrick.Butler@montgomeryplanning.org>; Afzal, Khalid <Khalid.Afzal@montgomeryplanning.org>;

Lieb, David <David.Lieb@MNCPPC.ORG>

Subject: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1

Per our conversation last night, the Site Plan Application fees were \$8,583.25. Also, I have attached the Site Plan application provisions from the Zoning Ordinance. If you want to look at anything else in the Ordinance, I linked it for you below, or you can find it by going to the Montgomery County website to the County Attorney's link.

[http://library.amlegal.com/nxt/gateway.dll/Maryland/montzon2014/chapter59montgomerycountyzoningordinance?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:montgomeryco_md_mc](http://library.amlegal.com/nxt/gateway.dll/Maryland/montzon2014/chapter59montgomerycountyzoningordinance?f=templates$fn=default.htm$3.0$vid=amlegal:montgomeryco_md_mc)

I received your emails, and I am sending copies to Patrick Butler, the Planning Supervisor for Area 2 who will ultimately be responsible for overseeing review of the case. I want to be sure that everything you send makes its way into the case file. I will also keep Khalid Afzal, the Area 2 Chief and David Lieb, my Senior Counsel in the loop.

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email: carol.rubin@mncppc.org

From: justus [<mailto:justus.lwmd@gmail.com>]

Sent: Thursday, June 08, 2017 4:52 PM

To: Rubin, Carol <carol.rubin@mncppc.org>

Subject: your conversation with Jay Harding

Hi Carol:

Please call me at your earliest convenience

301-871-5656

sheryl

slkatzman

President,

"JustUs" advocates to enhance the quality of life for all Leisure World residents



Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”

Shirley, Lori

From: Rubin, Carol
Sent: Wednesday, June 14, 2017 10:16 AM
To: justus
Cc: Shirley, Lori; Butler, Patrick; Conlon, Catherine; Pfefferle, Mark
Subject: RE: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1

Sheryl,

I am forwarding your email to the appropriate people on Planning Staff. Perhaps they can provide clarification of the status of the project since Ms. Gere's account differs from the information I received from our Intake folks.

I am also alerting the Forest Conservation Inspectors to the concern you raised as follows so that someone can document the site condition, although an NRI/FSD (Natural Resource Inventory/Forest Stand Delineation) may have already been submitted:

Exemplary of the LW BOD method of operation was overheard on June 8, 2017 - as former LW BOD president and current BOD assignee Marian Altman was overheard suggesting that Leisure World should/could cut down all the trees at the projected administration building site plan in order to avoid county scrutiny.

The Application Fee I quoted was limited to the application for the Site Plan Amendment to M-NCPPC. There may have been other costs to the Applicant. I would also make the following clarifications to your statements (copied from your email in italics):

The Walmart - Aspen Hill case was an example of citizens defeating an application.

Walmart never submitted a development plan because it required a Master Plan Amendment. Why Walmart never filed is unknown to me. It may be the time it took to get the Plan through Council, or it may have simply been that the Master Plan approved made it unfeasible for Walmart to move forward. The community opposition I referred to was merely an example of what the Board will consider at its hearings.

You asked to be advised when legal action has been filed - i.e. request for restraining order - so that should any application approval would be considered "conditional until determination that applicant has authority"

If the question of authority of the Applicant has been elevated to the Courts (not simply an informal challenge to what would otherwise be acceptable in the ordinary course), I would recommend a condition of approval to require that the Applicant appropriately resolve that concern prior to moving forward on implementation of an approved development plan.

*Re: trees - a Natural Inventory has to be provided by the applicant showing every natural resource in the site plan area - the agency **Environmental Planner Coordinator Steve Findley** will have to approve the plan.*

If a Forest Conservation Plan is required, the NRI/FSD will show any of the trees that need protection per law. I also indicated that Steve Findley is the Environmental Reviewer for Area 2. I am not sure how this case will be assigned for review, but it will be coordinated through Lori Shirley as the lead reviewer.

upon request of Planning Board Chair - hearing can be held in Leisure World

Due to the limitations of the residents to attend the hearing at the Planning Board's regular location, I recommended that a request be made to the Chair to relocate the hearing, which would be subject to all of the IT requirements to capture a record of the proceedings.

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From: justus [mailto:justus.lwmd@gmail.com]
Sent: Wednesday, June 14, 2017 8:07 AM
To: Rubin, Carol <carol.rubin@mncppc.org>
Subject: re: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1

Carol:

1. Despite being identified in our telephone conversation and the Montgomery Planning site as "prePending" and "This plan submission has not yet been accepted", in her 6/12/17 statement to the LW Community Planning Advisory Committee, Nicole Gerke, (identified on Plan Number: 820170120 as "Owners Representative") stated:

"The administration building and clubhouse 1 site improvements project was submitted to Park and Planning last month and it did get accepted by them. We ended up uh, there were a couple of preliminary comments back and forth about formatting that they wanted and it went through an intake review where that person goes through it - that person makes sure it - makes sure we have all the parts and pieces together - so that went through. And also the cost for the submission for that in association with storm water management WSSC fees and everybody else that gets to look at it were around \$32,000. So that's so far what the permit filing fees for the administration building are. So, now it's just kind of a wait game. The reviewers start to look at it - Park and Planning's divided up into a couple of different sectors, so we have our sector leader who will start looking at it - divvying it up to the various people that need to look at it - then we will start getting comments in. We did get comments back on the storm water management concept plan. We are going through those with our civil engineer right now. We will be setting up a meeting to review those to go through them. Usually what you do is provide the response - do a little sit down and go through the stuff see if there's anything that needs to change based on that. Usually storm water management concept goes through about 2 rounds - so this is round #1."

2. Exemplary of the LW BOD method of operation was overheard on June 8, 2017 - as former LW BOD president and current BOD assignee Marian Altman was overheard suggesting that Leisure World should/could cut down all the trees at the projected administration building site plan in order to avoid county scrutiny.

my notes of our June 8, 2017 telephone conversation reflect the following:

LW application filed - **but not accepted** because it was not complete -

a) M-NCP&P request for required information sent to Stantac engineer Devin Kennedy on May 25 - to date there has been no response.

there is a 120 day deadline for Planning Board review from date of acceptance of application

The Walmart - Aspen Hill case was an example of citizens defeating an application.

the following contested issues were brought to your attention:

documentation emailed to you re: unlawfully seated Leisure World BOD who are in violation of Md. HOA Act: members shall elect the governing body - whereas LW BOD bylaws stating they are "selected".

contested amount of funds in LW Resale Fund account : Prior to the July 29, 2016 enactment of the Housing Opportunity Through Modernization Act, numerous senior residents living in Leisure World of Maryland (Silver Spring, Md. 20906) obtained FHA insured loans to purchase their condos/coop. Although 12 CRF 1228 restricted FHA insured loans when a private transfer fee was required in the sale of a condo/coop, etc. <https://www.fhfa.gov/SupervisionRegulation/Rules/Pages/Private-Transfer-Fees-77-FR-15566.aspx>. at settlement, these senior citizens were required to pay a 2% transfer fee/resales fund to Leisure World of Maryland. These funds are not allowed to be used for improvements within the individual condo/coop association in which the buyer resides.

you have alerted planning intake and Patrick Butler regulatory area 2 - supervisor --that there are "issues re: **question of authority**".

You asked to be advised when legal action has been filed - i.e. request for restraining order - so that should any application approval would be considered "conditional until determination that applicant has authority"

Re: trees - a Natural Inventory has to be provided by the applicant showing every natural resource in the site plan area - the agency **Environmental Planner Coordinator Steve Findley** will have to approve the plan.

upon request of Planning Board Chair - hearing can be held in Leisure World

Based upon his involvement as a LW developer and having offered his testimony before the LW BOD and advisory committee, residents will ask that Norman Dreyfus will be asked to recuse himself from the hearing panel.
Resource

slkatzman

President,

"JustUs" advocates to enhance the quality of life for all Leisure World residents



Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”

From: "Rubin, Carol" <carol.rubin@mncppc.org>

Date: June 9, 2017 10:14:32 AM EDT

To: justus <justus.lwmd@gmail.com>

Cc: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>

Subject: RE: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1

Sheryl,
Lori Shirley will be the assigned Lead Planner on the case.

Carol S. Rubin
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To: 'justus' <justus.lwmd@gmail.com>
Cc: Butler, Patrick <Patrick.Butler@montgomeryplanning.org>; Afzal, Khalid <Khalid.Afzal@montgomeryplanning.org>; Lieb, David <David.Lieb@MNCPPC.ORG>
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Shirley, Lori

From: Paul M Bessel <besselpaulm@comcast.net>
Sent: Thursday, April 13, 2017 5:03 PM
To: Shirley, Lori
Subject: Re: Leisure World's proposed new Administration Building and modifications to the existing Clubhouse I

Lori,

Please feel free to call me Paul if that is ok with you.

Thank you very much for your detailed email below. It is extremely helpful and I will share this information with other residents of Leisure World (LW) who are interested in this proposal.

As you probably realize now, there is a great deal of anger among many of the residents of LW about this project. Although it was approved by the LW board, many residents feel the board is simply a rubber-stamp for something being pushed by a small group. The basic question is whether a new LW Administration Building is needed. The arguments made in favor of it are (a) the present building is old; it was built 45 years ago, and (b) more space is needed by the staff housed there.

However, there are many 45 year old buildings, many in LW, that are in fine shape or just need some renovation. As for space, the present LW Administration Building has a large space that until recently was occupied by a bank but is now empty, and there is a large atrium in the middle of the lobby that could be converted to offices.

Many in LW are concerned that the cost of tearing down the old building and building a new one, plus new sidewalks, parking, trees, etc., is too much and will increase the monthly fees of people who are basically living on fixed and non-growing incomes.

Thank you again for letting me know the Planning Board process. The people in LW who are strongly opposed to this project will appreciate knowing about it.

Paul

On 4/13/2017 4:36 PM, Shirley, Lori wrote:

Hi Mr. Bessel,

My name is Lori Shirley. I am the Lead Reviewer from the Area 2 Division's Regulatory Team for the above subject site plan application. I am in receipt of your 4.10.17 e-mail to Planning Board Chairman Anderson in which you ask to have your contact information added to the notification mailing list for future mailings about this proposal. Your contact information will be added once the mailing list is prepared. Please know that last week, on 4.5.17, the Area 2 Regulatory Team had a meeting with the Leisure World Management and their consultants. At the meeting, the Applicant's team showed us their draft plans before they make a formal submittal to the Planning Department's Development Application and Regulatory Compliance (DARC) Division later this month. Currently, there are no such plans in the Department that can be sent to you at this time. After the application has been 'accepted' by DARC Division staff, they will assign it a site plan number. Also, all of the plans scanned in an electronic storage system (ePlans/DAIC) will be accessible by the public from their computers. You will be able to access these plans from the Planning Department's website: www.montgomeryplanning.org. If you're not familiar with our website and the numerous tools and resources on it, including how to access electronic plans in the Development Activity Information Center (DAIC) link, I will be glad to walk you through this over the phone while both of us are at our computers. Again, we have to wait until the site plan application has been 'accepted' and scanned into ePlans/DAIC.

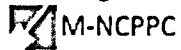
One of the application's supporting documents will be Leisure World Management's written summary of the 3.29.17 community meeting. I've read your e-mail in which you question an article in the recent LW News and its description of this community meeting. Sometimes when there are different opinions on how a community meeting is reported in an article and summarized in meeting minutes, the best that can be concluded is the parties agree to disagree. Regarding your comments as to the project's total cost, the Planning Department does not get involved in this aspect. You will be able to read the Applicant's required Statement of Justification (SOJ) that is one required supporting document in the application submittal. In other words, you will be able to read both of these documents and comment on these if you so choose. The SOJ has to contain accurate information about the project to address regulatory requirements that the Area 2 Team will use in the eventual analysis for a Staff Report and recommendation to the Planning Board.

As the site plan undergoes the development review process in the Department, you will be able to attend the future Development Review Committee (DRC) meeting; however, you are allowed only to observe and listen at the meeting. No comments from the general public attending the meeting are allowed. You will be able to submit written comments to Chairman Anderson and the Planning Board after the DRC meeting and prior to the Planning Board public hearing for the site plan. If you and other Leisure World residents submit written comments to the Chairman, and we receive these in time, these will be attachments in the Staff Report. Residents are encouraged to submit written comments this way, or by e-mail. I will work with you as the plan is being reviewed, to make sure written comments received from residents, (on time) do become

attachments to this report. Please address letters and e-mails to Chairman Anderson, copy me (as the Lead Reviewer) and always refer to the Site Plan # and name in the subject line, once it's available.

And please know too, that you and the other residents should work through me as the staff contact for questions about the site plan and the development review process. I prefer to communicate first by e-mail and second by telephone. That way, I can keep the daily telephone call interruptions to a minimum. You will find that I will respond to your e-mails usually the same day these are received, if not, the following business day. I look forward to working with you on this project. Thank you.

Lori Shirley
Planner Coordinator
Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910
T 301-495-4557
F 301-495-1313
E Lori.Shirley@montgomeryplanning.org
W MontgomeryPlanning.org



Shirley, Lori

From: Afzal, Khalid
Sent: Thursday, April 13, 2017 11:10 AM
To: Shirley, Lori
Subject: RE: CRM FW: Proposal for a new Administration Building in Leisure World

OK, thanks for the update.
Khalid

Khalid Afzal
Acting Chief, Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue, Silver Spring MD 20910
301-495-4650
Khalid.afzal@montgomeryplanning.org



From: Shirley, Lori
Sent: Thursday, April 13, 2017 10:01 AM
To: Afzal, Khalid <khalid.afzal@montgomeryplanning.org>; Butler, Patrick <patrick.butler@montgomeryplanning.org>
Cc: Krasnow, Rose <rose.krasnow@montgomeryplanning.org>
Subject: RE: CRM FW: Proposal for a new Administration Building in Leisure World

Khalid,
Sure, I will contact Mr. Bessel today. Just to update you and Rose, last week the Area 2 team met with Leisure World (LW) Management and a Board of Directors member, Scott Wallace and their consultants. The Applicant will file a new site plan the end of this month for a proposed 20K-square foot Administration Building to replace the existing 9K-square foot building and to make several exterior modifications to the existing (adjacent) Clubhouse I. Leisure World representatives told us they anticipate numerous LW residents will participate in the development review process because they have been very active in the community's internal plan proposal/review to replace the existing Administration Building, including some residents suggesting the matter should be decided by a special referendum of LW residents.

Lori

From: Afzal, Khalid
Sent: Wednesday, April 12, 2017 5:56 PM
To: Butler, Patrick <patrick.butler@montgomeryplanning.org>; Shirley, Lori <lori.shirley@montgomeryplanning.org>
Cc: Krasnow, Rose <rose.krasnow@montgomeryplanning.org>
Subject: FW: CRM FW: Proposal for a new Administration Building in Leisure World

Lori,
Please talk to this writer and address his concerns. Thanks
Khalid

Khalid Afzal
Acting Chief, Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue, Silver Spring MD 20910

301-495-4650

Khalid.afzal@montgomeryplanning.org



From: Krasnow, Rose

Sent: Wednesday, April 12, 2017 5:31 PM

To: Afzal, Khalid <khalid.afzal@montgomeryplanning.org>; Adams, Elizabeth <elizabeth.adams@mncppc.org>

Cc: Wright, Gwen <gwen.wright@montgomeryplanning.org>; Pugh, Carolyn <carolyn.pugh@montgomeryplanning.org>

Subject: CRM FW: Proposal for a new Administration Building in Leisure World

From: MCP-Chair

Sent: Monday, April 10, 2017 12:57 PM

To: Krasnow, Rose <rose.krasnow@montgomeryplanning.org>

Subject: CRM FW: Proposal for a new Administration Building in Leisure World

Please note that Mr. Bessel is requesting information on this plan and also asking to be included on the mailing list to receive future information on this plan.

Joyce Garcia

From: Paul M Bessel [<mailto:besselpaulm@comcast.net>]

Sent: Monday, April 10, 2017 10:47 AM

To: MCP-Chair <mcp-chair@mncppc-mc.org>

Subject: Proposal for a new Administration Building in Leisure World

Hi Casey,

There is a proposal to build a new Administration Building for Leisure World and to tear down the old one, plus make many changes in the parking area and uprooting many trees. I'm sorry I do not know the index number for this proposal at the Planning Department.

Would you or your staff please add my name and email address to receive all notices of meetings of the Planning Board concerning this project? And would you please, or have your staff, email me any documents that have already been submitted to you concerning this project?

I think you and the members of the Planning Board should be aware that in my opinion, and the opinion of many Leisure World residents, this project is a waste of the money of LW residents and I believe a large majority of the residents here do not want this project to proceed. Of course if there are hearing I will supply you with more information.

I would appreciate it if you or your staff would acknowledge receipt of this email.

Thank you.

Paul M. Bessel

besselpaulm@comcast

LW Residents Deserve Accurate Information

The lead story in the April 7 edition of LW News described a March 29 “Community Meeting Held on Proposed Admin Building” and indicated that the meeting “at times turned contentious.” In my opinion, that is putting it mildly. The open forum portion lasted almost two hours and I observed periods of yelling and booing throughout the meeting. I believe almost everyone who was present at the meeting would testify that the attitude of the audience was decidedly negative. I do not recall a single person from the audience who spoke in favor and many who spoke against it. A sample question, which was similar to many others, was, “Why are you wasting the money of LW residents on this project?”

But more importantly, the residents who attended the meeting were given some inaccurate information. For example, they were told very clearly that, “providing better space for employees was not a factor in the project purpose.” However, according to the February 28, 2017 Board Meeting Agenda packet, three out of the four stated objectives for the Administration Building project were to “provide efficient space utilization for improvements to the work environment” “allow flexibility of spaces to accommodate changes in work systems” and “attract the highest qualified employees.”

Another example is when I asked what the total cost of the project was estimated to be. I was very careful to avoid any misunderstanding by saying this would include the cost of building the new building, plus the cost of tearing down the old building, plus the cost of improving the parking area, plus the cost of tearing out old trees and planting new trees, plus the cost of everything else connected with this project.

The initial answer was, “That is outside the scope of the meeting.” However, the LW News article stated that part of the purpose of the meeting was to “explain the proposed project” and “address concerns about the impact on the community.” It is reasonable that the cost of the project would be part of the explanation and would have an impact on the community.

The eventual substantive answer to my question was a curt, “\$5.2 million.” However, according to a document handed out at the September 2016 Board meeting, the total cost was \$7,218,056. And the April 7 LW News article indicated an even higher total figure of \$7,251,056.

As with the Silver Spring Transit Center, which became a total embarrassment for our county, who knows if the \$7.25 million figure for LW’s new Administration Building is even close to being accurate? Apparently, the project cost has already increased by \$33,000 in the past six months.

LW residents deserve accurate information and I’m afraid they did not receive it on March 29.

Paul M. Bessel

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From: Afzal, Khalid
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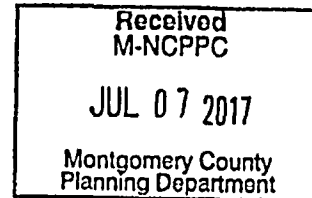
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**TO: Development Application and Regulatory Coordination Division
(DARC) ~~ATTN: Scott C. Wallace~~
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760**



**FROM: Stewart (Stu) Lillard
2901 S. Leisure World Blvd., # 503
Silver Spring, Maryland 20906**

DATE: July 3, 2017

**These are my modest written comments concerning Site Plan, 820170120,
Leisure World—Administration Building. . . .**

I am a retired academic librarian and not an architect. I have opposed, but avoided, the attempt by the LW Board to construct a new administration building for several years when I first heard the proposal (2013 ?). Some members of the retirement community have spoken and written at length on the proposal—which, I must say, has changed and “morphed” greatly over the years. The scenario has become much like a lengthy Wagnerian opera or a “ring cycle.”

The Stantec Site Plan is far too complicated to discuss intelligibly, so I have colored in several areas and have tried to comment on the areas separately.

- 1. Green Area: The sawcut pavement, crossing stones, shrubbery plantings, and pedestrian squares destroy existing parking spaces (16 or more) and achieve a grand pedestrian footpath to the proposed location of the new administration building (level one) without starting at a sensible area. LW residents already park in the entire parking lot and do not usually run over pedestrians who move along the existing rows. Someone walking from one square to another of the crossing squares would be more likely to be hit, as the lengthy walkway encourages the pedestrian to believe he /she is in a crosswalk where traffic must stop for them by Maryland law.**

The entire pedestrian crosswalk appears to be an expensive architectural contraption or contrivance to decorate a two-dimensional schematic drawing and adds cost to the project. Yes, we now have a large asphalt parking lot, but this entrance crossing to the new administration building is not necessary as most residents have few business transactions in the administration building. They can drive there and park before entering the building.

2. Red Area: The traffic circle and drop-off area near the food service restaurant is designed on soft fill dirt. Its construction will tear down existing recreational facilities and make the entrance to Clubhouse One more congested than it already is. The circle also uses the same space now needed for food delivery and trash trucks. With so many "handicapped" drivers parking in front of the Terrace Room and then backing out, the circle will be similar to a bumper-cart facility at an amusement park. The Red Area seems to create congestion. A better plan might be to leave the handicapped parking where it is in the large parking lot and for LW to construct a covered walkway from the parking lot to newly proposed Clubhouse Grill entrance and to the main front entrance.
3. Blue Area: The newly proposed administration building should never have been located on this sloping / slanting soft hillside. By the schematic drawing the huge building may be one storied, but located over two levels so that internal stairs and elevators will be necessary. Why not construct a more compact building of two stories (and perhaps a basement for HVAC and storage) on more solid ground? The loss of 20 + parking spaces along the edge of the existing parking lot should not be allowed. That is where residents of LW now park in the summer months to walk to the outdoors swimming pool within the lanai / verandah.

4. **Brown Area:** The brown rectangle area at the north-west corner of the existing parking lot was the original proposed site for a new administration building. A two storied building (even three stories if a storage basement were included) with stairs and at least two elevators would be an excellent site. The construction would not be on a shifting soft hillside and the cutting / destruction of the old and mature tree canopy would NOT be necessary. A proposal to shear numerous trees within Leisure World infuriated many of the residents, who enjoy walking and gardening and not merely sitting in air-conditioned board rooms through endless meetings. Montgomery County should insist on the use of solar panels and use of some green architecture on this proposed new administration building. The cutting of canopy trees should not be allowed.

5. **Orange Area:** The orange area where the present administration building is sited needs to be totally re-designed to eliminate congestion and very ambitious parking space numbers. No entrances should be made into, or out of, the parking lot from the Veterans loop from Leisure World Boulevard. This is a very important route for the Metro Buses and LW Buses and the drivers should not be watching out for more and more handicapped drivers. I would also suggest that parking spaces be reduced in this area, once the administration building is removed, to 25 or 30 spaces, but NOT the proposed 75 spaces. The developed trees should not be removed nor cut! Parking entrances and exits could be cut / opened into the main parking lot. Also, the numerous handicapped parking spaces near the new Clubhouse Grill entrance should be located where the existing administration building is located. There is just too much congestion of automobiles too near the Clubhouse building.

CONCLUSION:

I am in favor of a new LW Administration Building. I am opposed to the Stantec diagram for the use of the property. Locating the newly proposed

Administration Building at the north-west corner of the parking lot would mean that most of the initial construction could proceed without interfering with life at Clubhouse One. Only after the offices, post office, bank, etc. were re-located, the old site judiciously could be cleaned up and a smaller parking lot could be established for the handicapped drivers, without a loss of most of the existing trees that surround the old administration building. And, a lesser square footage of space within Leisure World of Maryland Corporation would be used by a new building than the proposed sprawling design for the new building on a wooded hillside. The natural vistas from the Terrace Room, the lanai, and the golf course would be preserved. Leisure World would remain GREEN.

Cheers,

A handwritten signature in black ink, appearing to read "Stewart Lillard", written over a horizontal line.

Stewart Lillard

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Proposal by Stewart Lillard — July 2017

