



MNCPPC Site Plan No. 820170120

**Administration Building and CH1 Site
Improvement Project**

BINDER 5

**LEISURE WORLD NEWS ARTICLES
2012 – 2018**

LEISURE WORLD OF MARYLAND NEWSPAPER

The Leisure World News is published twice monthly for a total of 24 issues per year. The Leisure World News is delivered to every residents' home in the community and copies are available at community facilities for pick up. Each edition is also accessible on the LW Resident website with back issues dating to 2012.

Each edition of LW News includes stories that highlight events and projects that are occurring in the community, including any information on the Facilities Enhancement Plan projects, most notably the new Administration Building and Clubhouse 1 Site Improvement.

One edition each month includes a summary of the LWCC Board of Directors meeting and discussions/decisions that take place at the meeting. Also included in each edition is a "Thoughts & Opinions: From Our Readers" section where any resident of Leisure World can submit an opinion letter on any Trust related item.

Since May 2012 when the Facilities Enhancement Plan program began, there have been 156 issues of the Leisure World News (2012 – June 2018). During this period there have been 57 articles, highlights, or notices in 46 editions of the paper relating the Administration Building/Clubhouse 1 site improvement project.

Attached are copies of the Leisure World News items.

LEISURE WORLD NEWS

**ARTICLES/HIGHLIGHTS/LETTERS REGARDING FEP/ADMINISTRATION BUILDING & CH1
IMPROVEMENTS AND SITE PLAN**

2012

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- September 4, 2012- Article Page 4; Letter Page 13

2013

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- October 15, 2013- Highlight Page 3
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2014

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2018

- January 5, 2018 – Letters Page 10-11
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- February 16, 2018- Article Page 5; Letter Page 8
- March 2, 2018 – Articles (2) Page 1; Notices Page 8; Letters Page 10-11
- March 16, 2018 – Article Page 3
- April 6, 2018 – Notice Page 4; Letters Page 6-9
- April 20, 2018 – Letters Page 12
- June 1, 2018 – Article Page 1; Letter Page 12

Articles: 29

Letters: 20

Highlights/Notices from Meetings: 8

Total # of Issues of LW News as of May 15, 2012 = 157 issues

Total # of Articles/Letters/Highlights/Notices as of May 15, 2012 = 56

LEISURE WORLD NEWS 2012

LWCC Board Highlights Board Meeting of April 24, 2012

At the April board meeting the following business was discussed.

Ms. Cronin noted several changes in committee membership as part of her remarks. She asked the representative from Mutual 10 to report on the fire in that mutual which fortunately was not as serious as it might have been. The lessons learned is to make certain that no flammable materials are stored near a fuse box; this includes paper. She also had Richard Schultz, chief of Security, step forward to share the commendations made by the Maryland General Assembly to our security department thanking them for their work in keeping our community safe.

Ms. Rathbone, chair of the Emergency Preparedness Committee reported on their work and the planned

fair that will be held soon. The committee is inviting the various mutuals to send a representative to attend a presentation on what mutuals can do to help all residents be prepared for an emergency.

Mr. Yardiff, chair of the Committee to Review the Advisory Committee Process, stated that he expects the final draft of a proposed "guidelines" document to be ready by mid-May.

Sen. Teliepsheim, chair of the Medical Center Oversight Committee, gave a report. The board voted to plan a special meeting, which is expected to become a closed session to hear an update on the status of the negotiations. This will be done in accordance with the Maryland HGA Act which allows for closed sessions when dealing with contract negotiations.

Mr. Eisenhauer, chair of the Community Name Committee, shared a survey form and accompanying information on changing or not changing the name of our community. This information should be distributed to all residents (owners and renters) as well as absentee owners in early May 2012. This survey is an opinion poll and not a vote. Only the Board of Directors can make a decision on the community name. There was an article about the survey in the May 1, 2012 issue of *Leisure World News*.

The Landscape Committee gave a report which recommended that LW request bids for a new landscape and arbor removal contract. They also reported that the current contractor, McCall & Berry, had requested a three-year extension

with a two to three percent increase in the second and third years, and offered some complimentary services as an inducement for LW not to go out for bids. The Board of Directors voted to hire McCall & Berry instead of using a competitive bidding process. Management was asked to work with McCall and Berry to do more to create a "green environment" (ecologically friendly) and to use less harmful chemicals in their work.

Mr. Penn, chair of the Education and Recreation Committee, presented a motion to extend the contract with Motivational Fitness, the company that provides the trainers at the fitness center, for another three years at a cost of \$53,060, for the first year, with a two percent annual increase. The board agreed to this extension.

Mr. Taylor, the chair of the Marketing Committee, reported that the committee expects to issue a marketing plan prior to the May 2012 board meeting so that there can be discussion at that time.

Mr. Kling, assistant general manager, made a presentation to the board relating to the renovation of the Ad-

ministration Building. Board members were asked to send comments and questions to Mr. Lucas, chair of the Community Planning Committee, so that the committee has input from the board as it continues to work towards making its recommendations to the board.

The Education and Recreation Committee and Community Planning Committee put forth a motion for a feasibility study for installing windows in the existing fitness center. That motion failed.

Mr. Flannery, general manager, presented several (consulting) proposals for a systematic review of the entire Leisure World of Maryland Corporation, for discussion at the May 29 board meeting.

The board acknowledged the report from the Community Planning Committee regarding their prioritization of proposed Trust property projects. The various projects will be brought individually to the board for action.

The board approved an amount not to exceed \$10,000 for the Governing Documents Review Committee to hire an outside attorney to assist them with their work. This money will come from the 2012 LWMC

operating budget. A motion passed directing the controller to submit a detailed report including the work plan, time line and approach at the May 29 board meeting.

A board member noted that there are several websites, which relate to our community other than the official site, *lhw.com*, and the board should be aware of them.

Mr. Flannery made a presentation about a program to invite Wounded Warriors to play golf on our course at specified times from May through October 2012. Residents who are interested in supporting this program are encouraged to contact the golf pro.

During the general Open Forum at the end of the meeting, Mr. Penn commented on his perception of being cut off in trying to make a comment earlier in the meeting. Ms. Hunsell asked if emails sent to the group board email could be part of the board packets. This will be addressed at a future board meeting. Mr. Harding asked if the board is required to send any contracts out to bid. There is no such resolution at the current time. Mr. Marks asked about the renewal of authorization from FHA regarding loans.

Recordings of the LWCC Executive Committee and the LWCC Board of Directors meetings will be shown on Channel 954. The broadcast schedule is as follows:

**LWCC Board of Directors: Monday, May 14 at 7 PM.
LWCC Executive Committee: Monday, May 28 at 7 PM.**

Group Email Addresses

Residents wishing to contact Leisure World Management, the LWCC Board of Directors, or the Executive Committee may send an email to the appropriate email address listed below. It will automatically be forwarded to all members of that group who have an email address on record.

Messages to any of the email groups should contain only the management and operation of Leisure World: its properties, services, or activities. Please do not send emails to all three addresses, as there will be a duplication of recipients and will not result in a faster response to your question or comment. Messages pertaining to matters of a regulatory nature which Management, the Board of Directors, or the Executive Committee does not control should also not be sent to these groups.

The group email addresses are:

- LWMC Management - management@lhw.com
- LWCC Board of Directors - board@lhw.com
- LWCC Executive Committee - exec@lhw.com

Upcoming Meetings of Leisure World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

Meetings	Date	Time	Location
Golf & Greens Advisory Committee	May 15	9:00 a.m.	CHT
Hazle Advisory Committee	May 15	2:00 p.m.	Sullivan Room
LWCC Executive Committee	May 16	9:30 a.m.	Sullivan Room
Residence Advisory Committee	May 21	10:00 a.m.	CHT
Residence Advisory Committee	May 21	2:00 p.m.	Sullivan Room
Energy Advisory Committee	May 21	9:00 a.m.	CHT
LWCC Board of Directors	May 29	9:30 a.m.	CHT
Community Planning Advisory Committee	June 4	10:00 a.m.	Sullivan Room
Education & Recreation Advisory Committee	June 5	9:30 a.m.	CHT
Marketing Advisory Committee	June 5	1:00 p.m.	CHT

Budget Assumptions/Budget Forum

Continued from page 2

above, which will compare the Leisure World of Maryland Corporation's position in the market. In addition, a similar comparison will be included as part of the presentation addressing employee benefits.

There are no cost-of-living adjustments (COLA's) proposed in the budget. Employees will be evaluated by their supervisors on an annual basis. Any recommended changes in pay will be based on performance and/or changes in job requirements.

Funding for increases awarded during the year will be provided by a general salary fund. The

funding level for 2013 is estimated at two percent of the total wages/benefits budgeted. The 2012 level is two percent. Management will provide periodic reports to the Budget & Finance Committee, the Executive Committee, and the Board of Directors regarding the status of the use of the salary fund.

Personnel Expenses
Mandatory Employment Taxes

FICA - 7.65 percent of earnings up to \$110,100; 1.45 percent on the excess for Medicare.

FUI (Federal Unemployment) - \$60 per employee; SUI (State Unemployment) - \$391 per employee; Workers' Com-

pensation - No increase.

Benefits - Life Insurance - Rate provided by insurance company.

Health and Dental - On average, \$3,740 per year, an increase of approximately 6.5 percent (net of employee contribution), per qualifying employee per year. Employees will continue to pay 20% of the premium for individual coverage. **Pension** - Participation in the plan is elective. A qualifying employee's contribution is matched by the employer at a maximum of 4 percent of earnings per annum.

Billing units - It is assumed that the billing units in 2013 will be 67,810.

The increase in the due to Building V, Villa Cypres coming on-line starting 3/1/13.

Billing units for 2012 are 67,350.

Cost Center 10 - Administration Allocation

In 2013, the method used for allocating administrative expense will remain unchanged.

It is estimated that, on average, the staff of this department provides services. Please turn to page 3.

Did You Know?

The Leisure World Model Train Club annual summer open house is Saturday, June 16, Clubhouse K 10 a.m. - 3 p.m.



INFORCE Reviews Strategic Plan; Hadassah Official to Discuss Support of Worldwide Medical Research

By Jay Harding

Judy Garner, former president of the Greater Washington Area Chapter of Hadassah, co-chair of the National Nurses Council and chair of "Hadassah Cares," a breast cancer education program, will speak to INFORCE at its Sept. 10 general meeting in Clubhouse I at 2:15 PM.

Hadassah is widely acclaimed for its funding and support of medical research, and its education programming has drawn national attention.

Ms. Garner is advisor to the Mt. Scopus Nurses Council in Leisure World. A member of Hadassah for over 45 years, she is retired from the Montgomery County Public Schools and earlier

taught in the Camden (N.J.) County school system. She is married with two children and five grandchildren.

Over the summer, the INFORCE executive committee has worked diligently to update and amend bylaws, review its strategic plan and revisit long and short-term goals that recognize the significant democratic changes that have taken place in LWCC/LWMC operating and governance philosophy, changes that have been vigorously promoted by INFORCE. The executive committee will present its proposals to its membership for review and discussion before formal adoption.

INFORCE seeks a

more democratic, transparent, and responsive governance, with greater resident participation, and great accommodation of speakers by presiding officers of the board and its advisory committees and with greater sensitivity to citizen concerns. INFORCE commits to a beneficial working relationship with the LW board of directors.

The INFORCE strategic plan urges LWCC/LWMC to work with residents, respect for ethics, informed consent review, and approval by the LW HCRB, frequent meetings, quarterly open forum, careful scrutiny of expenditures and need assessment, evaluation of general manager goal achievement and full justification of LWMC executive salary and bonus, enhanced BOD oversight of LWMC operations and effectiveness and BOD adherence to fiduciary responsibilities.

INFORCE will continue its oversight of the Medical Center partnership, efforts of interest, compliance with LW ethics protocols and adherence to Home Owners Act mandates. We will keep abreast of, and report on area issues affecting health and safety of residents as they arise.

Importantly, INFORCE believes the present structure of LW governance is not fully responsive to unit owner needs and expectations, thus INFORCE recommends a professional study of our current governance and its corporate practices by an unbiased, outside professional group such as the renowned Institute for Governmental Services at the University of Maryland.

INFORCE wishes to alert the community to

a major and controversial development: the proposed renovation of the Administration Building, its expansion, or the construction of a new, two story building, three options currently under consideration by the LW BOD. Options one and two each carry a price tag of several million dollars. Option three calls for the razing of the present Administration Building for parking spaces and the construction of a new building at an estimated

cost of \$53 million, to be paid for at \$1 million annually over five years from the "resale" fund. Information on proposed construction time schedules, project cost comparisons, and cash flow estimates is available at LWMC offices in the Administration Building.

INFORCE invites your attendance at monthly meetings, your membership, your thoughtful suggestions and your support of its community interests.

League of Women Voters

By Elaine Apter

The Rosemoor Unit of the Montgomery County League of Women Voters will have its first meeting of 2012-13 on Wednesday, Sept. 12 at 10:15 am in Clubhouse I, with coffee at 10 am. The subject will be an overview of the national conventions, looking at our own positions on privatization and mandatory sentencing policy and our new farm study. All residents are invited to become informed about the League of Women Voters, an active non-partisan political organization.

2013 calendars should be available at our first meeting. We also have seen two year pocket calendars. They have been a best seller for years. They put current information on elected officials and county government officials at your fingertips, but probably the main selling point is that they are erasable.

There will be at least six state ballot questions and three local ones. Our October mitts will focus on these ballot measures. The league is also offering to send speakers to talk to your mutual or organization about these ballot questions. We will explain the measure and discuss the pros and cons of each question. This will be an unbiased presentation. Contact the League office (301-984-9583) or Elaine Apter (301-438-8707) to set up a date or get further information.

The league's Vote411 website (Vote411.org) is an online Voters Guide that lets you see the candidates that will be on your ballot. Go to the site, pick Maryland

and enter your address. If you have questions contact the league office or Elaine.

The Rosemoor Unit of the Montgomery County League of Women Voters meets on the second Wednesday of the month in Clubhouse I. The meetings start at 10:15 am with coffee and conversation at 10 am. All meetings are open to the public.



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Residents' Forum

Community Name Change

I think we should upgrade the name Rossmore Village to Rossmore Villages - it sounds to me a little more upscale.

Laurie Burdick

Pet-Friendly Community

One of the reasons I moved to Leisure World last year was due to its pet-friendly environment. As I drive to town work, it's pleasing to see numerous residents walking their dogs, rearing with their dogs, smiling. It's a proven fact (if you like statistics) that having a pet makes a person happier, is better health, and usually live longer. With all the open grassy space we have at LW, I'm bewildered that we don't have a "pet park", where we can allow our dogs (of course, under 30 lbs) to socialize together, run and play. The pet's owner, NOT Leisure World, would assume responsibility. It wouldn't cost much to designate an area, enclose it with chain mesh fencing, put in a bench or two, and put a gate in it. There are plenty of open grassy areas with trees, etc. What committee at LW should champion this issue?

Barbara Shaw

Community Name Change

While I understand the logic behind recent suggestions to rename our community Rossmore Village, we must choose a unique name that also has no ties to the Cortese family. The name "Rossmore" is currently used by senior communities in New Jersey and California and is derived from the name "Roma Cortese." Therefore, the name "Rossmore Village" would not be unique to us and, moreover, choosing this name would defeat our stated purpose to separate from the Cortese family. Our community deserves a name that will make us proud, that will serve residents well when they are marketing our homes, and that will reflect our wonderful facilities, grounds, amenities, and sense of security. In addition, our name should have no negative connotations, should be attractive to the next generation of buyers, and should provide a reasonable understanding of where we are located.

Leisure World residents must consider the images, thoughts, and age or activity levels that proposed names bring to mind. Our new name will affect our feel-

ings toward living here, our home values, and the perceptions of potential buyers and community residents. To this end, I have tried to think of a name that would describe our community and our geographical location and, at the same time, would have no negative legal or perceptual problems, would be easy to market, and would appeal to the next generation of buyers while also conveying exclusivity and a feeling of belonging.

The name that I would like to propose for your consideration is "Aspen Hill Country Club" or "Aspen Hill Golf and Country Club" because, behind our gates, our community does indeed feel like a country club. The only similar names I have been able to find are the Aspen Hill Club (a private family fitness club adjacent to the Argyle Country Club in Silver Spring) and the Aspen Valley Golf Club in Flagstaff, Arizona.

Joel Swetlow

Administration Building Options

I am fairly new to Leisure World, having moved here Aug. 19, 2010. I've often been seen as radical and I believe here at LW I have earned that reputation and I want that

promoted and honored.

There are currently three options (posted on the LW.com website) that are in the process of being proposed for the Administration Building; they are: Renovate the existing building with the same space (\$2,240,200), renovate and add space (\$3,123,975), demolish the current building and construct new building in the new site in the parking lot (\$3,178,250).

My opinion on the three options for the administration building is that if we are going to fix the problem of the old building we should be more progressive in our thinking and plans. Be mindful and use this as a great marketing opportunity.

The fact that no other "capital project" will be completed for the next five years should be more openly communicated to such advisory committee, mutual, and every resident.

We should consider all aspects of the building: engineering, space utilization, growth, environment, plumbing, electronic technology, capacity, and safety. More and more people are interested in living in green communities. We should be considering how this building will provide our

needs for the next 30-40 years. Don't limit our possibilities and thinking.

The cost of a new building undoubtedly will run over the initial estimate of \$5,000,000 and I believe we should seriously review how this can be funded by a 30-year mortgage. If that is absolutely not possible, we should consider partnering with builders to build this for 30 years rather than the 5-year period.

I would like to propose that we build a 10-story high-rise (fireways, Vantage Point, Overlook, Green) with the first 2 floors being the Administration of Leisure World and the other 8 floors as residential. In the next few years there will be more and more "baby boomers" that will be interested in living in an "active community" and we should be prepared to

accommodate that need. To accommodate those units, we would need to provide more parking close to the building. We should also build a 2-3 story parking garage with a roof that collects solar energy. Yes, this will cost significantly more but increase our residential ownership (8 floors with a minimum of 10 apartments per floor = 80 apartments), increase our resale and improve the marketability of LW of Maryland.

After looking at the drawings, I wonder why we would construct a new building with a full first floor and partial second floor. There may be a good reason, but it doesn't seem to me that the architect is using the best judgment on the new construction.

Joyce Temple

Editor

Residents' Forum Guidelines

The Leisure World News welcomes submissions from its readers. We will publish as many as possible in order to provide a wide range of community issues. To increase your chance for publication, please follow these guidelines.

Guidelines for Letter Writers

1. Letters to the Residents' Forum should be signed and dated.
2. Letters must state author's name, address, and phone number for verification. Published letters will include writer's name only.
3. Content must address a topic relevant to the LW community. Personal and is, however, welcome.
4. Submitters are responsible for the opinions of their letters.
5. Submitters should be clear and concise.
6. Writers will have a representative opinion as published only.
7. No writer will be published more than once every 30 days.
8. Letters should be sent, typed and double-spaced, to the Editor. If a letter is not needed, authors should be notified by the Editor by personal or postal delivery.

NA'AMAT USA RBZ Club

by Carole Mund

The NA'AMAT RBZ chapter did not have any meetings in the summer. The next open meeting is Wednesday, Sept. 5 in the Crystal Ballroom of Clubhouse 1 at 12:30 PM. Leslie Milk, lifestyle editor of *Washingtonian Magazine*, is our guest speaker. Set aside the time to reconnect with friends and spend time with an exhilarating personality. Thanks to Marylin Jordan and her committee for a wonderful welcome social. The goodies were delicious and friends shared delightful entertainment.

The Executive Board thanks Gail Hurl for accepting the chairmanship of the Hospitality Committee. She assures us that under her expert guidance refreshments at our meetings will be outstanding in presentation and taste.

NA'AMAT is a charitable organization dedicated to help NA'AMAT Israel provide educational day care, vocational training, and legal aid for women, services and assistance for non-militarized and centers for the prevention and treatment of domestic violence. By joining, you are supporting these programs and projects. You should have received your membership renewal information. Any questions contact our new membership chairpersons: Helen Fried (301-438-3325)

or Selma Perry (301-598-4347).

We thank Lois Cohen for her years of support and service as membership chairman.

The NA'AMAT book club meets on the fourth Wednesday of the month. Each member donates \$2 to NA'AMAT in each meeting they attend. This past June we held an organization luncheon at which time we recommended books for the next 11 months and volunteers to host each meeting. The book selection for September is "Mindbound" by Helen Jordan. For information, call our chairperson Clare Golub (301-598-5892).

Bernice Kisluk, volunteer coordinator thanks Charlotte Jiskin, Audrey Emek, Selma Perry and Harriet Singer for their assistance in the latest meetings to our membership. Entertainment Books are once again available. They are \$30. You can purchase books for the Maryland DC area, and also for other localities. Call Harriet Moore at 301-438-6069.

Save the Dates! The annual fashion show is Wednesday, Oct. 3 at 11:30 am in the Crystal Ballroom of Clubhouse 1. As always a brunch will be served. Clothes will be modeled from Dress Barn. The cost is \$22 per person (\$5 donor credit). Checks should be made payable to NA'AMAT RBZ and sent to Natalie Cohen, 15107 Interlachen Drive #108, Silver Spring, MD 20906. Call Natalie at (301-438-2693).

This is usually a sellout so get your reservations in early.

Upcoming trips include Tuesday, Nov. 13 "My Fair Lady" at the Arena Stage and a trip to Dover Downs, Dover, Delaware on Monday, Dec. 3 to Tuesday, Dec. 4. Watch your mail for detailed information about these wonderful events. By now you have received a flyer about our Oct. 14 trip to enjoy a brunch and see the musical show, *The Color Purple* at Toby's Dinner Theater. In addition, NA'AMAT is sponsoring a no-fly cruise to the Bahamas over New Year's. Check the Leisure World News Club Trips.

Following are names and numbers you may need: President Ruth Reid (301-598-4051), Vice President Truly Stone (301-438-0616), Fund Raising Vice-Presidents: Natalie Cohen (301-438-2663), Marilyn Jordan (301-598-0174); Program Vice-Presidents: Adele Traurig (301-598-3977), Gladys Blank (301-438-9666); Education Vice-President: Lucky Malamut (301-598-2283); Corresponding Secretary: Selma Perry (301-598-4347); Treasurer/Tunnel Secretary: Helen Fried (301-438-3325); Membership/Dues Officer: Helen Fried (301-438-3325); Selma Perry (301-598-4347); Tribute Cards: Harriet Chalkin (240-368-7487); Donor Credit: Theda Rosenblum (301-598-5105); Volunteer Coordinator: Bernice Kisluk (301-438-8455); Book Club: Chae Golub (301-598-5892).

LEISURE WORLD NEWS 2013

Leisure World News

Of Maryland

Published the First and Third Tuesday
of Each Month

Volume 36, Number 7

Deadline for articles and display ads for next edition, April 5

April 2, 2013

New Zealand

Sponsored by the Foundation
of Leisure World
12th of Travel Video Series
(Free)

Monday, April 22, 2 PM -
Clubhouse II Auditorium

The foundation's next trip is to the southwestern Pacific, New Zealand, a country comprised primarily of two long narrow islands with lots of coastline. We will have a different guide on this trip to help us explore the outstanding landscape, vegetation, wildlife as well as Maori culture and art. Please make sure your passports are current, place the date on your calendar and look at the next issue of this publication for more details and travel arrangements. (No additional immunizations are necessary.)



March's Artist of the Month Barbara Schaeffer in the Tuesday morning art class.

See The Art Scene From RAG on page 9.

Your Interests at Leisure World of Maryland are at Stake - and You can have a Voice

by David Frager

How much do we care about our community? A whole lot - we moved here because it attracted us. Safety, ambience, activities, social peers, attractive apartments, competent staff and even a valued residence - should we choose to relocate or our estates inherit it. The last of these seemed to take a tumble during the real estate crisis that began soon after we moved in, but even that is improving - inventory is down and I recently signed a resale packet that was considerably above previous sales.

Many important issues have been before the Leisure World Board lately. Among these was the provision of medical services to the community, which has been concluded with MedStar taking on the responsibility of operating our clinic. Two others include the purge of our community and the ability to market it, and the making of significant investments in our aging infrastructure.

First, there have been many efforts to identify a new name for Leisure World of Maryland. This began because our trademark dispute with Ms. Cortese who wanted us to pay a monthly fee for the use of the name. Our attorneys determined that because we are not in the business of selling real estate and had been using the name

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Budget Time Again

by Michael Schwartz, Chair,
Budget & Finance Advisory
Committee

A budget is simply a financial plan. In Leisure World, the charter of the Budget and Finance Advisory Committee enables the members to review and recommend the annual operating budgets of the LWMC and the trust including budget assumptions, (see schedules), capital purchases and requests and funding for maintenance and contingency reserves to the Leisure World board of directors. The single major expense is the absolute neces-

sity of employee salaries and benefits, which represent about 44 percent of total expenses each year. It should be noted that all funding for the following year is planned in the prior year. Therefore, the actual budget is somewhat hypothetical and based upon experience.

Operating and maintenance monies come from the facilities fee paid by owners, which is the same amount regardless of the size of residences. In addition, the committee members review financial statements as presented by

us, as well as budget recommendations and requests from other advisory committees.

In addition to the above, there are significant expenditures that are not part of the operational and maintenance budget. These expenditures are funded from various other sources. For example, improvements in the community and enhancements in trust properties (the administration building, the clubhouses, etc.) are derived from the reserves fund which consists of approximately two percent of

Please turn to page 2

AARP Driver Safety Course to Be Offered on April 8

The B&R Department is sponsoring an AARP Safety Driver Course on Monday, April 8 in Clubhouse I from 10 am until 3 PM with a one-hour break for lunch. A limited number of spaces are still available.

You must pre-register for the course. A check payable to AARP, \$12 for AARP members and \$14 for non-members, is required at the time of registration. (Note: AARP members must show a current membership card to receive the AARP discount.) Register in the B&R Office in Clubhouse I. The number of participants is limited to 24 so register early.

Bring your driver's license and a personal photo to the course. Contact the B&R Office in Clubhouse I (301-598-1300).

ATTENTION -NEW RESIDENT ORIENTATION

WHO? All new residents and anyone interested in the topics to be discussed
WHEN? Thursday, April 11 at 10 a.m.
WHERE? Chesapeake Room, Clubhouse I
WHAT? Enjoy some refreshments and meet other new residents, as well as the general manager of Leisure World and the chair of the LWMC Board of Directors. Hear brief presentations on topics such as:

- Leisure World operations
- Governance structure of the community
- Service centers
- Status report on the Medical Center operation
- Possible future amenity improvements

REGISTER: Call the B&R Department at 301-598-1320 and leave your name if you plan to attend.

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Leisure World Before the Civil War (Part 1)

By Joan Guberman, Contributing Writer

Paul Edmonson's Purchases. In 1835, a free African-American named Paul Edmonson paid \$250 for 20 acres of farmland. Here he and his family grew oats and potatoes, cared for their orchards, raised a few cows and pigs, and tended to their pride and joy—a cart and horses. In 1847, Edmonson doubled the size of his farm with another purchase worth \$280. Today this farmland, located south of Norbeck Road and east of Brookville Road, is part of Leisure World. Edmonson and his family—who became heroes in the struggle to end slavery—are part of our community's history.

The story of the Edmonson family

Budget

Continued from page 1
the selling price of every result in the community. In another instance, necessary software and hardware upgrades, which are being discussed at present, will most likely come from monies paid to Leisure World through the Comcast retransmission payment.

Considering the benefits of living in Leisure World with all the amenities provided here, budget development by all sources is not a chore, but a welcomed responsibility to enhance residents'



has been documented in books, scholarly articles and magazine pieces. Nonetheless, the story is not well known. (One of the books, *Escape on the Pearl* by Mary Kay Ricks, is the primary source for this article.)

The Free African-American Community in Eastern Montgomery County. Late in the 1700s, Quakers living around Sandy Spring freed their slaves and gave them small parcels of farmland. Over the following decades, the local free African-American community grew—building schools, churches and its own identity. Around them, the larger community of former slaves also grew. By the time Paul bought his second piece of farmland, more than 10 percent of the entire

population of Maryland was composed of free African-Americans.

In the 1800s, moral pressure from abolitionists and economic changes had an impact on slavery. Growing tobacco was becoming less attractive—it leached minerals from the soil and made the land less valuable. In response, many landowners switched to other crops. Not only did the crops do less damage to the land, they also required fewer laborers. Many of the "excess" slaves were sold to cotton plantations further south. However, some slaves were freed, and others, entered into arrangements to buy their freedom, often using money they earned when "hired out" by their owners to work in towns or on other farms,

energize the abolitionist movement, and convince Congress to end slavery in the capital. To accomplish this, the plan called for 70 slaves—an unusually large group—to attempt their escape by ship, sailing down the Potomac and across Chesapeake Bay before beginning the land journey to Philadelphia. The entire shipboard

Slavery in the Edmonson Family. Although Edmonson was a free man, his wife Amelia was a slave. According to law, Amelia's slave status meant that all 14 Edmonson children were slaves. Over time, Edmonson and his supporters raised the money needed to free Amelia and several of the children. Nonetheless, in the 1890s at least six children—Mary, Emily, Samuel, John, Richard and Ephraim Edmonson—remained enslaved.

A Plan to Escape. Having been hired out by their owners to work for different prominent families in Washington, D.C., the six children took opportunities to visit each other and maintain contacts in the slave and abolitionist communities. In 1848, the six Edmonsons—ranging in age from adolescence to young adulthood—joined a bold plan to escape.

In addition to freeing the slaves, the plan's organizers hoped the escape would capture the public's attention, re-

energize the abolitionist movement, and convince Congress to end slavery in the capital. To accomplish this, the plan called for 70 slaves—an unusually large group—to attempt their escape by ship, sailing down the Potomac and across Chesapeake Bay before beginning the land journey to Philadelphia. The entire shipboard

journey would be through slave territory.

Early in spring 1848, the plan was put in place. A schooner and crew were hired, and late on the evening of Saturday, April 15, the slaves quietly gathered in the ship's hold and prepared to depart.

To be continued in the next issue...

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Maryland State Inspection Station

General Manager's Report March 2013

Community Topics, Finances – The Audit Committee and the Budget & Finance Committee will make recommendations to the board of directors on acceptance of the report and the disposition of the operating surplus of approximately \$61,000.

The board will act on these two recommendations at its meeting on 4/2/13.

In January, net operating expenses were approximately \$9,000 over budget.

Status of Future Facility Projects – The board of directors has been, and will continue to, receive presentations from various advisory committees related to future projects under consideration. To summarize, in January, the board reviewed a golf course enhancement proposal. At its following

meeting, the board reviewed plans for renovating the customer service area of the Physical Properties Building. At its next meeting (on 4/2/13), the board will review tennis facility improvements and expansion of the fitness facility. At the following meeting, the board will review a recommendation from the E&R Committee and the Restaurant Committee regarding proposed enhancements in Clubhouse I and II.

If any member of the community has a suggestion or wishes to provide input on these proposed projects, please contact the chairperson of the appropriate committee and submit your suggestion in writing.

WSSC Work – WSSC plans to replace sections of water mains in Mutuals 13, 14, 16, 18, and 20B. Construction is expected to begin spring 2013 and be completed in fall 2013. Due to the size of the lines in these areas, WSSC must utilize an outside contractor because its in-house crews are not qualified for this type of work. WSSC will notify owners in a timely manner before work begins.

Community Shredding Day – We are in the process of scheduling a morning for drop-off of bulk shredding at the Administration parking lot during the second half of April, following tax season. The shredding truck will be on location for drop-off of up to five bags per resident for a period of two to three hours. This will be in addition to the regular weekly pickups in the collection bins at the Administration Building, PPD, Clubhouse I and Clubhouse II. Further details will be published when the date has been confirmed.

Upcoming Meetings/Events – 4/11/13, 10 am, Chesapeake Room – New Resident Orientation; 5/2/13, 2 PM, Ballroom – Open Forum.

Group Email Addresses

Residents wishing to contact Leisure World Management, the LWCC Board of Directors, or the Executive Committee may send an email to the appropriate email address listed below. It will automatically be forwarded to all members of that group who have an email address on record.

Messages to any of the email groups should pertain only to the management and operation of Leisure World properties, services, or activities. Please do not send emails to all three addresses, as there will be a duplication of recipients and will not result in a faster response to your question or comment. Messages pertaining to animals or anything else which Management, the Board of Directors, or Executive Committee does not control should also not be sent to these groups.

The group email addresses are:

- LWCC Management – lwccmanagement@lwcclife.com
- LWCC Board of Directors – board@lwcclife.com
- LWCC Executive Committee – executive@lwcclife.com

2013 CCTV Broadcast Schedule-Channel 974

All broadcasts are on LW Channel 974 and begin at 7:00 pm.

Executive Committee Meetings	Board of Directors Meetings
March 13 Meeting broadcast on March 25	April 2 broadcast on April 11
April 19 - Meeting broadcast on April 29	April 30 broadcast on May 13
May 17 - Meeting broadcast on May 27	May 31 broadcast on June 10
June 14 Meeting broadcast on June 24	June 25 broadcast on July 15
July 19 Meeting broadcast on July 29	July 30 broadcast on August 12
August 16 Meeting broadcast on August 26	August 27 broadcast on September 9
September 13 Meeting broadcast on September 23	September 24 broadcast on October 14
October 19 Meeting broadcast on October 28	October 29 broadcast on November 11
November 13 - TBA	November 26 - TBA
December -- no meeting	December -- no meeting

Upcoming Meetings of Leisure World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

Meetings	Date	Time	Location
Community Planning Advisory Committee	April 1	10:00 a.m.	Sullivan Room
Government Affairs Advisory Committee	April 1	3:30 p.m.	Sullivan Room
LWCC Board of Directors Meeting	April 2	9:30 a.m.	CH I
Public Relations Advisory Committee	April 2	1:00 p.m.	CH I
Tennis Advisory Committee	April 3	1:30 p.m.	Sullivan Room
Education & Recreation Advisory Committee	April 4	9:30 a.m.	CH I
Emergency Preparedness Advisory Committee	April 4	9:30 a.m.	CH I
Physical Properties Advisory Committee	April 9	9:30 a.m.	CH II
LW Foundation	April 10	9:30 a.m.	CH II
Budget & Finance Advisory Committee	April 10	2:00 p.m.	Sullivan Room
Security & Transportation Advisory Committee	April 11	9:30 a.m.	CH I
Landscape Advisory Committee	April 11	10:00 a.m.	CH II
Restaurant Advisory Committee	April 15	10:00 a.m.	CH I
Golf & Greens Advisory Committee	April 16	9:00 a.m.	CH I

Thursday Afternoon at the Movies – Darling Companion

The E&R Department is pleased to present "Thursday Afternoon at the Movies." They are shown in Clubhouse II's auditorium at 1 PM. Thursday, April 18 is the date for the screening of "Darling Companion" (2012, PG-13 for some sexual content including references, and language; 1 hr. 43 mins.; closed captioned). Free tickets, limit two per person, are required; they can be obtained from the E&R office in either Clubhouse I or II beginning Tuesday, April 2 at 8:30 am. Please bring your Leisure World ID.

Dealing with an empty nest and self-absorbed husband Joseph, Beth develops a deep bond with a dog she rescues—and when Joseph loves the dog after a wedding, Beth joins forces with wedding guests in a search that takes some unexpected turns.

The movies are for your enjoyment; there is no charge. Be sure to pick up your ticket(s) if you plan to attend. Please note that no one will be seated after 1 PM.

Donations to help cover the expenses associated with the presentations are gratefully accepted. A bucket will be available for your contribution.

Did You Know?

The Wood Shop Users Group will hold an Open House on Friday, April 19 and Saturday, April 20. It will take place from 10 am to 2 PM. The shop is located in Clubhouse I. All residents and guests are invited to attend. A preview will be shown periodically on Channel 974 during the week of April 22.

Your Interests at Leisure World of Maryland

Continued from page 1

for many years without interference, we were under no obligation to pay a fee or discontinue the use of our name. Of course, anyone can take you to court in a litigious society like ours, but the LW Board has supported continuing the use of "Leisure World of Maryland." Efforts to find a new name included solicitation of resident input through a survey, another was based on the formation of a committee for this purpose, and yet a third was undertaken by the Public Relations Advisory Committee (PRAC). And none of these efforts seemed to produce an alternative that had enough support to supplant our current name. So our PRAC will proceed to market the community as Leisure World of Maryland.

Another major issue—and the one confronting your board today—is how do we improve or replace our aging infrastructure. Acquiring funds is never easy—but it was certainly easier when new apartments were being built and a portion of the selling price was paid to Leisure World. LW was here to be helpful with advice and services. Today we are dependent on funds provided to the Resales Fund—two percent of the sales price. And with a depressed market—which is only improving—the contributions were not overly generous.

Since the Community Planning Advisory

Committee (CPAC) first considered a new vestibule for the Administration Building the needs and ambitions of many interest groups have led to a cascade of proposed projects much greater (if we tried to do them concurrently) than our funds. The Administration Building has grown from a \$1.75 million rock on the existing footprint to a \$3 million expansion of the existing site or a \$5 million new building. The board even received a presentation on a multi-use building that could have reduced our costs—but it appeared that it would not save very much since it would still require that the current building be refurbished. Finding a suitable location would have been very difficult.

The list of additional projects that are being submitted to the board is impressive. There are immediate needs that are being addressed, or need to be addressed, such as the replacement of the salt shed, repairing the (swampy) third hole of the golf course and the need to dredge and clean a pond that is filling with silt. There are active proponents for projects like the total overhaul of the 18 hole golf course, a new fitness center added onto Clubhouse II, remodeling and altering the configuration of food service facilities in Clubhouse I (Terrace Room, Stein Room, Cascade Room, Maryland Room, Chesapeake Room). There are proposals to add electric water coolers to the tennis courts, redo the administrative portion of the PW Building, modernize the ballroom in CH II, and many others.

You can weigh in on these projects, and how they should be funded (there has been conversations

speaking to your representative on the Leisure World Board. This can happen in the halls and elevators, at monthly birthday parties, committee meetings, and other opportunities that arise. Of course the Open Forum at your Mutual board meetings and the LWCC Board meeting provide another opportunity to share your views.

So, how will the Leisure World Board decide how to vote on these initiatives—is there one consensus from over 8,000 residents that can be carried forward? Of course not—the people you typically hear from are proponents for a particular project that is near and dear to their hearts. And this is totally appropriate. The best your representative can do is to listen to the reasons people offer for supporting their project(s) and come up with a judgment as to which projects should be undertaken, and in what order, for the best outcome for all of us. Your board members have the opportunity to receive briefings at both regular and special working sessions of the board, and read detailed descriptions of each project as they are presented. And to hear from you.

There are a lot of more mundane things that the Leisure World Board considers—the last board meeting was three hours and 15 minutes! But two of our three major issues are resolved, and the third is bearing a conclusion, hopefully this summer. We all have an opportunity to weigh in on these physical improvements to our community—or suffer the consequences and expense for repairing obsolete facilities that no longer serve our needs. So speak up—we all have a stake in this.

Compassion & Choices Presents: Understanding Palliative Care

By Rosalind Kipping, President

Compassion & Choices will present a program on Tuesday, May 21 at 2 PM in Clubhouse I (see directory in the lobby for room location). Brian Hunt, founder and director of the Department of Palliative Care at MedStar Montgomery General Hospital, will talk to us about palliative care, its philosophy and how it works with both the individual and his/her physician to provide many comforting benefits. We will learn when palliative care is appropriate and how the individual may initiate this care. Palliative care and hospice care are often confused, so please come and learn from Brian about the very helpful services of his department. The transition to MedStar Health Medical Center (formerly Leisure World Medical Center) is now complete. This is an opportunity to learn about MedStar palliative care services.

Please come a little early to our meetings to select useful information from our resource tables. A supply of the new Maryland legal document, Medical Orders for Life Sustaining Treatment (MOLST), will be avail-

able on our resource tables and Rosalind will be able to answer your questions about it. On our tables you will find abundant information about a wide variety of end-of-life issues.

All residents and their guests are invited to all C&C programs. Annual dues are \$2 and you are encouraged to join. Members without email are reminded of meetings by telephone; all others

receive an email reminder. Members who are Leisure World residents now have access to a library of books on end-of-life by contacting Rosalind and making an appointment to visit her at her Turnberry Courts unit. Too many books are in her home library to bring them to meetings.

If you have questions, Rosalind is available at 301-598-4171 or rkipping@mindspring.com.

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Time to Spring Clean Your Personal Files

Community Shredding Day Update

- WHO?** All residents who want to reduce their risk of identity theft and/or reduce the amount of clutter in their home
- WHEN?** Saturday, April 27th, from 10 a.m. to 1:00 p.m.
- WHERE?** Administration Parking Lot
- WHAT?** Immediate, on-site destruction of up to five bags per resident of **PAPER ONLY** (no media-type items such as cassettes or video tapes). You do not need to remove paper clips or staples.

Now is the perfect time to securely spring clean your home and free up space by permanently destroying outdated or unwanted files and documents. If you wish, watch your documents go into the shredder on the truck and be destroyed in front of you.

Please do not bring items such as newspapers, brochures, and magazines that go in your regular recycling.

We will continue to have weekly pickups from the shredding bins in the Administration Building, PPO, and Clubhouse I and II. The event is a supplement to that service.

Leisure World News

Of Maryland

Published the First and Third Tuesday
of Each Month

Volume 36, Number 11

Deadline for articles and display ads for next edition, Sept. 6

Sept. 3, 2013

Matters that Impact Residents

Governance Meetings, Issues and Status

By LW News contributing writers to help encourage broader resident participation, the Leisure World News will present the type of information below as it becomes available.

Facilities Enhancement Plan (FEP). Over the last six months, advisory committees have proposed stand-alone conceptual plans for six major construction and renovation projects and options comprising the Administration Building, Clubhouse I, Food Services Facilities, Clubhouse II (fitness and tennis), golf course (including point rehabilitation) and PPD customer service area. To see the full FEP, go to www.lwpa.com.

Depending on which options are selected, the current cost estimate for all the proposed projects is about \$10 million. These proposals have been discussed at Executive Committee and Board of Directors' meetings and at an evening forum on Aug. 14, however, the board chair called for written resident comments to be submitted for consideration by the board, for the sake of clarity.

On Aug. 20 governance leadership received written resident comments and recommendations. Twenty-four individuals made 138 comments on separate projects. Go [Please turn to page 4](#)

**See page 3
For Q&A on FEP
by Executive Committee**

HOLIDAY SCHEDULE - Monday, September 2, Labor Day

Administration	Closed
CLUBHOUSE I	
Casuals Dining	Closed
Education & Recreation	Open 10 am - 8 PM
Eye Travel	Closed
Lobby	Closed
Sen and I Services Reins	1 am - 8 pm; 9 am - 8 pm
Swimming Pool (Indoor)	Open 10 am - 7 pm, weather permitting
CLUBHOUSE II	
Recreation & Recreation	8:30 am - 8 am
Fish Cook	Closed
Fitness Room	8 am - 8 pm
Swimming Pool (Outdoor)	Closed
OTHER SERVICES	
Atlantic Medical Therapy	Closed
Central Dr. Inf.	Closed
Self Course 5 - 7th St	8 am - 7 am
Wash & Hair	Closed, Emergency Answering Service
Medical Pharmacy	Closed
Physical Therapy	Closed
Pool Office	Closed
Security & Transportation	Normal bus service, Call Main Gate for sample
Mental Transportation	
Security Office	Closed
Shooting	Flown up on Thursday
Trash Collection	Normal trash or recycle collection, trash collection will be on the main reg. for day for your location.



About 375 residents enjoyed a classic Maryland crab feast on the Lanai at Clubhouse I last week, complete with thousands of freshly steamed crabs, local corn, barbecued chicken, cold beer and more. The event was run by the People's Club staff with an eastern shore company that brought everything from steamers to cook the crabs and curia to brown paper for the tables, and hundreds of wooden mallets for shiners to crack open the famous Maryland trout. How many crabs did we eat? About 27 bushels of mixed size crabs—with about seven dozen crabs to a bushel—that is an average of seven crabs per person. Photos by Linda Feinberg. See more photos on page 31.

Welcome, New Leisure World Residents

By Rincy Pollack, contributing writer

They came drifting into the big sun-lit room mostly by ones and twos, glancing curiously around as they entered. A few waved at people they knew and sat down to meet acquaintances; most found empty chairs, smiled at those next to them and gradually struck up a conversation. Almost all chose a few goodies from the food bar.

These people are some of the new residents, attending a new

residents meeting on Wednesday, Aug. 14. Today, the homeowners



almost fill up the welcoming, spacious room overlooking the wide green lawn and golf course. They are welcomed by Barbara Chentri,

chairman of the Board of Directors who explains briefly about the corporation and the Foundation; they are also greeted by Kevin Flannery, general manager of Leisure World of Maryland Corporation. He remarks that this group of almost 100 is the largest that has ever attended one of the semi-annual orientations. Represented in this gathering are people from Arizona, Iowa, North

Please turn to page 4

Experiences and Anecdotes of Irv Eisen, Professional Numismatist

By Dianne Leader

On Saturday, Sept. 21 at 2 PM in Clubhouse I, resident Irv Eisen will share some of his personal experiences and anecdotes, garnered during his career as a professional numismatist.

Irv recalls how he first became interested in coins. His father ran a neighborhood grocery store. Sometimes when coins fell under a counter, his father allowed him to keep the coins he found when

Please turn to page 16

Fireside Forum Program Delayed One Week

by James Weiss

Dr. Allen J. Lichtman's talk on his recent book, "HDR and the Jews" has been rescheduled and will take place on Sunday Sept. 15 at 2:30 PM in the auditorium of Clubhouse II. He will explain how the president managed competing priorities during the Great Depression as well as the foreign crises of the late 1930's and World War II. He will especially elucidate the controversy over Roosevelt being either the savior or the enemy of the Jews during the Nazi persecutions and the Holocaust.

Dr. Lichtman has authored or co-authored eight books on contemporary American history, including "The Keys to the White House" and "White Protestant Nation: The Rise of the American Conservative Movement." He has lectured extensively in the United States and abroad and provided commentary for major television and radio networks. Dr. Lichtman has served as an expert witness in more than 80 federal voting rights and redistricting cases. As an expert for the U.S. Commission on Civil Rights, he showed that the outcome of the 2000 presidential election was affected by the vast disparity in rates at which officials rejected ballots cast by blacks and whites in Florida.

This program was arranged by Stu Lillard.

Leisure World The Clinics 2013

Sept. 10 (Tuesday), 16 (Monday), 25 (Wednesday), 30 (Monday), Oct. 11 (Friday), 15 (Tuesday), 23 (Wednesday), 28 (Monday). All clinics are in the Crystal Ballroom Clubhouse I, 9 am to 1 PM.

No out of pocket charge for those with original traditional Medicare. Medicare will be billed. Bring your ID and Medicare card. All others pay at time of service (cash or check). *Please turn to page 3*

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www.lwpa.com

**Please see
Foundation
Piano
Concert
article
on page 4.**

General Manager's Report August 2013

Community Topics, Finances – In July, net operating expenses were approximately \$6,500 under budget. Year-to-date net operating expenses are approximately \$32,300 under budget.

2014 Budget – The LWCC Board of Directors reviewed the budget at its meeting on Tuesday, Aug. 27.

The complete budget workbook is available on the LWCC web site (www.lwcc.com). Hard copies can be reviewed at the Administration Building and the two clubhouses.

Facilities Enhancement Plan – The LWCC Board of Directors continued a work session on Aug. 27. The Facilities Enhancement Plan is a proposed strategic plan for Trust facility improvements that have been recommended by advisory committees to the board of directors.

Flu Clinics – See the front page for dates and time.

Leisure World Community Corporation Executive Committee Meeting Date – Please note that the September meeting

of the LWCC Executive Committee has been changed to Thursday the 12th at 9 a.m. in the Sullivan Room (instead of the regular date of Sept. 13) due to the start of Yom Kippur.

Leisure World of Maryland Corporation, Proposed Management Unit Operating Agreements 2014 – Management is targeting the week of 9/23/13 for release of proposed Management and Operating Agreements for review by Mutual boards of directors. **McFall & Berry Presentation** – Leisure

World board members, property managers, Mutual representatives and Landscape Committee members are

invited to "A Broad Overview of Annual Matters, Plants, Trees and Shrubs." The presentation is Friday,

Sept. 27 from 2 to 3 PM in Clubhouse 11's auditorium. Light refreshments will be served at 3 PM.

The Leisure World Facilities Enhancement Plan

Answers to Residents' Questions • by the LWCC Executive Committee

The Leisure World Facilities Enhancement Plan (FEP) is a comprehensive and integrated overview of all the proposed capital improvement projects for the community that will occur in the coming years. The LWCC Board of Directors is currently reviewing the plan and will make some decisions regarding its implementation at the Sept. 24 board meeting.

How did the FEP start and why? As our community approaches 50 years of age, it was recognized that there are several facilities and utilities that need major repair or updating. The FEP came about as a result of the board recognizing that, to build a new, comprehensive plan was needed to address all of the capital improvement projects suggested by various advisory committees. Only a comprehensive plan would enable the board to see how all of the proposed projects would fit together and to look at funding and cash flow in terms of the big picture.

Who contributed to the plan and how? As the plan was being developed, various advisory committees were given the opportunity to develop an initial concept, management and hired professionals gave input, and residents had an opportunity to identify amenities they thought needed renovated.

Where will the money come from to pay for all of the projects in the plan? The Trust Agreements stipulate that 2% of gross sales price or \$500, whichever is greater, of every unit sold in the community be deposited in a Resale Improvement Fund. Funds in that account are to be used only for expanding, altering, or improving existing improvements or other properties of the Trust that are available to all residents. All of the major

projects in the plan will be paid for from the Resale Improvement Fund and all current unit owners have already paid into the fund.

There are some proposed projects discussed in the FEP document that will not go forward as part of the FEP or funded from the Resale Fund. These projects will be funded from other sources that have been identified in those projects.

Will there ever be any special assessments on the mutuals or residents? The Trust Agreements also prohibit any payments to the Trust other than the initial funds paid as described above, or, as in the case of the new building in Villa Concorde, those paid by the developer as units are sold.

The idea of borrowing money has been mentioned. Why would we do that and wouldn't it put the community in debt? The idea was proposed as a way to have some of the projects move forward and be completed in a shorter period of time. If the board of directors decides to do that, it would be through a line of credit against the Resale Fund and would be paid back from future resale funds.

How was it decided when the different projects in the plan would be done? Management's first steps in the process of determining when proposed projects should be implemented were: Evaluation of the lead times associated with project approvals, from both the community governance approval and the jurisdictional permitting process. Assessed construction times. Proposed projects' impact on operations and services. Optimal time when construction should occur. When a project's impact could be minimized to the extent reasonably possible.

Once all of the

above were taken into consideration, determining when to advance the projects became less of a prioritization process and more of a piecing together a puzzle based on lead and optimal construction times.

There are sufficient funds in the resale fund to allow many projects to move forward simultaneously. The board will provide input to management's proposed project implementation plan.

If the FEP is adopted by the board, does that mean that all the proposed projects in it will go forward as proposed? If the board adopts the FEP, it will be adopting the big picture. The projects in the plan were presented to the board to evaluate. Adoption of the plan as a whole does mean the acceptance of every project as presented. Some projects may be sent back to the sponsoring committee for additional work before the Board approves the funding and sends it forward.

Are the decisions made this year final? Decisions made this year are the start of a process. Each project will be brought forward in stages and refined at multiple points before completion.

How many years will it take complete all of the proposed projects in the plan? This will depend on whether the board decides to seek outside funds. Without outside funds, the projects can be completed in five years. With outside funds it will take about three years. However, unknown circumstances could change these time frames.

Leisure World Flu Clinics 2013

Continued from page 1

High dose flu vaccine and pneumococcal vaccine will be available. Pneumonia vaccine requires a note from your doctor.

If paying cash: Flu vaccine, \$25; High dose flu vaccine, \$55; pneumococcal vaccine, \$80.

Services provided by Medstar Visiting Nurses Association.

See page 3 for more on immunizations.

2013 Broadcast Schedule - Channel 974

Executive Committee Meetings

- Sunday before the next BOD meeting at 4 p.m.
- Monday before the next BOD meeting at 7 p.m.

Board of Director Meetings

- Sunday before the next Exco. Comm. meeting at 4 p.m.
- Monday before the next Exec. Comm. at 7 p.m.

Group Email Addresses

Residents wishing to contact Leisure World Management, the LWCC Board of Directors, or the Executive Committee may send an email to the appropriate email address listed below. It will automatically be forwarded to members of that group who have an email address on record.

Messages to any of the email groups should pertain only to the management and operation of Leisure World's properties, services, or activities. Please do not send emails in all time sales, as there will be a limitation of subjects and will not result in a faster response to your question or comment. Messages pertaining to mutuals or anything else which Management, the Board of Directors or Executive Committee does not control should also not be sent to these groups.

The group email addresses are:

- LWCC Management - management@lwcc.com
- LWCC Board of Directors - board@lwcc.com
- LWCC Residents Committee - residents@lwcc.com

Upcoming Meetings of Leisure World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

Meeting	Date	Time	Location
Board of Directors Advisory Committee	September 1	9:30 a.m.	CHI
Public Relations Advisory Committee	September 3	1:30 p.m.	CHI
Community Planning Advisory Committee	September 4	9:30 a.m.	CHI
Tennis Advisory Committee	September 4	1:30 p.m.	Sullivan Room
Emergency Preparedness Advisory Committee	September 5	9:30 a.m.	CHI
Audio Advisory Committee	September 5	2:30 p.m.	Sullivan Room
Physical Properties Advisory Committee	September 10	9:30 a.m.	CHI
Leisure World Foundation	September 11	9:30 a.m.	CHI
Budget & Finance Advisory Committee	September 11	2:00 p.m.	Sullivan Room
LWCC Executive Committee	September 12	9:00 a.m.	CHI
Security & Transportation Advisory Committee	September 12	9:30 a.m.	CHI
Landscape Advisory Committee	September 12	10:00 a.m.	CHI
Restaurant Advisory Committee	September 16	10:00 a.m.	CHI
Insurance Advisory Committee	September 16	2:00 p.m.	Sullivan Room
Golf & Greens Advisory Committee	September 17	9:30 a.m.	CHI

Did You Know?

The outdoor pool will remain open until Sept. 9 Labor Day hours 10 a.m. - 7 PM; Sept. 3-6 hours noon - 5 PM; Sept. 7-8 hours 10 a.m. - 7 PM; Sept. 9 hours noon - 5 PM. Also, resuming Sept. 10 the indoor pool will remain open until 8 PM Tuesday - Thursday.

Piano Concert (Free - Featuring LW's Five Pianists)

Sunday, Sept. 29 at 2 PM, Auditorium, Clubhouse II • Sponsored by the Foundation of Leisure World •

The grand piano, purchased by the Foundation of Leisure World for LW's exclusive use in our auditorium, was dedicated by a special concert. Why was this concert called "special?" In addition to introducing the improved musical quality from the Yamaha grand piano, Leisure World's own accomplished pianists were featured. As you will recall, the performance was a huge success and we received many requests for an additional concert. In response to these continued requests, we are scheduling a second concert. You will have an opportunity again to enjoy our pianists, playing numbers

of their own selection.

Leisure World's "five pianists" - Carol Fogel, Elaine O'Leary, Jean Ransley, Priluz Shm, and Ray Williams - are interrupting their concert tour to provide this unique entertainment for our residents. Their music will reflect their personalities and the selections will be quite different from each other. Last time you left the show humming and we guarantee that you will do the same this time.

We are looking forward to entertaining you; please mark the date on your calendars. There is no charge for admission or for the foundation's reception immediately

following, where you will have an opportunity to personally converse with the five pianists.

The purpose of the foundation is, in brief, to enhance the life of residents and is supported completely by your tax deductible donations. The piano was purchased with these contributions, as well as the costs associated with this concert. As we are expecting a large response, admission is by ticket, available at the B&R offices in both clubhouses, starting Sept. 3. The tickets are limited to two per person.

Welcome, New Leisure World Residents

Continued from page 1
Carolina, Florida, New York, Pennsylvania, New Jersey and Maryland.

The residents are anxious to learn more about their new surroundings and ask questions about restrictions/requirements that have baffled them or about new services and amenities offered. Flannery delves deeper into the running of Leisure World and some of the services offered. He carefully explains that some of the development's 29 individual have slightly different requirements than others. He introduces Anna Alvarez, director of operations for MedStar Health at Leisure World Boulevard, which is Leisure World's medical center. While explaining about the center and highlighting some of the types of medical specialties available, she invites to add answers specific

questions from the audience.

In-depth Questions. Flannery then throws the micling open for other questions and comments. People are interested in better understanding what types of paper can be recycled, what evacuation plans are in place, and what are some special services for the handicapped. They ask about what repairs homeowners are responsible to maintain, as opposed to what services Physical Properties Department (PPD) provides and what the different maintenance agreements cover. They want to know what permits/approvals they might need to make home improvements and if Leisure World's buses have regular service to MedStar Montgomery Hospital. While answering these and other questions, Flannery announces that Leisure World will offer flushes

on eight days from Sept. 30 to Oct. 28. A member of the Public Relations Advisory Committee announces that the committee is planning some advertisements for Leisure World for and would like suggestions. A resident mentions that AARP offers tax services at Leisure World during tax seasons. After the gathering has ended some people continue with questions for Alvarez, Crockett and Flannery.

Reasons for Moving To Leisure World. As they socialize before and after the program, residents discuss why they selected Leisure World and what their impressions have been since they moved in. Many, of course, moved from another state to be nearer their children. Some said they did not consider any other places because of the convenience of the location and

the availability of bus service transportation, especially if they are handicapped or if they are not used to longer drive. People remarked about the large selection and different types of dwellings. Many like high rises because of the ease of socializing and being involved in activities. However, one couple said that cigarette smoke drifting up from the floor below, made the wife sick, forcing them to leave Leisure World for their former house. But, within a few months they had bought a new house within the development.

"The community should be called Happy World," one person remarked. "Everyone is so nice. People smile and talk to me on the streets and everywhere whether or not they know me." Some newcomers loved the beautiful beds of flowers and bushes, flourishing throughout the development and the continuously well-kept manicured trees, grass and hedges. Others were impressed by the large choices of activities and classes that are offered throughout the year and the ample amount of parking spaces provided around the clubhouse areas. Many felt more secure living in a gated community. All seemed happy with their choices.

Governance Meetings, Issues and Status

Continued from page 1
to www.lwinc.com to read all the comments.

On Aug. 23 the Executive Committee met to review each response and develop procedures for moving forward through the all-day

board of director work session on Sept. 9.

On Aug. 27 the board of directors was scheduled to receive and discuss resident comments and criteria for evaluating projects.

On Sept. 4 the board is scheduled to meet in a full day work session to have a full discussion on the strengths, weaknesses, and importance of proposed projects resulting in some

of the board's motions.

On Sept. 24 the board of directors is expected to take official action on the FEP.

Residents are welcome at most meetings of the Executive Committee and board of directors. The agendas, times, and locations for these meetings are posted on www.lwinc.com and the LW TV channels post the meeting schedules.

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LWCC Board of Directors Meeting Highlights – Sept. 24

By Barbara Cronin

Facilities Enhancement Plan. The board took major steps forward on the Facilities Enhancement Plan (FEP) by passing a number of resolutions which will have some projects move to the next stage in planning and return other projects for rethinking. In each case where a project is going forward, management will still need to return to the board to request funds for each stage. This will allow the full board to review plans. The Community Planning Committee will also have an opportunity to make suggestions to the committee working with management regarding costs, completeness of documents, etc. The projects and the decisions are below:

Crystal Ballroom: This project will proceed based

on the conceptual plan presented in July. Management will come back with the next steps that will be more specific analysis of the electronic needs (acoustics, wiring, etc.) as well as other aspects of the project. The F&R advisory committee will be the primary group working with management.

PPD Customer Service Area: This project will move forward in a manner similar to the plan for the ballrooms; however, the main committee working with management will be the PPD advisory committee.

Fitness Center: This project was also given the go ahead based on the conceptual plans in July 2013. There will be more work done on the plans to see if the proposed space is the most appropriate place

to put the center and to address the residents' stated need for a men's restroom close to the Fitness Center. This project will also require securing permits and licenses for new construction. The F&R advisory committee sub-committee on the fitness center will be the key group working with management on this project.

Administration Building: In a close vote, the option to erect an entirely new building passed. This project will be spearheaded by the Community Planning Advisory Committee working with management. As with the fitness center, there is a need for permitting before any construction can begin. There will also be an opportunity for management and the committee to revisit

some of the aspects of the conceptual plan.

Golf Course Pond: This project was given a conditional go ahead. The board previously authorized funding of an environmental study and until that study report comes in the project is on hold. Once the report is discussed at the board, decisions about how to proceed can be made.

Refurbishing/Enhancement of the Golf Course: This project has been sent back to the Golf and Greens Advisory Committee to investigate alternative strategies that will cost less than the plan presented in July. A motion to investigate changing the course to a nine-hole course failed. There was a great deal of discussion around how much such a change would actually cost as well as how it would impact the ability of golfers in our community to participate in a larger group of courses that hold tournaments around the area.

Food Services: The board directed that an architect who specializes in planning food service spaces be brought in to develop a coordinated plan for the various restaurants and kitchens along with the catering for the Maryland Room and Crystal Ballroom. The restaurant advisory committee will take the lead in this project. The board placed a limit (\$1 – 1.5 million) on the cost of such a set of projects based on the total funds that appeared in the July 2013 FEP.

Funding: The board directed management to develop cash flow alternatives based on the actions taken above and to bring them back to the board. The options will include both funding them entirely from Reserves and also if a line of credit were sought. An update on this will be on the November agenda for the board.

MedStar Medical Center/Health Advisory Committee: The chair of the advisory committee gave her report and then introduced two MedStar Health employees who are responsible for the day-to-day operations of the medical center. The partnership continues to develop in a very positive way with joint programs being planned and presented and more residents using the center for their care. These reports will continue to be presented to the board on a quarterly basis.

General Manager's Report October 2013

Community Topics/Finances: Management anticipated sharing preliminary financial information the week of 10/21/13.

Fire Update: There was a serious fire in Building 3 of Mutual 20A (The Green) on Wednesday, Sept. 25 at approximately 12:10 PM.

The occupant of the unit (who lived on the ninth floor) sadly perished in the fire.

Montgomery County Fire and Rescue contained the fire in approximately one hour. Approximately 50 units were initially evacuated. Most occupants were allowed entry back into the building at approximately 3:30 PM. The incident caused 18 unit residents to be displaced, due to water damage or loss of electricity, or both. An additional seven to 10 units were affected but were deemed habitable.

Adjusters from Travelers Insurance Company were in the community meeting with the restoration company. On Oct. 3, I received a timeline schedule to complete work in units affected.

Management had team meetings since the incident to discuss and review the practices followed over the last week and to plan for the period of restoration.

I believe it is beneficial to the community, and the LWMC organization, to identify areas where we can improve – communication, work coordination, preparedness. A representative from LSI (insurance broker) was on site Friday, Oct. 4 to meet with unit owners/residents who were affected.

At this time, I am not knowing the cause of the fire. I will wait for the fire marshal's report.

Deer Incident Reporting: At its meeting on Aug. 27, the board of directors acknowledged the work of the Deer Committee, but determined that more information is needed about the actual impact on the Leisure World of Maryland Community caused by the deer population. Management was directed, in collaboration with the MDNR, to document all deer-related incidents and cases, for prevention of, and actual damage to, resident, Trust, and Mutual property, for the next 12 months, and to report back to the board no later than October 2014.

Management has distributed 1000 US dollar for residents to fill out which will assist in documenting incidents involving deer. The form is available in the offices of all property managers and animal assistants.

In the Oct. 1 edition of the Leisure World News, there is a very informative article written by resident Joyce Temple, which I would encourage all residents to read.

Health Care Services: If you are contemplating becoming a patient at the Medical Center and desire to review background information on physicians who are practicing at the center, go to the location and, in "Alerts and Notices" (left side of the home page), go to "Health Care Services" and click on the link found at the bottom of the page; www.MedStarHealth.org/leisureworld. On the left hand side of the page, click "Meet our caregivers." You will find a directory of caregivers practicing at the center. Click any caregiver to find their specialty and background.

MedStar Health and MedStar Pharmacy are open on Columbus Day.

New Resident Orientation: All new residents and others who are interested in the topics to be discussed are invited to a New Resident Orientation on Wednesday, Nov. 13 at 7 PM in the Chesapeake Room. Enjoy refreshments and meet other new residents, as well as the general manager of Leisure World and the chair of the LWCC Board of Directors. Hear brief presentations on topics such as Leisure World operations, the governance structure of the community, services contracts and the Facilities Enhancement Plan. Call the F&R Department at 401-598-1320 and leave your name if you plan to attend.

Settlement in Building V, Villa Cortese: The first settlement in this building was scheduled for Monday, Oct. 7. Leisure World of Maryland Corporation Service Agreements Management is targeting the week of 10/21/13 to Please turn to page 4

2013 Broadcast Schedule - Channel 974

Executive Committee Meetings

The Oct. 18 Executive Meeting will be shown on Sunday, Oct. 27 at 4 p.m. and Monday, Oct. 28 at 7 p.m.

Board of Directors Meetings

The Oct. 28 board of directors meeting will be shown on Sunday, Nov. 10 at 4 p.m. and Monday, Nov. 11 at 7 p.m.

Group Email Addresses

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Messages to any of the email groups should pertain only to the management and operation of Leisure World and its properties, services, or activities. Please do not send emails to all three addresses, as there will be a duplication of recipients and will not result in a better response to you, resident or contact. Messages pertaining to matters or anything else which Management, the Board of Directors, or Executive Committee does not want to share should be sent to these groups.

The group email addresses are:

- LWMC Management – management@lwmcc.com
- LWCC Board of Directors – board@lwmcc.com
- LWCC Executive Committee – exec@lwmcc.com

Upcoming Meetings of Leisure World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

Meeting	Date	Time	Location
Golf & Greens Advisory Committee	October 15	9:30 a.m.	CH
Leisure World News Advisory Committee	October 17	10:00 a.m.	CH
LWCC Executive Committee	October 18	9:00 a.m.	Sullivan Room
Residence Advisory Committee	October 21	10:00 a.m.	CH
Energy Advisory Committee	October 23	9:00 a.m.	CH
Health Advisory Committee	October 23	2:00 p.m.	Sullivan Room
Insurance Advisory Committee	October 25	2:00 p.m.	Sullivan Room
Governance Advisory Committee	October 28	3:00 p.m.	Sullivan Room
LWCC Board of Directors	October 28	3:00 p.m.	CH
Audio Advisory Committee	November 1	3:00 p.m.	Sullivan Room
Community Planning Advisory Committee	November 4	10:00 a.m.	Sullivan Room
Education & Research Advisory Committee	November 5	3:00 p.m.	CH
Public Relations Advisory Committee	November 5	1:00 p.m.	CH

Did You Know?

The E&R Department is sponsoring a flea market on Saturday, Oct. 19 at Clubhouse 1. Vendor space sold out in two days. Fill up both the Maryland room and the Crystal Ballroom! Check out the ad on page 48.

Leisure World - Toward a Greener Community

Part One of a Three-part Series • by Rincy Pollack, contributing writer

Should Leisure World adopt a greener landscaping policy? What is the health impact of various pesticides and herbicides on humans, pets and wildlife? Are there safer alternatives that can be used to solve our landscaping and storm water management concerns?

These questions and many others are what the Leisure World Landscape Advisory Committee members and residents could be considering after hearing three experts discuss the problems of and solutions to using pesticides and herbicides, at the monthly

committee meeting on Oct. 10. The three speakers were Dr. Dione Post, veterinarian, national conference and workshop organizer, and former executive director of the Rachel Carson Council (R.C.C.); Michael Talbot, nationally recognized horticulturist and arborist who specializes in organic lawn and landscaping care; and Ann English, Rain-Scapes project manager, Montgomery County Department of Environmental Management and Water Shed Management, specializing in rain gardens and storm management. They

presented an overview of the harmful effects of numerous toxic chemicals and suggested alternative practices to maintain a safer, healthier, natural environment for our community.

Toxic chemicals. Dr. Post, instrumental in compiling data at the R.C.C. on the environmental and health effects of pesticides, discussed the toxic characteristics of 11 active chemical ingredients in pesticide and herbicide products proposed for use at Leisure World and mentioned some of the products which contain one or more of these toxins. She

emphasized that this information, reviewed in a short time, is not complete and should act only as a guideline. The Rachel Carson Council has produced a free publication, "20 Questions and Answers on Chemical Pesticides for Gardeners & Others" which can be obtained from the council by downloading from the R.C.C. website: www.rachelcarsoncouncil.org; by phone: 240 456 0009; or by writing to: P.O. Box 714, Laurel, MD 20725.

The U.S. Environmental Protection Agency (USEPA) does not allow manufacturers to call pesticide products "safe" even if they are registered with the agency because, Dr. Post explained, drug standards are generally higher and adverse effects are tracked more closely by the U.S. Federal Drug Agency. Therefore, it is important for a community to be aware of the harmful effects possible to humans, pets, and wildlife and plants from such products and to substitute less toxic ways of creating an acceptable natural, communal landscape.

Natural Fertilizer's Effect. Talbot recommended innovative, low-impact and effective weed management for turf through use of least toxic materials, applied only when needed. He suggested several choices: of using natural fertilizers and of mowing the landscape. Due to the beneficial qualities of these fertilizers, the same or better results can be obtained using minimum

enables the ground to receive necessary nutrients. Would community/home owners tolerate clover or a certain amount of other weeds in the ground? He advocates communicating and obtaining feedback from the community about the perceived issues. He also outlined achieving environmental sensitive landscapes including appropriate plantings.

Part two and three of this series will discuss the third speaker's views plus what is happening in Leisure World to address these concerns.

LWCC Board Highlights – Oct. 29 Meeting

By Barbara Cronin

FEP Actions: The board held a lively and productive meeting on Oct. 29. As part of the ongoing Facilities Enhancement Plan (FEP) process, several resolutions were passed that clarified the scope of some projects and the need to look at the administration building project and Clubhouse 1 (clubhouses project) in a comprehensive manner since they share the same basic area in the community. The projects need to be brought before the Park and Planning Commission together as they share a common parking area. Having to bring them forward in a joint comprehensive manner would not be well received by the Planning Commission. Another resolution reaffirmed the continued presence of a bank, a post office and the offices of Montgomery Mutual in the new administration building but the presence of a real estate office was taken out of the plan. The other resolutions were more technical in nature addressing how architects and contractors would be selected for any projects and requested specific data on room use related to the potential size of a large meeting room in the new administration building. Also related to, but not linked to the FEP requirements, the board approved a position description for the new hire that is part of the 2014 budget.

Other Motions Put Forward: The board postponed any action on a Golf and Greens Advisory Committee request regarding the purchase of a working dog to manage the geese and the construction of an area for the dog to live in. The postponement was designed to give management more time to research and include possible alternative management solutions along with the one from the committee.

The final action the board took was to approve a motion to have Security collect data on new plug-in electric and plug-in hybrid vehicles are registered in the community while the Energy Advisory Committee researches possible ways of addressing the need to have the ability to charge these vehicles while not unduly impacting individual mutual energy costs as well as how charging stations might be installed on town property for the use of occasional visitors as well as visitors. This is not a pressing issue at the moment but is certainly one that will be more and more of a concern to residents and the trust in the future. Doing this work now will help our community be prepared when the time comes.

There were several other highlights that did not involve board actions. The community was informed that LWMC Human Resources Director Peter J. New, Ronald Kipping shared the special pen she received from District 19 State Senator Roger Manno for her work spearheading the enactment of the law that will establish an Advanced Life Directory in our state. Marlan Altman, past LWCC chair was elected to the position of president of the Leisure World Association for 2014.

Did You Know?

Showers are required for all swimmers using the indoor pool? That the lap lanes are meant to be shared by multiple swimmers (check out the lap swimming etiquette information at the pool)? That the pool is open until 8 p.m. on Tuesday, Wednesday and Thursday? That a water exercise schedule is posted (copies available in the E & R office) indicating when classes are held and in which pool?

2013 Broadcast Schedule - Channel 974

Executive Committee Meetings

The Nov. 15 Executive Meeting will be shown on Sunday, Nov. 24 at 4 p.m. and Monday, Nov. 25 at 7 p.m.

Board of Director Meetings

The Oct. 29 board of directors meeting will be shown on Sunday, Nov. 10 at 4 p.m. and Monday, Nov. 11 at 7 p.m.

Group Email Addresses

Residents wishing to receive Leisure World Management, the LWCC Board of Directors, or the Executive Committee may send an email to the appropriate email address listed below. It will automatically be forwarded to all members of the group who have an email address on record.

Messages to any of the email groups should pertain only to the management and operation of Leisure World and agencies, services or activities. Please do not send emails to all three addresses, as there will be a duplication of recipients and will not result in a faster response to your question or concern. Messages pertaining to rumors or anything else which Management, the Board of Directors, or Executive Committee does not want should also not be sent to these groups.

The group email addresses are:

- LWMC Management - management@lwmc.com
- LWCC Board of Directors - lwmcc@lwmc.com
- LWCC Executive Committee - executive@lwmc.com

Upcoming Meetings of Leisure World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

Meetings	Date	Time	Location
Audit Advisory Committee	November 1	2:00 p.m.	Sullivan Room
Community Planning Advisory Committee	November 4	10:00 a.m.	Sullivan Room
Education & Recreation Advisory Committee	November 5	9:30 a.m.	CHI I
Public Relations Advisory Committee	November 5	7:00 p.m.	CHI I
Emergency Preparedness Advisory Committee	November 7	9:30 a.m.	CHI I
Physical Properties Advisory Committee	November 12	9:30 a.m.	CHI II
LW Foundation	November 13	9:30 a.m.	CHI II
Budget & Finance Advisory Committee	November 13	2:00 p.m.	Sullivan Room
New Resident Orientation	November 13	7:00 p.m.	CHI I
Security & Transportation Advisory Committee	November 14	9:30 a.m.	CHI I
Landscape Advisory Committee	November 14	10:00 a.m.	CHI II
LWCC Executive Committee	November 15	9:00 a.m.	Sullivan Room
Restaurant Advisory Committee	November 18	10:00 a.m.	CHI I
Government Affairs Advisory Committee	November 18	3:30 p.m.	Sullivan Room
Golf & Greens Advisory Committee	November 19	9:00 a.m.	CHI I

LWCC Board Highlights

Nov. 26 Meeting • By Barbara Cron

The final meeting of the year continued to be one of action. Several important steps were taken to move the community and board forward into the 21st century.

FEP (Facilities Enhancement Plan): Management reported on each of the approved projects including the fact that the authorization of some funds was appropriate to move projects forward. The board decided to take the following actions using funds included in the project plans approved in the September plan: \$20,000 for a conceptual plan of the north wing of Clubhouse I (the Food Services areas and Maryland Room); \$175,000 for the next phases of the Fitness Center, which will complete construction documents being prepared for approval by the board; \$30,000 to bring the PPD Customer Service Area Enhancements and \$30,000 for the Crystal Ballroom Enhancements to complete construction documents for approval for the board. The board looks to January 2014 to hear more about the revised plan for the golf course; the environmental study results on the pond; the report on the use of the Sullivan Room and Clubhouse I meeting rooms for annual meetings and LWCC committee meeting; the status of the site plan for the area that encompasses both the administration building and Clubhouse I; and an update on selection of architects for some of the projects.

Report from the Special Committee on

Standing Rules: This special committee did an outstanding job reviewing all of the various resolutions that had been made by the board over the years since 2000. They created two draft sets of Standing Rules, one for the board and one for committees. The board had about two weeks to review the documents and at the meeting took actions that adopted about two-thirds of the drafts by adopting all of the rules for which no suggested changes had been made by a board member as well as those for which the only suggested changes were editorial in nature. In January, the board will tackle the remaining rules as the changes that were suggested go to the actual intent or content of the rule. This special committee was dismissed with the thanks of the board as their task had been completed.

Project Manager (new hire): Management provided the position description as it was revised after the October board meeting. Two resolutions were then suggested by management to cover the possibility that the position will be filled prior to the end of 2013 and then to cover the increased salary range from what had been approved as part of the 2014 budget. Both of these resolutions would use some of the expected surplus from 2013 to fund the position. The board passed these resolutions so that hiring can proceed.

2014 Advisory Committee Members: The board approved the names that were put forth for membership on each of the advisory committees for the coming year. Committee chairs will continue to serve as chair until the January 2014 board meeting when the LWCC Board chair will name the new chairs. Current advisory committee members were thanked for their work during the past year.

Updates and Reports: Mr. Flannery reported on the status of the telecommunications project and noted that a consultant from the company doing the work will be at the February 2014 meeting to make a presentation to the board. The financial/accounting software implementation is moving forward with the goal of initial implementation at the start of 2014 on target. Ms. King reported on the PPD software implementation, noting the successes and the snags that have occurred. Implementation and fine-tuning continues, as the use of this software is a major change for both staff and residents.

2013 was a very productive year for the board working on behalf of the community residents. The three officers were honored to serve you this past year and wish one and all a happy, healthy 2014.

General Manager's Report November 2013

2013 Broadcast Schedule - Channel 974

Executive Committee Meetings

The Executive Committee and Board of Directors do not meet in December.

Board of Director Meetings

The Nov. 26 board of directors meeting will be shown every day at 4 and 7 p.m. through Dec. 18.

Group Email Addresses

Residents wishing to contact Leisure World Management, the LWCC Board of Directors, or the Executive Committee may send an email to the appropriate email address listed below. It will automatically be forwarded to all members of that group who have an email address on record.

Messages to any of the email groups should pertain only to the management and operation of Leisure World, trust properties, services, or activities. Please do not send emails to all three addresses, as there will be a duplication of recipients and will not result in a faster response to your question or comment. Messages pertaining to mutuals or anything else which Management, the Board of Directors, or Executive Committee does not control should also not be sent to these groups.

The group email addresses are:

- LWMC Management - management@lwmc.com
- LWCC Board of Directors - board@lwmc.com
- LWCC Executive Committee - executive@lwmc.com

Upcoming Meetings of Leisure World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

Meetings	Date	Time	Location
Energy Advisory Committee	December 18	9:30 a.m.	CHI
LW News Advisory Committee	December 19	10:00 a.m.	CHI
Emergency Preparedness Advisory Committee	January 2	9:30 a.m.	CHI
LWCC Board of Directors Organizational Meeting	January 3	9:30 a.m.	CHI
Audit Advisory Committee	January 3	2:00 p.m.	Sullivan Room
Community Planning Advisory Committee	January 6	10:00 a.m.	Sullivan Room
Education & Recreation Advisory Committee	January 7	9:30 a.m.	CHI
Public Relations Advisory Committee	January 7	1:00 p.m.	CHI

Community

Topics, Finances: In October, net operating expenses were approximately \$46,400 under budget. Year-to-date, net operating expenses are

approximately \$126,000 under budget.

Lifeline Update

Shortly after the first of the year, subscribers with model types that need to be replaced will be contacted by the Lifeline coordinator, in order to set up a home visit. Effective January 2014, the annual subscription rate will increase from \$240 per year to \$264 per year (the first increase in four years). See the Dec. 3 issue of the *Leisure World News* for additional, more detailed information.

Pedestrian Access to Golf Course: Attention walkers: Residents are allowed to walk the asphalt path from the Golf Course Maintenance Building to the 18th Green (behind Clubhouse I), from sunrise until 10 a.m. The walking path will

be available until April 1, when the golf season begins.

Community Emergency Alert System: Management is working on the development of a community-wide alert system. Some Mutuals currently have this system. Once the community-wide system is activated (estimated to be shortly after the first of the year), residents will be able to be alerted if there is an emergency in the community.

LWCC Board of Directors Organizational Meeting: The annual organizational meeting of the LWCC Board of Directors is Friday, Jan. 3 at 9:30 a.m. in the Montgomery Room of Clubhouse I. Officers and members of the LWCC Executive Committee will be elected at that time.

Did You Know?

Some Leisure World basics when there is inclement weather:
www.lwmc.com, 301-598-1313
 and channel 972 are updated
 as often as possible. When
 Montgomery County schools
 are closed: no bus service;
 all classes are cancelled;
 Library and FISH are closed.

LEISURE WORLD NEWS 2014

Leisure World News

Of Maryland

Published the first and third Tuesday
of each month

Volume 37, Number 3

Deadline for articles and display ads for next edition, Feb. 7

Feb. 4, 2014

News Extras!

Cause of death of Greens II resident Debra Lee on Sept. 25, when flames engulfed her apartment, was "accidental due to chemical injuries (fire)," according to Maryland Medical Examiner Public Information Officer Bruce Goldfarb. This final ruling, issued in December, superseded the county fire marshal's initial finding that the cause of death was not due to fire. According to GM Kevin Flannery, fire-associated costs have been established at \$1.8 million based on estimates by Travelers Insurance.

By Bob R. R.

Check out the new "Health & Fitness" section pages 4-6.

Picture this. The golf course irrigation pond is full of ice. Several people on a small boat are hunkering down to open up some holes. A high-rise resident phones GM Kevin Flannery along these lines: "Why are you re-surfacing Washington Avenue in the Delware?" Turns out it was LW staff in a Jon boat preparing for environmental and geotechnical engineers to conduct a preliminary study of the pond. The resulting 36-page report can be found at www.lwinc.com.

Incidentally, according to Asst. GM for Facilities and Services Jolene King, the report also raises concerns about contaminants in the 2,300 cubic yards of compacted sediment to be removed. Next steps include defining the scope and processes for a dredging operation and refining the cost estimate in the Facilities Rehabilitation Plan.

By Bob R. R.

At its Jan. 28 meeting, the LC Board of Directors

• approved the Bethesda firm StreetSense as architect for the new administration building, fitness

center expansion, the restaurant-north wing, Clubhouse I and PFD service area enhancement projects. StreetSense was recommended unanimously by the Community Planning, F&R, Restaurant, and PFD Advisory committees and management following independent deliberations. This firm, staffed by 100 architects experienced in complex mixed-use facilities from site planning to project completion,

• considered and rejected a non-LW logo design proposed by the Public Relations Advisory Committee

• received an assessment report on Human Resource operations by HR Director Peter Loew who advised that next steps include completing 2014 annual training/communications program for all staff.

• reviewed the MedStar third-quarter report on medical center operations. Health Advisory Committee Chair Cathy Galanos noted that most required goals have been met. This final full year report of MedStar operations will be presented at the March board meeting.

By the LW News Advisory Committee

Celebrate Mardi Gras on Tuesday, March 4

From the E&R Department

The Foundation of Leisure World and the E&R Department welcome back the "Dixieland Express" as it again brings New Orleans-style Dixieland music to Leisure World for an early Mardi Gras celebration Tuesday, March 4 from 7:30 to 9:30 PM in Clubhouse I's Crystal Ballrooms. This special Mardi Gras performance will also again feature the well-known jazz vocalist Mary Alonette from New York City, formerly a Strathmore Artist in Residence. The band has been a highlight for the last several Bat Tuesdays and we look forward to them playing for us again this year. This will be the best opportunity to celebrate Mardi Gras north of New Orleans! Listen and dance

to some great Dixieland music, rounding out the celebration with festive refreshments. In addition to Mary, the band features the full complement of traditional Dixieland instruments including cornet, clarinet, trombone, tuba, banjo and drums. Refreshments will be served and a cash bar will be available. Tickets, \$20 per person, go on sale at 8:30 am on Tuesday, Feb. 4 in both clubhouses.

The "Dixieland Express" led by resident John Stewart, trombonist and band manager was founded in 1999 with the purpose of continuing the musical tradition and creativity found in the performance of early 20th century traditional jazz. This music evolved from the cultural, social, religious

and international melting pot of New Orleans. The band has performed in many different venues over the years. In addition to being a regularly featured band every summer at Bethany Beach and at the Kensington summer concert series, the group has performed at local venues including other retirement communities and music clubs. The band has also been featured at Potomac River Jazz Club events in recent years and at the Baltimore Convention Center Natural Foods Expo.

The band will play many traditional Dixieland numbers such as "Boat Street Blues," "Jazz a Closer Walk," "Bourbon Street Parade," "Preservation Hall Blues," "Washington and Lee Swing,"

"Hindustan," "Morgie" and a few other jazz classics, such as "Bei Mir Bist Du Schon" and "Sailing Down the Chesapeake." Come on out and wear something special for Mardi Gras. Please go to the web site dixielandexpressband.com for more information about the band.

The Foundation of Leisure World is a 501(c) 3 organization, which was established for charitable, health, educational and cultural purposes. Contributions to the foundation may be claimed as deductions on income tax returns to the extent permitted by law.

Landscape Advisory Committee Workshop

A workshop is to be held Wednesday, Feb. 5 at 9:30 am in Meeting Room 2 in Clubhouse II. This workshop will seek alternatives to herb products/methods (herbicide/pesticide replacement) that are now being used under the existing contract by our contractor (McBull & Berry) to make Leisure World greener. All residents are invited.

Community Open Forum

Wednesday, Feb. 26, 3 PM, Clubhouse I. All residents are invited.

The general manager will present his assessment of the community, which was summarized in the last edition of the *Leisure World News*. There will be an opportunity for residents to ask questions on community-related topics. If you are planning on attending the forum, please register with the E&R office at 301-508-1300.

The Balkans - Croatia, Dubrovnik, Bosnia

Sponsored by the Foundation of Leisure World
16th of Travel Value Series (Free), Monday, Feb. 24 at 2 PM
Auditorium - Clubhouse II

Our guide Rick Steves is taking us to the Balkans, specifically, Croatia and Bosnia. First, we will explore the Dalmatian coast, hike through Plitvice Lakes National Park and then drop in on Zagreb, its capital. Following this we will tour the Istrian peninsula and the enchanting port town of Rovinj.

One cannot be in this part of the world without including Dubrovnik, a fortress city of the former Yugoslavia. It is majestic and an unforgettable sight. In Bosnia we will visit the war-torn town Mostar and in Montenegro, we will the Bay of Kotar.

As usual, refreshments will be served when we return. All residents and their guests are invited to attend. There is no charge.

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Dixieland Express Band (Photo courtesy Dixieland Express Band)

Leisure World News

Of Maryland

Published the First and Third Tuesday
of Each Month

Volume 37, Number 5

Deadline for articles and display ads for next edition, March 7

March 4, 2014

News Extras

Going forward, General Manager Kevin Flannery says residents can expect more timely communications about snow removal operations. He also expects the contractor to be better prepared with personnel. That's what he conveyed to the Board of Directors (BOD) at the Feb. 25 meeting. He drew a distinction between an earlier six-inch snow ending at midnight and the heavier, more recent storm, ending at midday. Operations working for

the first storm were not, he said, adequate for the second as evidenced by 18 foot mounds of snow in the median strips at intersections and by other problems.

SFF

With an almost perfect approval rating by Leisure World travelers, Eyre Tour and Travel will continue its "traveling relationship" with Leisure World via an extended five-year contract approved by the BOD. It is effective May 1-April

30, 2019. The extension includes continued leased space for Eyre operations. Surveys conducted in 2013 alone show that 100 percent of participants would travel with Eyre again.

SFF

Paul Eisenbaum reported on the Executive Committee's oversight of public relations planning. The committee has concluded, he said, that a clearer direction is needed. "Properties are selling," he said, but "values are going nowhere" despite an abundance of amenities, which he called "the best kept

secret in Montgomery County." He said the Executive Committee has talked to two outside firms about how to proceed, and they agreed that "we desperately need a new website." An example of locating public relations was mentioned in terms of promoting LW during its upcoming 50th Anniversary year.

SFF

A request for proposals for the engineering and installation of fiber optics will be before the BOD soon, according to the General Manager.

SFF

Assistant General Manager

for Facilities and Services Jolene King reported on the pond restoration project status. After discussions involving Mutuals 20A and 20B, the scope, schedule, and estimated cost will be determined for presentation to the BOD in March. In addition, she said that StreetSense, the architectural firm engaged to develop a site plan for the proposed new administration building, has completed several options for review by staff. Community Planning, Restaurant, and B&R Advisory Committees for presentation to the BOD in April.

Election 2014

Watch this space for election news and voter information. On June 24, 16 weeks from this edition of the Leisure World News, candidates will file the walkways to Leisure World's three polls at Clubhouses I and II and the Inner Faith Chapel asking for Leisure World votes. For

the 2014 primary election, residents will choose among dozens of candidates for governor, comptroller, attorney general, Congress, county executive, County Council, State Senate, House of Delegates, Board of Education and more.

Election Judges Needed. English-speaking and bilingual voters, especially Spanish, are needed to serve at the polls for the election on June 24 and during early voting from June 12 to 19. Maryland law requires that election judges speak, read, and write in English. Judges are compensated for training and for Election Day service. Contact Montgomery County Board of Elections, 240-777-8532, download an election judge questionnaire from www.777votes.org/emsal. Dr. Gilberto Zeyala at gilberto.zevala@montgomerycountymd.gov.

Democratic Precinct Chairs/V-Chairs Needed. The Montgomery County Democratic Central Committee (MCDCC) is searching for Leisure World Democrats who reside in the three

LW precincts to serve as precinct chairs and v-chairs. A one-page application form can be downloaded from www.mcdcc.org.

Your precinct number is requested on the precinct chair/v-chair application form. In case it changed when the BOD created a third LW precinct last year, check the precinct descriptions on page 7. According to the MCDCC, applications are sought "as soon as possible" for review and selection in April in time for training before the June 24 primary. The main work for the primary election is to set up and staff literature and information tables at the poll, schedule precinct workers for that duty, and collect Dollars for Democrats to help raise funds for a Democratic sample ballot. Contact MCDCC, 301-946-1000.

Republican Precinct Chairs Also Needed. The Republican Club of Leisure World is assisting the GOP Central Committee's search for precinct leadership. If you are a possible candidate for this work, please email Fred Seelman, club president, fredseelman@gmail.com. He will put you in touch with the Republican central committee which has the authority to consider

volunteers, conduct training, and appoint chairs.

What Is Your Precinct Number? Precinct 13-54 Clubhouse I, comprises voters in Mutual 1-4, Mutual 5, Mutual 7, Mutual 8,

Mutual 13, Mutual 14, Mutual 20A, and Mutual 20B.

Precinct 13-69 Clubhouse II, comprises voters in Mutual 15, Mutual 16, Mutual 17A, Mutual 17B, Mutual 18, Mutual 19, Mutual 21, Mutual 22, Mutual 23, Mutual 24, Mutual 25, Mutual 26, Mutual 27, Mutual 28, Mutual 29, Mutual 30, Mutual 31, Mutual 32, Mutual 33, Mutual 34, Mutual 35, Mutual 36, Mutual 37, Mutual 38, Mutual 39, Mutual 40, Mutual 41, Mutual 42, Mutual 43, Mutual 44, Mutual 45, Mutual 46, Mutual 47, Mutual 48, Mutual 49, Mutual 50, Mutual 51, Mutual 52, Mutual 53, Mutual 54, Mutual 55, Mutual 56, Mutual 57, Mutual 58, Mutual 59, Mutual 60, Mutual 61, Mutual 62, Mutual 63, Mutual 64, Mutual 65, Mutual 66, Mutual 67, Mutual 68, Mutual 69, Mutual 70, Mutual 71, Mutual 72, Mutual 73, Mutual 74, Mutual 75, Mutual 76, Mutual 77, Mutual 78, Mutual 79, Mutual 80, Mutual 81, Mutual 82, Mutual 83, Mutual 84, Mutual 85, Mutual 86, Mutual 87, Mutual 88, Mutual 89, Mutual 90, Mutual 91, Mutual 92, Mutual 93, Mutual 94, Mutual 95, Mutual 96, Mutual 97, Mutual 98, Mutual 99, Mutual 100.

Please turn to page 7

Jazz Royalty—Duke Ellington and Count Basie



Seth Kibel (Photo provided by The Umbrella Syndicate)

From the B&R Department
Seth Kibel returns to Leisure World on Friday, March 21, this time exploring the lives, careers, and music of two of the greatest

band leaders of jazz and swing, and the two preeminent members of American jazz royalty—Duke Ellington and Count Basie. Tickets for this 1:30 PM lecture/performance in Clubhouse II's auditorium are \$5 per person and for sale in both clubhouses. Please bring your Leisure World ID.

These two band leaders had
Please turn to page 11

7:30 PM, March 5
Clubhouse II
Auditorium
Two Radio Shows
"Party Room Wars"
and "The Jack Benny
Program."
Directed
by Hannelle Allen.
\$3 or Fun & Fancy
Members Free.

Reminder — Fireside Forum Presents Architect William Lecky

by Janet Weiss

Distinguished architect William P. Lecky will come to Leisure World on Sunday, March 3 and give us insights into how a national memorial is designed.

Working with Mynn Lin, he is the architect-of-record of the Vietnam Memorial on the National Mall. He has also been involved with designing the Korean War Veterans Memorial and many other important architectural projects. His book, *Designing for Remembrance: an Architectural Memoir*, provides a unique insight into the political, financial and artistic difficulties in designing important



William P. Lecky

public works.

Steven Kline arranged for the speaker to visit. The talk is at 2:30 PM in the Clubhouse II auditorium.

American Masterworks: Porgy & Bess

From the P&R Department

In 1935, George Gershwin was already a famous Broadway composer, a virtuoso pianist and the man who wrote the phenomenal "Rhapsody in Blue." Deeply in debt, criticized for his presumption to write an opera. Ignoring his critics, he went on to create a masterpiece and the first "American Opera." Singer/actor Julie Kuzara (pictured) delves into the history of this famous work. Illustrated
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www.lwmc.com

News Extras

from the April 29 Board of Directors Meeting

by Martha Robinson

Administration Building Site Plan Approved. The Board of Directors at its April 29 meeting selected a site plan for a new Administration Building presented by Bethesda architectural firm Streetsense.

The board agreed to a plan that locates the new building on the golf course side of the current parking lot, with about 130 feet of space between it and Club House II. Under this plan, the parking field adjacent to the clubhouse and restaurant is increased from 40 to 90 spaces and provides closer access than any current parking.

Streetsense recommended consideration of including the proposed fitness center as part of the new Administration Building instead of expanding Clubhouse II. Board members were told that if the fitness center becomes part of new construction, time as well as \$75,000 to \$100,000 might be saved. The board will consider placement of the fitness center in May along with relocation of lawn sports—lawn bowling, bocce, and shuffleboard. Proposed drop-off driving areas intended to further improve resident access to the restaurants and the Administration Building remain on the agenda.

Other enhancements. Assistant General Manager Tolomo King reported that renovation plans of the Physical Properties Department are in refinement before presentation to the board in May or June for construction to start in August. Crystal Ballroom enhancement planning, she said, will start this summer with actual construction during summer 2015. Rehabilitation of the golf course pond is awaiting feedback by Mutuals 20A and 20B as to access to do the work.

2015 Budget. General Manager Kevin Himmery is reporting 2015 budget assumptions and he anticipates this year's budget process to be a "challenge" to keep fees as low as possible. The Budget & Finance Advisory Committee and the Board of Directors will work on the budget during May according to the GM's schedule with board action anticipated in June, July, and August. Open forums are currently scheduled for June 12 and August 12.

curb is expected to enhance the curb detection by low vision residents and those with depth perception issues.

Deer Report. The Security & Transportation Advisory Committee made an interim report about the LW deer population. It shows that during the last six months, 90 incidents were reported by 30 individuals. The categories of incidents are: auto collision, auto near collision, destruction of vegetation, injured deer, property damage, and other. A full-year statistical report will be made in October.

New Rules About Contracts. The board adopted a new rule to review and act on every procurement—new, renewal, extension, or modification—with a value of \$50,000 or more. The rule specifies that an appropriate advisory committee (for the Executive Committee if there is no appropriate advisory committee) must review and recommend prior to board action. The committee review will include "the procurement process, scope of work or services, cost of the procurement, and vendor selection process."

Fitness Center Trainers. At its May meeting, the board will consider a motion to limit personal fitness trainers to those associated with Motivational Fitness, or its successors that are under contract to Leisure World.

2014 Broadcast Schedule - Channel 974

Each meeting begins its broadcast on the Thursday the week AFTER the meeting. It will broadcast every day at 4 and 7 PM until the next meeting.

Executive Committee Meetings

The April 18 Executive Committee meeting is now broadcasting.

Board of Directors Meetings

The April 29 Board of Directors meeting will broadcast beginning Thursday, May 8.

Crosswalks and curb painting. The board passed a motion to transfer all parallel boulevard crosswalk painting from individual mutuals' responsibilities to the Trust, subject to approval by the respective mutual. A yellow stripe at the base of the

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- LWCC Board of Directors - board@leisureworld.com
- LWCC Executive Committee - executive@leisureworld.com

Upcoming Meetings of Leisure World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

Meetings	Date	Time	Location
Audit Advisory Committee	May 2	3:00 p.m.	Sullivan Room
Community Planning Advisory Committee	May 5	10:00 a.m.	Sullivan Room
Education & Recreation Advisory Committee	May 6	9:30 a.m.	CH I
Tennis Advisory Committee	May 7	1:30 p.m.	Sullivan Room
Security & Transportation Advisory Committee	May 8	9:30 a.m.	CH I
Landscape Advisory Committee	May 8	10:00 a.m.	CH II
Golf & Greens Advisory Committee	May 9	9:00 a.m.	CH I
Physical Properties Advisory Committee	May 13	9:30 a.m.	CH II
Foundation of Leisure World	May 14	9:30 a.m.	CH II
Budget & Finance Advisory Committee	May 14	2:00 p.m.	Sullivan Room
LW News Advisory Committee	May 15	10:00 a.m.	CH I
LWCC Executive Committee	May 16	9:00 a.m.	Sullivan Room
Restaurant Advisory Committee	May 19	10:00 a.m.	CH I
Government Affairs Advisory Committee	May 19	2:30 p.m.	Sullivan Room

Senior Prom

Sponsored by the Foundation of Leisure World

Saturday, June 7

Ballroom - Clubhouse 1

Do you recall your high school dances, especially the big one - the Senior Prom? We are sure most of you do; although perhaps years ago, it seems like yesterday. The Foundation thought you might like to relive some of those times, so we are sponsoring a dance with the theme, Senior Proms. The same band, the *Retro Rockers*, that you enjoyed so much at our last dance, has been engaged. Doors will open at 6:30 PM. There will be a cash bar. Come as a couple or as a single. Tickets will be available at the E&R offices in both clubhouses starting at 8:30 am on Tuesday, May 6. The charge is \$9 per person for advance purchases, checks only payable in Foundation of Leisure World; \$10 at the door.

We would like to exhibit some of your photos at this dance. So, if you have any prom or high school pictures, please place them in an envelope, with your name on the back, and drop them off at the E&R office in Clubhouse 1 with the foundation's name on the envelope.

Women's Health Seminar May 19

MedStar Health is sponsoring a women's health seminar about urogynecological issues and pelvic floor disorders. This event is Monday, May 19, 11 am, Clubhouse II. Learn all about these topics in a friendly and welcoming environment. Experts from MedStar Health will be available to provide education on common ailments and answer your questions. Light refreshments will be provided. To register, call Clubhouse II, 301-598-1520.

Residents' FORUM



LETTERS

Lawn Bowl Facts

The Lawn Bowls Club wishes to respond to the Residents' Forum letter in the September 16, 2014 issue of *Leisure World News* entitled, *Access with Dignity*.

The number of rinks (lanes) in use on the green is not related to the number of players but to the rules of the game being played. The Lawn Bowls Club was organized in 1970 and is an active part of the Leisure World community. The number of members varies from year to year just as in other clubs.

Lawn Bowls members each paid a \$50.00 fee per person for use of the green this season. Lawn Bowls is the only lawn game which pays a fee. Even when membership has been reduced the club has paid at least half of the cost of maintenance for the green. It pays for and maintains all of the necessary and expensive equipment for this sport.

The Lawn Bowls Club is not an exclusive organization. We welcome everyone regardless of their athletic ability. Lawn bowling is a moderately active sport which permits people with mobility issues (some are unable to use the exercise equipment in the gym) to exercise in a pleasant outdoor environment with friendly competition. Equipment is now available for those in wheelchairs to participate in lawn bowling.

We believe that a modification of the proposed walkway would benefit everyone. There would be enhanced access to the restaurants and continued access for those who are physically challenged to enjoy healthy outdoor exercise.

The E&R Committee and the architect told us that they had no knowledge of the requirements regarding the space or equipment necessary for any of the lawn games.

Several committee members asked us for more information which we will provide.

— *Leisure World Lawn Bowls Club, submitted by Patricia Patton and Lois Reese*

Please Rethink Administration Building Plans

At its September meeting, the LWCC Executive Committee (EC) considered a request from Management to put on the Board of Directors (BOD) agenda, a motion for \$477,500 to pursue plans for a new Administration Building. This would have moved forward demolition of the current building, to be replaced by a new \$5 million + building. The EC rightly declined. It has been said that this project is needed to adequately house administrative staff and current tenants, and to improve parking for the restaurants. Since Management's request is postponed, it is timely for residents to think again about this Facilities Enhancement Plan proposal.

Several years ago, the BOD approved this plan because it believed more space was needed. Since then, significant changes have occurred that question this need.

Along with other concerned residents, I hope that the BOD will revisit the issue of adequate space before spending \$477,500 to move forward a project that could be modified to better serve all residents at a lower cost.

A careful review is needed because:

BOD has said that a real estate firm is not needed in the building; this releases 800 square feet;

Bank of America has said that it needs an approximately 1500 square foot bank, half its present size; it may not be willing to pay a major part of

building costs in order to be in the new building, as has been assumed;

The new Fitness Center, to be built behind Clubhouse II, will release space in CH II that could be office space;

Preliminary plans from StreetSense, the LW architect, provide for another large entryway atrium, of questionable need; the current atrium contains over 2000 square feet, and could be made into offices;

The plans call for more than doubling the space in the Sullivan Room (1800 sq. ft. instead of the current 670 sq. ft.), even though room use data do not show this need; offices could possibly replace the Sullivan Room;

Modern management practices could release space now used for files.

No detailed engineering analysis of the cost of renovating the present building has been done. No justification for keeping a bank and a post office in an administrative building has been made available. No alternative ways to improve parking close to restaurants have been considered.

AR Myers, our previous architect, estimated that the building could be renovated for about \$3 million; they estimated that the new building would require approximately \$5.2 million. StreetSense has made no estimate of either cost so far. Current indications are that \$2.5 to \$3 million could be made available for other projects in the estimated \$10 million cost of all approved FEP projects, if no new building is required.

The approved site plan would replace desirable greenery along the east side of the parking lot. It could increase our "Rain Tax." The "destroy and build" plan is seen as a way to enhance parking for the restaurants. There are other ways to do that, and they should be explored. Current plans raise concerns about lawn activities. The replacement building that StreetSense seems to be designing fits a shopping mall, not a retirement community.

We want to enter our next 50 years with pride. Let's think this through before it is too late.

— *Bob Namowitz and David Kipping*

Residents' Forum Guidelines

from the LW News Advisory Committee

The *Leisure World News* welcomes submissions from its readers. We will publish as many as possible to reflect the widest span of LW community issues. To increase your chances for publication, please follow the guidelines below:

Guidelines for Letter Writers

1. Letters to the Residents' Forum should be signed or emailed to lwnews@comcast.net.
2. Letters must state writer's name, address, and telephone number for verification; published letters will include writer's name only.
3. Content must address topics relevant to the LW community, be respectful and in good taste.
4. Submissions are strictly the opinion of the writers.
5. Letters should be concise and limited to 250 words.
6. Writers will have an opportunity to approve pre-publication edits.
7. If a letter refers to another source, such as an article in another publication, a press release, a legal opinion, etc., a copy of that source must be provided with the letter for verification and reference.
8. Letters sent by email are confirmed by email reply. If a confirmation is not received, writers should contact the LW News by phone or in person to verify submission.

Let the People Decide FEP

It is apparent to even the casual observer that the multi-million dollar FEP is generating tsunami controversy in "street talk," mail on the social network and in letters to the *LW News*, seriously questioning justifiable need and the sustainability of "resales" money already overspent by multiple project allocations. In businesslike fashion, the LW BOD and LW management need to rethink these massive programs and evaluate cost/benefit, the likelihood of special assessments given market risk factors, the credibility of PPD cost estimates, construction cost overruns and project changes after start up. Traditional BOD delays and costly indecision in project definition add to relevant and documented project costs.

In true democratic fashion, the people who pay the bills should weigh in on the need for projects that do not address the stated rationale for projects and renovations to attract new residents. INFORCE proposes a binding referendum, easily conducted in the mutuels, that

list project, cost and a simple Yes or No.

The mutual returns would be collected and assembled for a community result. Some people believe that the decisions of the LW BOD are not truly representational and do not reflect community sentiment despite "town meeting" forums, sparsely attended, that are weak in informational content.

Let the people speak and decide issues in their best interest.

— Jay Harding

\$5,000,000.00...a drop in the bucket?

On Friday September 19, the Executive Committee met and discussed an agenda item for submission to the Leisure World Board of Directors requesting approval to release \$477,000 in funds for the design process of a new administration building to be built at a proposed cost of \$5,000,000.00! Even without predictable cost overruns this is an alarming amount to expend on a building that will serve no other purpose but to house an administrative staff and its functions. No study exists

to indicate a need for future expansion in the number of staff or its work product.

It is of note that, in the process of reaching approval for tear down and construction of an entirely new building, the concept met with opposition, and "succeeded" by a tied Mutual vote and a difference in the Weighted vote of barely 2% at the September 2013 Board of Directors meeting. At the September 2014 CPAC meeting a member's well-reasoned motion to reconsider that determination failed by a mere one vote. One vote does not a mandate make. Enjoying the privilege of wearing both hats, several members of CPAC are also Board members and participated in both the Board and CPAC votes. This

leads to a concern that these members had two bites of the apple.

In contemplating a \$5,000,000.00 expenditure, there should be no such concerns.

There are effective alternatives, far less costly options to which a fiscally responsible board should turn and it is not too late for wisdom to prevail.

In all decisions the Board should be striving for higher property values and strong sales. This project and expense serves no purpose in fostering either goal. In contrast to such an anticipated edifice the physical and aesthetic decline of our residential buildings and units is a glaringly stark reality.

— Elaine Hurley

MVA Mobile Office Returns

The MVA on Wheels returns to Leisure World on Thursday, Oct. 9. The van will be located in the Clubhouse II parking lot and hours of operation are 10 a.m. to 2 p.m.

Services offered include renewal of non-commercial drivers licenses, Maryland photo identification cards and vehicle registration. You can also obtain a duplicate driver's license, a certified copy of a driving record, disability placards, substitute stickers, duplicate registrations, return tags, change your name and/or address, register to vote and register as an organ donor.

Questions on Medicare?



The facts you need for the future you want...

Medicare will provide new services and cut prescription drug costs for many beneficiaries beginning in 2015. Medicare Open Enrollment for 2015 runs from October 15 to December 7 — so now is the time to gather the information you will need to make important decisions about your health care insurance.

Join us Thursday, October 23, for a seminar that will help answer your questions and guide you through the Medicare maze. Enhance enjoyment of your retirement years by making sure you understand your Medicare options.

SPEAKER: Ed Malloy, Malloy Medicare Advisor Group

LOCATION: Leisure World Maryland Room

TIME: 11 a.m.

Learn more on October 23, 2014

Leisure World Clubhouse I, Maryland Room
3700 Rossmore Boulevard, Silver Spring, MD

To RSVP, call Terri at 301-909-5651.

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Governance & INFORMATION



General Manager's Report September 2014

Community Topics

Finances
Net operating expenses were approximately \$59,000 under budget in August.

Year-to-date, net operating expenses are approximately \$148,000 under budget.

2015 Management & Operating Agreements

Management is in the process of developing Managing & Operating Agreements for 2015. Documents were released to Mutuals the week of Sept. 22

Community Shredding Day

A community shredding day has been scheduled for Monday, Oct. 13 (Columbus Day), from 10 a.m. to 1 p.m. at the Administration parking lot, for drop-off of bulk shredding.

As in past shredding events, this is a perfect time to securely spruce up your home in time for the holidays and to free up space by permanently destroying outdated or unwanted files and

documents. Your documents go directly into the shredder on the truck and are destroyed in front of you.

Immediate, on-site destruction of up to approximately five bags per resident will be provided. Please note: staples are okay, but paper clips and binder clips should be removed. CDs, DVDs and unwanted credit cards are okay. Please do not bring the following items: newspapers, brochures and magazines that go in your regular recycling; batteries; food waste; hanging folders; binders; or large metal objects.

Call Berri Sommer at 301-598-1370 if you have questions.

Flu Shot Clinic

Flu shots will be administered from 9 a.m. to 12:30 p.m. in the Crystal Ballroom, Clubhouse I, on Thursday, Oct. 9 and Nov. 13. Medicare will cover the cost of the flu shots. MedStar Visiting Nurses Association provides services.

News Extras

From the Leisure World Board of Directors' Meeting on Sept. 30

by Martha Robinson

Update on Bulking & Amenity Enhancements.

The Facilities Enhancement Plan (FEP) reviewed on page 9 of this *Leisure World News* was front and center of this meeting of the Board of Directors.

The Fitness Center.

With drawings and diagrams in front of them and the architect's assurance that the project is "well within budget parameters," the Board voted unanimously to approve the final concept layout plan for expansion of the LW Fitness Center. Next steps are to define the "look and feel" of the new center, obtain conceptual estimates to verify that the proposed concept is within the

\$1.1M construction budget, and to develop a site plan for county approval.

The Administration Building & Lawn Activities.

No action was taken on the FEP project to build a new Administration Building and changes to its surrounding site. At its Sept. 19 meeting, the Board's Executive Committee requested more information about space use within the new building and the proposed site, and a current estimate of new construction v. rehabilitation of the current structure. "The Executive Committee made it very clear," said Vice Chair David Prager, "that we are concerned

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**Dial 301-598-1313
for recorded Daily Events**

2014 Broadcast Schedule - Channel 974

Each meeting begins its broadcast on the Thursday the week AFTER the meeting. It will broadcast every day at 4 and 7 PM until the next meeting.

Executive Committee Meetings

The Sept. 19 Executive Committee Meeting is now broadcasting.

Board of Director Meetings

The Sept. 30 Board of Directors meeting will begin broadcasting Oct. 9

Group Email Addresses

Residents wishing to contact Leisure World Management, the LWCC Board of Directors or its Executive Committee may send an email to the appropriate email address listed below. It will automatically be forwarded to all members of that group who have an email address on record.

Messages to any of the email groups should pertain only to the management and operation of Leisure World trust properties, services, or activities. Please do not send emails to all three addressees, as there will be a duplication of recipients and it will not result in a faster response to your question or comment. Messages pertaining to mutuals or anything else which Management, the Board of Directors, or Executive Committee does not control should also not be sent to these groups.

The group email addresses are:

- LWMC Management - management@lwmc.com
- LWCC Board of Directors - board@lwmc.com
- LWCC Executive Committee - exccomm@lwmc.com

Administrative Offices Telephone Update

Please be advised that, effective immediately, when calling the main number for administrative services (301-598-1000), rather than immediately reaching the operator, you will now hear menu options to be directed to specific services.

AARP's Smart Driver Course to be Offered on Oct. 13

The E&R Department will sponsor an AARP Smart Driver Course on Monday, Oct. 13 in Clubhouse I from 10 a.m. until 3 p.m. with a one-hour break for lunch.

You must pre-register for the course. A check payable to AARP, \$15 for AARP members and \$20 for non-members, is required at the time of registration. (Please note: AARP members must show a current membership card to receive the AARP discount.) Register in the E&R Office in Clubhouse I. The number of participants is limited to 25 so plan to register early.

Participants should bring their driver's license and a pen or pencil to the course. If you have any questions, contact the E&R Office in Clubhouse I (301-598-1300).

News Extras

← from page 7

about the potential of cost overruns and cost containment." It is anticipated that the Administration Building, lawn sports, and an access road will be on the BOD agenda in October-November when the requested and new information is compiled.

The Restaurants & Maryland Room.

On Oct. 15, at a meeting of the Restaurant Advisory Committee, Streetsense (the FEP architect) is expected to show and describe proposed appearance/finishes of the Clubhouse I North Wing restaurants and Maryland Room. A phasing plan for interior and exterior permitting and construction for the North Wing has been endorsed by the Restaurant and the R&R Advisory Committees.

The Ballroom.

Interior designs proposed for the Crystal Ballroom, previously considered by two advisory committees were discussed on Sept. 30 with action postponed until November. The Board intentionally delayed consideration to give residents an opportunity to consider the possibilities as well as the consequences of going forward with the architect's proposal to remove or repurpose the signature chandelier, divide or "screen" the room for multiple uses, and make the space into a "modern, elegant" environment. A wood floor is proposed. Acoustics and audiovisual needs are also embedded in the plan.

Security and Transportation Advisory Committee

Saturday Shuttle Bus Schedule

With the end of daylight savings time upon us, the Security and Transportation Department would like to ask all Leisure World residents to pay special attention to the Saturday bus schedule. Effective Saturday, Nov. 8, the Saturday shuttle buses will begin implementing a winter schedule. Under the winter schedule, Saturday shuttle bus runs will begin operating at 10 a.m. and will end at 2 p.m. To avoid confusion, residents are encouraged to look for reminders placed on the Leisure World television channel, as well as the Leisure World News. Please keep in mind the following when riding the shuttle buses: Stay seated while the bus is in motion; The consumption of food or beverages is not permitted on the bus; Feet should stay on the floor; Only carry an amount of bags that allows you to safely navigate entry/exit of the bus.

Should any questions arise, please feel free to contact the Security Office.

Pair Recognized for Stopping "Grandparent Scam"

LW resident Jack Melnick and Giant Food's Solution Center cashier Roz Boddie teamed up recently to stop a scam in progress at the Leisure World Plaza Giant. Waiting in line, Jack noticed a woman muttering to herself as she tried to fill out a Western Union form. "What do you need to do," Jack asked.

"I need to send money to my grandson. He's in trouble. He needs \$10,000."

"That sounds like it could be a scam," Jack said.

Enter Roz. "You've got to call his mother," she said. "Give me the number."

"Where is the grandson?"

"He's here beside me," said the mother.

Scam averted. The grandmother walked away, money intact.

Jack and Roz saved the woman ten grand



Scam Fighters

From left, Morton A. Davis, Montgomery County Police Keep Seniors Safe (KSS) coordinator, Sue C. Sandler, KSS lecturer, Jack Melnick, Giant Food Solution Center cashier, and Jesse Jordan, the new manager of the LW Plaza Giant.

and were commended for their vigilance by the LW Board of Directors on Sept. 30. Jack has also received an award from the Montgomery County Chief of Police presented by Morton A. Davis, who coordinates the police department's "Keeping Seniors Safe" program.

a Director of Communications as soon as possible.

Approved revised "Editorial Guidelines" recommended by the Leisure World News Advisory Committee, amending them to strengthen the policy of publishing only opinions, thoughts, ideas, and recommendations of community-wide interest in the columns of the Residents' Forum. "The LW News is a publication of the LW Trust, and the Mutuals are independent corporations," the amendment stated in part. "Therefore... the Trust cannot publish information about the internal affairs of any Mutual."

Engaged the services of the audit firm of Malvin Riggins+Company to perform the 2014-2018 audit and tax preparation for the Trust and for the Retirement Plan at a cost of \$47,500 and \$6,000, respectively for 2014. If 75 percent of the mutual also engage this firm, there will be a 5 percent reduction in prices for the Trust, Retirement Plan, and the mutual. The Audit Advisory Committee following a formal bid process recommended the new firm.

Reports by General Manager & Human Resources Director

In his report, the General Manager reported a year-to-date surplus of \$148,000. He

said that bids for the anticipated fiber optic install will go out soon and construction could be completed in early January. He anticipates recommending Board action on contracts for pool management and housekeeping in November. A review of signage is in process, he said. In collaboration with the Board's public relations program, a pink ribbon in observance of October as Breast Cancer Awareness month has been installed on the Leisure World globe facing Georgia Avenue.

Human Relations Director Peter Lowe described for the Board staff training programs for PPD and property management and building management staff. He said company orientation and safety training has been provided to all new hires since January. Monthly leadership meetings are being held to discuss initiatives, progress, challenges, expectations, and outcomes. Beyond "techniques" of dealing with customers, the training for PPD staff, for example, includes setting performance standards for evaluation. A Webinar program on "aging residents" is said to have been popular among property management staff. Other training topics highlighted include how to handle difficult people, dementia/memory loss, and safety awareness.

Yes, Leisure World Buildings and Amenities Are Changing

This is a review of what's going on and how you can be informed and participate, submitted by the Leisure World News Advisory Committee

Background.

About one year ago, after public input, presentations, work sessions, and forums, the Leisure World Community Corporation Board of Directors (LWCC/BOD) approved what is commonly referred to as the FEP. That stands for the Facilities Enhancement Plan in progress now, which was originally estimated to be at around \$10M.

Planned Enhancements Include the Following Projects

- New Administration Building and surrounding site
- New Fitness Center and expansion at Clubhouse II
- Renovations to the Cascade Bistro, Terrace Room, Maryland Room, Crystal Ballroom and restrooms in the North Wing of Clubhouse I
- Renovations to the Golf Course Playable Area
- Rehabilitation of the Golf Course Irrigation Pond
- Renovation of FPD Customer Service Area

A next step is for the BOD to review cash flow estimates and an implementation schedule for FEP projects. To date, funding has been designated as coming from the resale fund as it accumulates which does not impact residents' monthly fees.

The Process for Decision Making.

While each project is in a different stage of development, most are still in what is considered "the concept stage" which is when project scope is refined and plans for moving forward are defined.

There are two main resident groups involved in making the decisions for the projects: advisory committees and the Board of Directors.

Members of the advisory committees are residents who are nominated by their mutual presidents and approved by the BOD. They

receive and review proposals specific to their committees by Streetsense, the design firm contracted for this work.

- Community Planning Advisory Committee for the Administration Building
- Restaurant Advisory Committee for food services
- Education & Recreation Advisory Committee for Fitness Center and Crystal Ballroom
- Golf & Greens Advisory Committee
- Physical Properties Advisory Committee

Committee recommendations are considered before a proposal goes to the BOD. The BOD may want more information and postpone action.

How You Can Monitor the Various Projects and Stay Informed of Progress.

Designing, scheduling, planning, permitting, and actual construction of the work is complicated. It's been called a juggling act. For example, interior improvements to the restaurants will probably be completed a year before exterior entrances and surrounds important to those areas can advance through the county permitting process. Therefore, restaurant enhancements may be on your watch list for months to come.

Attend Advisory Committee Meetings.

Check the LW Website or LW News for a schedule of advisory committee meetings that occur throughout the month. The LW Website, under Governance/Advisory Committees, posts the agendas for the various advisory committees generally four to five days prior to the meeting date. Residents may attend advisory committee meetings and speak briefly before votes are taken and during Open Forum. Chairs usually ask if anyone wants to make Open Forum comments. Many mutuals have representatives who sit on advisory committees and are actively engaged in the FEP process.

Attend BOD Meetings.

The Board meets the last Tuesday of the month (except for holidays). The agenda is available at www.lwmc.com 5 days before each meeting. Find "Board of Directors Meeting Packets". Typically, the agenda says "FEP Update" with related papers deeper into the packet. Residents are welcome to attend these meetings and are offered opportunities to comment as in committee meetings. All mutuals are represented by their mutual president or appointed alternate at BOD meetings.

Attend your Mutual Meetings.

If no report is given, ask your mutual president to share what is going on. Most mutuals are represented on the advisory committees involved in FEP matters. A mutual advisory committee member could be asked for information.

Check the LWMC Website.

Monthly updates are posted containing information on the current status of the projects and meeting dates for the associated advisory committee. Project plans and documents will also be posted to the website.

Look for Upcoming Announcements of Resident Forums

Residents can ask questions of LW management on various topics.

Submit Written Comments

Write to the sponsoring advisory committees – a list of advisory committee members is located on the LW website under Governance/Advisory Committees. In addition, use the email addresses on the Governance & Information page of every edition of the *Leisure World News* to reach the entire Board of Directors and others.

For more information, contact Martha Robinson, lwadvisorycommittees@gmail.com.

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Governance & INFORMATION



General Manager's Report October 2014

Community Topics

Finances

Year-to-date as of Aug. 31 net operating expenses are approximately \$148,000 under budget.

September financial statements were published the week of Oct. 13.

Preliminary information indicates operations should be at or slightly below budget for September.

Contract Renewals

The housecleaning (janitorial) and pool management contracts are being put out for bid. Management is working on these with the Physical Properties and Education and Recreation Advisory committees, respectively.

Final Flu Shot Makeup Day

The final makeup day for flu shots is Friday, Nov. 13 from 9 a.m. to 12:30 p.m. in the Crystal Ballroom.

Resident Meeting

A resident meeting has been scheduled for Tuesday, Nov. 18 at 3 p.m. in the Crystal Ballroom. Information on projects that are part of the Facilities Enhancement Plan will be presented, and residents will have an opportunity to ask questions. Residents who plan to attend should register with the Education & Recreation office at 301-598-1300.

Metro Bus Service

Please be advised that members of the community, elected officials, and management of

Leisure World of Maryland Corporation continue to work, and will meet with Metro officials, to request reinstatement of full service to the community. As an interim step, Metro has provided a schedule, effective immediately. See chart below.

Lifeline Emergency Call System Update

The new "Go Safe" program will be announced in October. This new service will provide emergency response service outside of the home. Additional information on the service and pricing will be released by the end of October. Details will be published in the *Leisure World News*.

Leisure World Of Maryland Corporation New Hires

Jonathan Headley, Security Guard, as of Sept. 24 and David Riez, Service Plumber, as of Oct. 23.

Resignations

Mark Mangieri, Carpenter, effective Sept. 30 and Jane Emerick, Receptionist, effective Oct. 8.

Open Positions

Carpenter, concierge receptionist, director of communications, security guards and shuttle bus driver.

Dial 301-598-1313
for recorded Daily Events

2014 Broadcast Schedule - Channel 974

Each meeting begins its broadcast on the Thursday the week AFTER the meeting. It will broadcast every day at 4 and 7 PM until the next meeting.

Executive Committee Meetings

The Oct. 16 Executive Committee Meeting will begin broadcasting Oct. 23.

Board of Director Meetings

The Sept. 30 Board of Directors meeting is now broadcasting.

Group Email Addresses

Residents wishing to contact Leisure World Management, the LWCC Board of Directors, or the Executive Committee may send an email to the appropriate email address listed below. It will automatically be forwarded to all members of that group who have an email address on record.

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The group email address are:

- LWMC Management - management@lwmc.com
- LWCC Board of Directors - board@lwmc.com
- LWCC Executive Committee - execcomm@lwmc.com

Leisure World News Advisory Committee

LW World War II Veterans Invited to Honor Flight Event

Honor Flight Capital Region is inviting WWII veterans to participate in a special Honor Flight trip on Sat., Nov. 8. The trip includes visits to their WWII Memorial in the company of fellow veterans, Arlington National Cemetery, and other memorials. All meals are included, and veterans are encouraged to travel with a family member. The trip is entirely free for WWII veterans.

Space is limited and applications are due by Oct. 27. To apply to participate in the Nov. 8 trip, call Honor Flight Capital Region Director Michael Garceau, at 312.714.4337 or go to www.honorflight.org. Honor Flight Capital Region is a Washington, DC-based nonprofit program dedicated to providing a day of honor and recognition for WWII veterans.

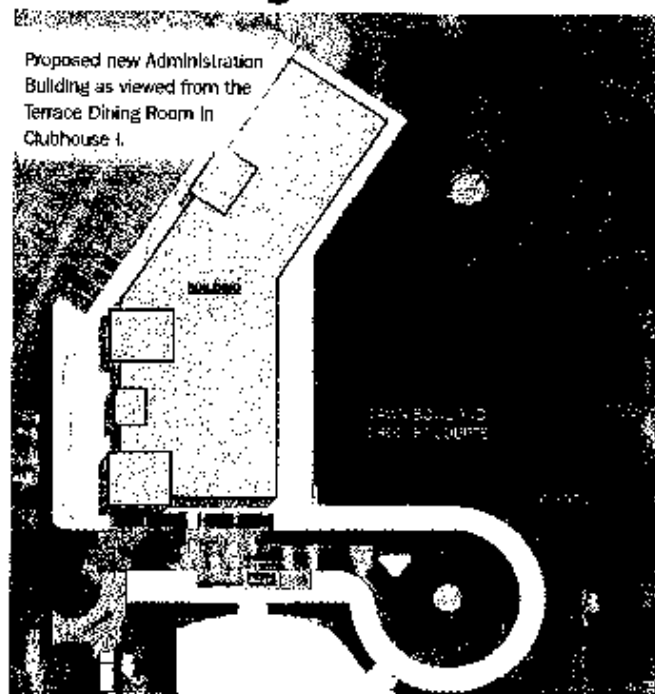


Y4 Leisure World Only Line

Southbound				Northbound			
Medstar Montgomery Medical Ctr	Georgia Ave & MD 196	Georgia Ave & North Rd	Leisure World	Leisure World	Georgia Ave & North Rd	Georgia Ave & MD 196	Medstar Montgomery Medical Ctr
8:25 AM	8:30 AM	8:38 AM	8:43 AM	8:50 AM	8:58 AM	9:05 AM	9:13 AM
9:10 AM	9:15 AM	9:24 AM	9:29 AM	9:35 AM	9:43 AM	9:50 AM	9:58 AM
10:05 AM	10:10 AM	10:19 AM	10:24 AM	10:30 AM	10:38 AM	10:45 AM	10:53 AM
10:40 AM	10:45 AM	10:54 AM	10:59 AM	11:05 AM	11:13 AM	11:20 AM	11:28 AM
11:25 AM	11:30 AM	11:39 AM	11:44 AM	11:50 AM	11:58 AM	12:05 PM	12:13 PM
12:40 PM	12:45 PM	12:54 PM	12:59 PM	1:05 PM	1:13 PM	1:20 PM	1:28 PM
1:25 PM	1:30 PM	1:39 PM	1:44 PM	1:50 PM	1:58 PM	2:05 PM	2:13 PM
2:10 PM	2:15 PM	2:24 PM	2:29 PM	2:35 PM	2:43 PM	2:50 PM	2:58 PM
2:55 PM	3:00 PM	3:08 PM	3:13 PM				

Leisure World News Advisory Committee

Update on Pending Changes To Buildings & Amenities



Proposed new Administration Building as viewed from the Terrace Dining Room in Clubhouse I.

Important Notice to Residents

Residents' Meeting on FEP Projects, 3 p.m., Tuesday, Nov. 18, Clubhouse I, Ballroom

This is an opportunity to ask questions and get answers on project plans and progress.

Current Status of Projects

Top-to-Bottom Administration Building Project Review Coming Soon. At its Oct. 28 meeting, the ROD will receive a review of the Administration Building and associated site plan project to date. It will address this project from the initial options to renovate, expand, or build new through the choices of three different

site plans. The report will also include the estimated cost information associated with each option.

Status Report at www.lwmc.com. Meanwhile, a 4-page report found at www.lwmc.com summarizes the status of all projects. For example, it describes in words and graphics the current site plan for the new Administration Building. The building itself and the illustration shown for an access road and lawn activities are still at "concept" and "discussion" stages pending reevaluation by the architect. Consideration is continuing by advisory committees and the BOD. See illustration on this page.

The Crystal Chandelier.

As reported in the Oct. 7 *Leisure World News*, the architect's interior design proposal to replace the crystal chandelier in the ballroom was put on hold pending reconsideration as to keeping it in place, reusing the crystals in new light fixtures, or selling it. However the chandelier is used in the future, the architect said it must comply with Montgomery County's current energy codes, which may include being retrofitted with LED lights.

To read about the history of the crystal chandelier see page 2.

Recent Advisory Committee Considerations

The Community Planning Advisory Committee, which reviews nearly all proposals by the architect met on Oct. 6. There was general discussion about the Administration Building as well as the crystal chandelier, for which the committee will not make recommendations, pending the accumulation of community comment during October and November. **Contact: Chair, Carole Kennon, CommunityPlanningCommittee2014@gmail.com**

The Education & Recreation Advisory Committee met on Oct. 7. The committee is waiting for more definitive proposals from the architect; therefore, there was no significant discussion or action on the FEP. **Contact: Chair, Rita Penn, ritapenn@comcast.net.**

The Restaurant Advisory Committee (at press time) was scheduled to meet on Oct. 20 at 10 a.m., Clubhouse I to receive

recommendations by the architect for finishes and furnishings for the restaurants and Maryland Room projects. **Contact: Chair, Yolanda Hunt, yoli-hunt@aol.com**

To Make Your Voice Heard, Attend Meetings

Community Planning Advisory Committee, 1st Monday of the every month

Education & Recreation Advisory Committee, 1st Tuesday of every month

Restaurant Advisory Committee, 3rd Monday of every month

Executive Committee of the Board of Directors, usually the 3rd Friday of every month

Board of Directors, 4th Tuesday of every month

...Or write to:

Committee Chairs, above
Nicole Gerke, Project Manager,
ngerke@lwmc.com

For more information about this article, contact Martha Robinson,
lwmcadvisorycommittee@gmail.com

Review & Background

The Projects

The projects comprising the Facilities Enhancement Plan (FEP) adopted by the Leisure World Community Corporation Board of Directors (LWCC/ROD) in 2013 include:

- New Administration Building and surrounding site/sports complex
- New Fitness Center and expansion at Clubhouse II
- Renovations to the Cascade Bistro, Terrace Room, Maryland Room, Crystal Ballroom and restrooms in the North Wing of Clubhouse I
- Renovations to the Golf Course Playable Area
- Rehabilitation of the Golf Course Irrigation Pond
- Renovation of PPD Customer Service Area

The Architect of Record

As reported in the *Leisure World News* on Feb. 4, Streetsense, a Bethesda-based architectural firm, was retained to plan, design, and oversee completion of the approved projects. Streetsense was selected by the ROD following deliberations that included recommendations by the three advisory committees tasked to evaluate the credentials of potential architects. Throughout the past year, Streetsense has regularly presented proposals step-by-step via drawings and rationale, first to the advisory committees assigned project jurisdiction, and second to the BOD. Thus, before its votes on concepts, the BOD has considered recommendations both by the architect and the committees.

Staff Point of Contact

Due to the volume and scope of work inherent in multiple and sometimes overlapping impacts of the approved FEP, Nicole Gerke, an architect with ten years experience in project management and construction, was asked to join the Leisure World staff this year. Her job is to manage the FEP projects, from concept to completion. She is the point of contact for Streetsense, the BOD, the advisory committees, and for residents who want to voice their concerns and recommendations. Updates by Nicole Gerke may be found at www.lwmc.com, then click on "FEP Updated" in top left corner.



35th Annual Swedish Bazaar

sponsored by
United Lodge No. 161
VASA Chapter in AMERICA

Saturday, November 1, 2014

11:00 am - 2:30 pm

St. James' Episcopal Church Parish Hall
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Leisure World News

OF MARYLAND

NOVEMBER 4, 2014 • Published the First and Third Tuesday of Each Month

New Leisure World Veterans Project Spotlights World War II Vets

by Martha Robinson

A Leisure World Veterans History Project (VHP) has been formed in partnership with the Library of Congress to collect first-hand remembrances of individuals who have served in the American military or who worked as civilians in direct support of military operations.

Initially, the founding Leisure World group will spotlight World War II veterans. Interviewers will guide them through a conversation about their wartime experiences and how their lives were affected. Most interviews will run about an hour and take place in a Leisure World meeting space. As needed, arrangements for home interviews can be arranged. Each interview will result in a video recording for inclusion in the growing collection of veteran's history at the Library of Congress.

Help Get the Word Out

Clubs and organizations are encouraged to pass on the information about this project through their memberships as a way of getting the word to veterans who may want to participate. World War II veterans attending the

Nov. 11 "Veterans Luncheon" at Clubhouse I will be invited to sign up to schedule their interviews.

The U.S. Congress created the VHP in 2000 as part of the American Folklife Center at the Library of Congress, one of the world's most respected research and cultural institutions. The mission is to collect, preserve, and make accessible the personal accounts of veterans so that future generations may hear directly from them and better understand the realities of war. The Library of Congress relies on volunteers, such as the Leisure World group, to conduct the interviews.

Each veteran interviewed will be given a copy of the video and accompanying paperwork. A duplicate copy will also be provided to the Rossmore Library Guild for a special collection the guild has committed to house.

Residents who are coordinating this new Leisure World project are individuals associated with their mutuals, veterans activities, and the *Leisure World News*: Marian Altman, Larry Cohen, Norma Flaherty, Joan Guberman, Sally MacDonald, Martha Robinson, Billie Saunders, Richard Saunders. Leisure World VHP sponsors are: The Foundation of Leisure World, the Lions



VOTE

Tuesday, Nov. 4
7 a.m.-8 p.m.

Voter Contacts For Election Day Information

Precinct 13-54, Clubhouse I
Democratic Precinct Chair:
Alice Scipio, 301-598-9261
Republican Precinct Leader:
Mary Ann Johnston,
301-598-0647

Precinct 13-69, Clubhouse II
Democratic Precinct Chair:
Joyce Temple, 703-727-3299
Democratic Precinct Vice
Chair, Barbara Levin,
301-598-2242
Republican Precinct Leader,
Fred Denecke, 301-460-2964

**Precinct 13-71,
Inter-faith Chapel**
Democratic Precinct Chair:
Rosie Engman, 301-318-4866
Republican Precinct
Leader: Fred Seelman.
The LW Republican Club
is coordinating all GOP
precinct matters and may
be contacted through Club
President Fred Seelman
above.

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Final Flu Shot Clinic

9:30 a.m.-12:30 p.m.

Thursday, Nov. 13

Clubhouse I

Notice to Residents

Residents' Meeting

Facilities Enhancement Plan

Be there. Ask questions and get answers on project plans and progress.

3 p.m., Tuesday, Nov. 18 • Clubhouse I, Ballroom

See pages 4, 5, 6 and 7 for related matter

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Presented by the Fun & Fancy

Theatre Group

Nov. 14, 15, 16, 22 & 23

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the show and ticket information.

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Residents' FORUM



LETTERS

Resales Fund Is Restricted Money

As a resident of Leisure World and Chair of the Community Planning Advisory Committee, I have become increasingly concerned about the misconceptions I hear concerning the use of the Resales Fund to finance the Facilities Enhancement Plan (FEP).

The Resales Fund is accumulated as each new homeowner in Leisure World pays 2 percent of the purchase price of his/her unit into it. The Trust Documents state that this money *cannot be used for any purpose other than capital improvements to Trust Properties*. This money cannot fund enhancements of any kind in the individual mutuels, which are separate corporations. It cannot even be added to the Operating Budget of the Leisure World Community Corporation.

We may, and we do as a community, disagree about how to proceed with the FEP projects, but let us get this clear. Using Resales Fund money to pursue these plans is not depriving any individual or entity of financial support that might otherwise be available.

—Carole Kennon

Make Your Voice Heard!

Leisure World Residents have recently seen and heard numerous suggestions about Facilities Enhancement Plans (FEP) for changing Trust properties. Some urge major or minor adjustments to architect's suggestions for the Administration Building; others recommend leaving the lawn activities undisturbed; some comment on planning for access to the renovated restaurants; many have given solid reasons for leaving the crystal chandelier in place in

a renewed ballroom; parking access is a concern of many; preserving environmental assets concerns others. Many are worried about the cost of proposed changes.

All of these concerns—some expressed eloquently, some shouted in threatening terms—are all healthy for Leisure World of Maryland. Too often in the past, residents have taken a "leisurely" approach when asked to help shape the community we live in and love.

When the FEP was being developed last year, several "Open Forums" sought input. I attended most of them, usually along with fewer than 30 other residents. Recent Open Forums drew similar sparse attendance. All too often, when discussing plans for the Administration Building, I have heard back, "they are going to do *what?*"

Participation should be taking the place of leisure!

As we approach our 50th Anniversary, we have an opportunity to shape Leisure World of Maryland for its next half century. Granted, few will have the opportunity to fully experience the results; but we all have a responsibility to help shape the community for the benefit of those who follow us as residents.

That requires participation! We can, and must do better.

You should try to attend upcoming meetings of your mutual board, and Leisure World Board of Directors meetings to inform members about your opinions. You should express your views at Open Forums (such as the discussion of the FEP scheduled for Tuesday, November 18 at 3:00 p.m. in Clubhouse I). You should also try to attend the next meeting of the Board of Directors on Tuesday, Nov. 25 at 9:30 a.m. in Clubhouse I. It may be your last chance to speak up on various aspects of the FEP before binding decisions are

made.

There is plenty of time for leisure after we make the best possible plans for the Trust facilities; now is the time for you to help shape those plans.

—Bob Namowitz

My Turn

Let me identify myself as someone who gets nauseous when having to write a check anywhere near a thousand dollars or more. That being said, let's take a look at this issue of the new Administration Building. It's more than a place where people work. The bank is a source of revenue; the USPS is a convenience for all. Could some more space be made available for both convenience and revenue?

Since I was in high school, I have seen short sightedness be costly. By the second year of its existence, space in a brand new school space was so short in supply, the cafeteria had to be used for study halls. It was built

in compliance with state laws and regulations, OOPS! Since then I have seen the cheap materials used right here in Montgomery County come back to bite the present homeowner.

Each of us moved to a mutual that has eye appeal and that we can afford. Whether that mutual is kept up, is up to that group of officers and board.

To me the "Town Center" would be a jewel that attracts every prospective resident and should be first class. From what I have seen of management and the different committees, they are trying to come as close as they can.

—D.C. Copeland

Get the Facts About the FEP and Participate

As a member of the Board of Directors, I am concerned about inaccurate information being circulated about the status of

Residents' Forum Guidelines

from the LW News Advisory Committee

The Leisure World News welcomes submissions from its readers. We will publish as many as possible to reflect the widest span of LW community issues. To increase your chances for publication, please follow the guidelines below:

Guidelines for Letter Writers

1. Residents' Forum (RF) submissions must be emailed to lwnadvisorycommittee@gmail.com or delivered to the LW News Office.

2. RF submissions must state the writer's name, address, telephone number, and email address, if any, but if the material is published, it will include only the writer's name.

3. RF submissions must adhere to all General Guidelines, including but not limited to:

- Material must be of interest and value to the community, respectful and in good taste, clear, concise, accurate, non-repetitive, relevant, and avoid personal attacks.
- All submissions will be subject to editing. Writers will have the opportunity

to approve substantive pre-publication edits.

• LW News does not guarantee when or if any submission will be published.

• Editing is not to be confused with censorship. LW News welcomes constructive criticism (or praise), as long as it is clearly identified as "opinion" and adheres to all other guidelines for LW News.

4. Receipt of RF submissions will be confirmed by email or telephone.

5. If an RF submission refers to another source, such as an article in another publication, a press release, a legal opinion, etc., a copy of that source must be provided for verification and reference.

6. RF submissions are strictly the opinion of the writer.

the Facilities Enhancement Plan (FEP) approved by the Leisure World Board of Directors more than a year ago.

Residents have a perfect right to their own opinions, but it is a disservice to the community to disseminate misinformation and/or selective choice of information. Responsible opinions must state all of the facts and not tailor the information or mislead to justify a cause. Bad-mouthing the Board of Directors or the community to serve an agenda or a personal vendetta does not help, and, in fact, hurts our efforts to promote Leisure World of Maryland.

Recently, for example, a petition drive was initiated to oppose a new Administration Building. It said that the LW Board voted to spend \$5 million dollars on the FEP's Administration Building as if the ongoing evaluation and decision-making process does not exist. This leaves the totally false impression that residents and resident opinions are not involved.

Facts

Neither \$5 million for the Administration Building nor the estimated \$10 million in spending for all FEP projects has been approved by the LW Board of Directors.

Only preliminary concepts for most projects, including the Administration Building, are before the Board of Directors. Only the fitness center project has advanced beyond concepts. Absolutely no construction work toward implementing the FEP projects has commenced.

In addition to regular monthly meetings of the Board of Directors, multiple LW advisory committees, made up of residents representing the many mutuals, have discussed and made recommendations on this preliminary work.

Open, advertised forums about the FEP have been held and descriptive articles have been published in the *LW News*. Participation by residents has taken place with well over 130 written comments presented to your Board. Resident participation will continue to be invited. Information is also available on the Leisure World website www.lwmc.com. Another

open forum is scheduled for November 18, 3 p.m. Ballroom, Clubhouse 1. That's a place to find out the true status of the FEP projects and separate facts from fiction.

*Henry Jordan, Member,
LWCC Board of Directors*

Fitness First

Information in the *Leisure World News* relating to proposed construction and remodeling projects has left me confused and bewildered. From what has been published, I'm not sure I understand the priority being given to these projects or a timeline for completion.

In my opinion, the most urgent project being discussed and the number one priority for ASAP completion is the fitness center. The current fitness center, a windowless structure with no amenities, old equipment, and limited capacity is a disgrace to the LW community and an affront to those who use it. As a user, I sometimes witness real estate agents bringing their clients inside the door of the fitness center to acquaint them with what LW has to offer. I often wonder what these clients must think especially those who may have had experience with the many up-to-date fitness centers that are all over the Washington, DC area.

While the remaining proposed projects also require prioritization and a construction timeline, there is one, in my opinion, that is open to question. I am referring to the proposed new Administration Building. I think the current building is suffering from a design flaw and with creative remodeling and the eviction of Weichert Realty from its premises there would be more than ample space to conduct LW business. I still can't figure out why this reality company or any other commercial company should be located in the Administration Building.

Perhaps it's time to let all LW residents weigh in on these issues by asking for their vote of confidence. By proposing these construction projects, does LW management really know what LW residents want now and in the future?

Assuming that construction

funds are available or will become available, it is most important that the prioritization and timetable reflect the interest of all LW residents who hopefully will benefit from these new offerings.

—Herbert Morris

New Residents and Prospective Buyers Priorities

I believe that higher priorities exist rather than to spend \$5 million on the Administration Building for the number of people who work there.

Following are enhancements I feel would help new residents as well as attract new buyers as units are vacated through attrition:

Make all administrative services available from at least 8:30 a.m. until noon on Saturdays.

Make a drop slot outside the administrative offices for depositing co-op checks and other documents of a business nature. Require other services such as the post office and Bank of America to be open a half-day on Saturdays. Do a utilization study for the post office and Bank of America and if not used sufficiently, abolish completely.

Install bike lane striping around Leisure World Blvd. to make bicyclists safe from car traffic and an attractive feature to active adults. In every *Leisure World News*, caution drivers, not bike riders, about bicycle safety rules. Numerous people pull out from the courts without looking.

Create precise walking maps that show where various sidewalks and sections of the Broadwalk hook up. The ones given to new buyers are not detailed, and don't show where paths interconnect.

Install separate metering systems in each unit. That way, owners, or heirs, are not paying the full monthly fees for units that are unoccupied, (and consequently using almost no energy) and most important, residents have an incentive to conserve energy.

Establish a clear method for people to know when units are for sale. A small tasteful sign or even a small window decal would help. Some residents may want to move within Leisure World, or have friends who would like to move here. Make the list of

available units available as a print out. I do not think there is any sales/marketing/business reason to deny knowing where units for sale are—especially if Leisure World wants to attract new buyers.

—Janet K. Schlosser

The Chandelier

As a long-time resident of Leisure World, I am very disturbed at the suggestion that this beautiful chandelier could be removed, or worse yet, have its crystals reused in new light fixtures or even sold. I would rather see some unexpected force of nature cause it to fall and shatter into thousands of pieces than see its beautiful crystals be transferred into an unnamed fixture in some other part of Leisure World. There is something ugly and disrespectful about dividing up those crystals and fitting them into some other fixture, or even selling them. Will they be found in a bathroom? In an ill-lit hallway? The possibilities make me shudder. All of their beauty will be gone.

People's memories live within that chandelier. Is money so important to us now that destroying reminders of days gone by is so valuable? Is there no heart left in us any more? When I moved here more than 20 years ago, there was only a huge round hole in the ballroom, with bricks surrounding it, where an occasional fire burned. I remember thinking that someday, a careless person would trip and tumble into that architectural hazard. Finally, the chandelier was bought, installed and gloried in by the residents. I am always proud to give strangers the directions, when they ask where a dinner, or occasion is being held. "In the room with the huge chandelier." I say and they smile. "This is a place where beauty is valued," I want to add, but the message doesn't need to be put into words. It is there in the glow of the chandelier.

To those who want to remove the chandelier, it is possible that no argument is going to be successful. To those of us, who value the past, and have rejoiced in the loveliness of the chandelier, we can only hope that that past will not be demolished in the name of progress or economics.

—Mary Zenchoff

Governance & INFORMATION

**Dial 301-598-1313
for recorded Daily Events**

2014 Broadcast Schedule - Channel 974

Each meeting begins its broadcast on the Thursday the week AFTER the meeting. It will broadcast every day at 4 and 7 PM until the next meeting.

Executive Committee Meetings	Board of Director Meetings
The Oct. 16 Executive Committee Meeting is broadcasting now.	The Oct. 28 Board of Directors meeting will begin broadcasting on Nov. 6.

Group Email Addresses

Residents wishing to contact Leisure World Management, the LWOC Board of Directors, or the Executive Committee may send an email to the appropriate email address listed below. It will automatically be forwarded to all members of that group who have an email address on record.

Messages to any of the email groups should pertain only to the management and operation of Leisure World trust properties, services, or activities. Please do not send emails to all three addresses, as there will be a duplication of recipients and will not result in a faster response to your question or comment. Messages pertaining to mutuals or anything else which Management, the Board of Directors, or Executive Committee does not control should also not be sent to these groups.

The group email address are:

- LWMC Management - management@lwmc.com
- LWOC Board of Directors - board@lwmc.com
- LWOC Executive Committee - execocomm@lwmc.com

General Manager's Report October 2014

Community Topics

Finances

Year-to-date, as of 9/30/14, net operating expenses are approximately \$156,000 under budget.

A complete financial statement package is available in the Leisure World library (Clubhouse I), for review by residents.

In addition, a complete financial statement package is available at lwmc.com, under the link "Governance/Financial Reports."

Final Flu Shot Makeup Day

The final makeup day for flu shots is Thursday, Nov. 13 from 9 a.m. to 12:30 p.m. in Clubhouse I.

Resident Meeting

A resident meeting has been scheduled for Tuesday, Nov. 18 at 3 p.m. in the Crystal Ballroom.

Information on projects that are part of the Facilities Enhancement Plan will be presented, and residents will have an opportunity to ask questions. Residents who plan to attend should register with the Education & Recreation office at 301-598-1300.

Starting the week of Nov. 1, information boards will be placed in the lobbies of buildings where project work is scheduled.

In addition, updated status reports on each project will be made available in the Leisure World library.

Also, identification stakes will be placed on the Administration Building/

Clubhouse I site, which will identify the proposed new location of the Administration Building and the boundaries of the proposed access road.

Lifeline Emergency Call System Update

Management anticipates confirmation of the pricing of the new "Go Safe" program will be received the week of Oct. 27.

In early November, management will release information and develop promotional material.

911 Calls from Clubhouse II

At a recent community meeting, a resident expressed concern regarding the inability to contact 911 from phones in both the Fitness Center and the indoor swimming pool. Please be advised that these phones can be used in emergency situations to contact 911; however, you must first dial 9.

LW of Maryland Corporation

New Hires: Yasmeen Owen, receptionist, Oct. 13.

Resignations: Raymond Lee, mutual accountant, Oct. 24 and Peggy Lowe, accounting clerk PPD, Oct. 3.

Open Positions: Carpenter, director of communications, security guards, shuttle bus driver, accounting clerk PPD and accounting AR/AP.

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News Extras

From the Leisure World Board of Directors' Meeting on Oct. 28

by Martha Robinson

Closed Circuit TV Programming

According to a policy adopted by the Leisure World Community Corporation Board of Directors (LWCC/BOD) on Oct. 28, use of its two closed circuit TV channels "must be of interest to the residents at large and be of a non-commercial nature". The policy also establishes that "programming is limited to events that take place on the Leisure World of Maryland property." The policy is an affirmation of previous practice. Closed circuit service is provided under Leisure World's contract with Comcast. Broadcasts of Executive Committee and Board meetings and Inter-Faith Chapel services, provided for some time, constitute the only programming approved to date.

General Manager's Development Plan

The Board approved use of "the areas of focus, tasks, and benchmarks laid out in the General Manager's Specific Development Plan" for the 2014 evaluation process, to be used to monitor his performance and be part of the 2015 evaluation process. The General Manager and the Board's Evaluation and Executive Committees agreed to this plan.

LWCC Finances

The General Manager reported an operating surplus of \$156,000 for the first three quarters of 2014 due primarily to savings in salaries and benefits. He reported that as of Sept. 30 LWCC has an operating cash balance of about \$420,000, a reserve fund balance of about \$8,504,000, and a Facility Enhancement Plan (FEP) fund balance of about \$5,734,000.

Landscape Report

During a discussion of a Landscape Advisory Committee report to the Board, which included a list of products used by LW landscape contractor McFall and Berry, that company's spokesperson said that M&B uses an organic-based fertilizer, which is different from synthetic fertilizers. Further discussion of the cost of organic-based v. organic products ensued.

M&B was requested to prepare a short description of these products. Landscape Advisory Committee Chair Marian Altman also reported that plans are in the works to establish rain and conservation gardens throughout the Cascade Park area (right side with the daffodils bloom) going toward the entrance of Clubhouse I. She expects that basil, parsley, and other annual herbs will be planted for residents to snip and use. Deer, she said, are not known to eat herbs.

The Facility Enhancement Plan North Wing Clubhouse I

Streetsense, the architecture firm leading FEP development, proposed for Board action down the road ways to create a more inviting and pleasant dining experience. He sees the Cascade Room as becoming a "jewel" of a place to gather with a mix of stone on the walls, plenty of glass to bring the outside in, an adjacent patio, and a bar and lounge area at the interior entrance from the clubhouse. Sketches projected on screens for the Board to see included contemporary light fixtures, comfortable chairs, and a fireplace.

The Streetsense proposal also addressed interior changes to the Terrace Room, including rearranging the current buffet for center aisle use and opening up space to the often-overflowing Stein Room. He described adding small additions to the Terrace, Cascade, and Maryland Rooms to accommodate appropriate entrances. The Maryland Room, wedged between the Cascade and Terrace Rooms, will temporarily lose some space if the Cascade expansion concept is approved. When exterior work is possible, the Cascade would recover and perhaps exceed its original size with a bump-out addition toward the back. In discussion about the north wing plans, the age of the clubhouse was placed at about 48 years. Yes, the whole wing could be taken down and replaced, the architect said, if there was an unlimited budget. He believes, he said, that the improvements he suggests are "viable" and realistic and will result in the promotion of "good service, good food, and a good environment."

The Post Office

A motion that originated in the Community Planning Advisory Committee to reconsider the option of including a post office in the Administration Building did not carry. That means that the Board's earlier action this year to maintain the possibility of postal service remains in place as the FEP decision-making process proceeds.

Resident Petitions Against FEP Loop Road

Elsie Maxam presented petitions opposing a proposed loop road that would displace existing lawn sports. Her 2-inch stack of petitions, topped with a perfectly tied gold bow, contained about 770 resident signatures. Some petitions, which she described as definitely an "unscientific" survey, simply "disappeared", she said, suggesting that many more people may have wanted their signatures counted. She said that coverage in the *Leisure World News*, the upcoming Nov. 18 information meeting on the FEP for residents, plus large-scale schematics for residents to view in the clubhouses will help, she hopes, to address the view of many residents that they "have no say."

The petition itself calls for "abandoning the present plans for the installation of the circular drive and leaving the sports area as is." The proposed driveway is intended to add a drop-off place to increase resident access to the north wing (restaurants) of Clubhouse I. Rationale against this roadway includes, Maxam said, disturbance of the vista from the pool lanai and the restaurant as well as displacement of lawn sports representing "a total loss of \$256,000" for the lawn bowls/croquet court plus the cost of Bocce and shuffleboard courts.

The Administration Building

FEP Project Manager Nicole Gerke handed each Board member a new binder containing a review of this project. One binder has been placed in the Rossmore Library in Clubhouse I; Board Chair Barbara Cronin asked that more copies be made available in the clubhouses, and that the information be added to

FEP Watch List

Updates and background
www.lwmc.com

Project Review Binder
Rossmore Library, Clubhouse I

Nov. 18
3 p.m. Residents' Meeting
Clubhouse I

the website if possible at
www.lwmc.com.

An executive summary of the binder contents addressed the original three options, to renovate, expand, or construct a new Administration Building. The summary describes these options in terms of square footage, construction cost, design and permit fees, contingency fees, relocation expenses, and construction duration. Site plan issues are also spelled out in the summary. This document places the cost of the proposed and disputed access/drop-off road at \$95,000; its impact on lawn activities is detailed as to size and relocation costs.

Board and visitor discussion and questions about the Administration Building focused on the need for updated information about space needs and current cost comparisons for renovation v. new construction. No action was taken.

Other FEP Matters

Fond rehabilitation project: design work is underway.

Crystal Ballroom: community comments on the proposed concept for the ballroom are being collected and discussed with the architect. The update report states that a decision on the crystal chandelier "will be required" in November to continue with development of project plans and that funding will be requested at the November Board meeting for design development.

Salt storage shed: this is pending county review.

Physical Properties customer service renovation—this is pending a bid process.

Fitness Center—design development continues; an inventory of existing fitness equipment is being documented to determine the age and life expectancy for each piece before developing a final equipment list for the project.

Leisure World News

www.lwmc.com

OF MARYLAND

DECEMBER 2, 2014 • Published the First and Third Tuesday of Each Month

News Extras

From the Leisure World Board of Directors' Meeting on Nov. 25

by Barbara Braswell

The Facilities Enhancement Plan Access Road

After discussion and amendment, the Board decided that the proposed access road between the new Administration Building and the restaurant section of Clubhouse I, as shown on Site Plan 3A, be eliminated. However, LW Management and contractor Streetsense will be tasked with developing alternative access opportunities. The Board also approved an additional \$15,000 to explore options to improve accessibility to the North Wing of Clubhouse I, with funds to come from the Resales Fund.

Administration Building

Resident Sandy Hazel presented a petition to the

Board with a reported "over 500 signatures" stating opposition to construction of a new Administration Building at an estimated cost of \$5.2 million. The signers are also calling for an engineering study of the existing structure to be followed by a "resident referendum" before any final decision is made regarding construction of a new building.

The Board members adopted a motion to allocate \$35,000 from the Resales Fund to refine the actual square footage needs for the Administration Building. They then considered whether to allocate up to \$150,000 to engage an independent engineering and architectural firm to complete an "invasive facility conditions assessment" (engineering study) of the existing Administration Building. Many

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Crucial Meeting on Metrobus Service to LW

by Sandra W. McLeskey

The first in a series of three meetings to discuss the future of Metrobus service to Leisure World will take place on Wednesday, Dec. 10 at 2 p.m. in the Montgomery Room of Clubhouse I. The meeting is being hosted by Leisure World in conjunction with WMATA, the Washington Metropolitan Area Transit Authority and will be facilitated by members of the Office of Bus Planning. They will be soliciting comments from Leisure World residents about their transportation needs. The focus of the meeting is to determine the needs of the community and how Metrobus service could be modified to meet these needs. The second and third meetings of this series will be scheduled for after the New Year.



As was explained in the previous issue of the *Leisure World News*, direct Metrobus service to Olney and Medstar Montgomery General Hospital was abruptly discontinued on Sunday, August 24, 2014 without advance notice. A group of Leisure World committee members, local and state politicians

intervened and some service was restored temporarily with the implementation of the Y4 bus.

Starting Monday, Dec. 15, 2014, Y8 services between Leisure World, Olney, and Medstar Montgomery Medical Center will be restored on weekdays. Northbound trips will depart every 20-30 minutes from the Clubhouse I bus stop to Medstar between 7 a.m. and 8:25 p.m. Southbound trips will

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Opening on the Board of Directors of the Foundation

by Bob Stromberg

The Foundation of Leisure World has a vacancy on its Board of Directors and is requesting applications from residents who would like to serve. If you are interested, please submit a letter and a short bio to the E&R Office in Clubhouse I by January 15. Interviews will be arranged.

Your first question may be: what is the

Foundation and what is its function in LW? Our mandate is rather broad: to enhance the quality of life for residents of LW in the areas of culture, education and health. Okay, you may say, but could you be a little more specific? Yes, as examples, we subsidize cultural events in the auditorium and ballroom such as concerts, art shows, dance programs; purchase items not covered by the

community operating budget such as the new grand piano in the auditorium, audio-visual equipment; and help support organizations such as the Fireside Forum. You may be then wondering: where does this money come from? It is all derived from tax-deductible donations made by residents. Additional information is available at the LW web site: www.LWMC.com and click "Foundation".

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Coming Soon Rossmoor Model Train Club Open House

Saturday, Dec 27, 10am-3pm
Clubhouse II Basement



During December enjoy the Model Train display in the lobby garden area of the Administration Building—the running of large G scale trains with buildings and people, and maybe some snow.
Contact: Marilyn Chmielewski,
301-438-3259

News Extras

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Board members spoke on this issue, pro and con, and there were so many visitor comments, the Chair invoked the Open Forum policy which restricts visitor comments on any one item to 20 minutes or less. In the end, the motion failed by a narrow margin.

North Wing of Clubhouse I

The Board approved an additional \$60,000 for a total sum of \$80,000 for the Design Development phase of the North Wing of Clubhouse I project. Funds will come from the Resales Fund.

Crystal Ballroom

The Board decided that the crystal chandelier will be retained as a focal point in the Crystal Ballroom. Also, an additional \$20,000 was approved for a total sum of \$50,000 for the Design Development phase of the Ballroom.

Contracts

After a bidding process, the LWCC Board of Directors approved a new 3-year contract for janitorial services with Stansfield Building Services, beginning January 1, 2015 at a cost of \$359,283 in 2015, \$384,433 in 2016, and \$411,343 in 2017. Also after a bidding process, the Board approved a 3-year

contract with a new swimming pool management services company, Community Pool Services, LLC. The cost will be \$122,750 in 2015, with a 3% increase in 2016 and 2017, respectively. After a request for proposals was issued, the Board delegated authority to the Executive Committee to review and approve the proposal to install fiber optic cable for implementation at Trust facilities. Because the full Board will not be meeting in December, this delegation was necessary so that field work can begin shortly after the first of the year.

Deer Incident Reports

The Board directed that deer incident reports will continue to be used and published through October 2015 and data will be provided to the Security & Transportation Advisory Committee for transmission to the Board. In addition, the Board will take no action—other than continued monitoring—regarding the deer population in LW.

Walking on the Golf Course

After a detailed discussion of the legal and financial risks, the Board decided to immediately discontinue the existing policy of allowing walkers on the golf course up to 10am. Also, any policy to allow walkers on the golf course will be reviewed by the LW legal counsel and

the LW insurance carrier and approved by the LW Board.

Advisory Committee Representatives

The Board approved all the nominees for positions on LW's standing committees listed in the attachment to the Agenda packet, which is available on the LW website, lwmc.com.

LW News Advertising Rates

At its June 24, 2014 meeting, the Board approved the annual Schedule of Fees for 2015, which included advertising rates for the LW News. But shortly thereafter, LW needed a new printing company for the paper. In order to procure the best printing company, the LW News needed to be downsized and reformatted. Consequently, the display ads needed to be resized to fit the new format, and the previously approved "per column inch" rate basis was no longer applicable. Therefore, on November 25, the Board approved a new "flat

rate" basis for display ads in LW News.

MedStar 3rd Quarter Report

MedStar reported an increased volume in primary and specialty care and pharmacy, with a slight decrease in the rehabilitation category. They expect a further uptick in the pharmacy category in the 4th quarter due to the number of flu shots given. Because Dr. Shaw is leaving on December 31, MedStar is actively recruiting for a new dermatologist. MedStar's patient satisfaction scores are down 8% from the 1st quarter of 2014 and additional customer service training is taking place. In partnership with the LW Mental Health Subcommittee, MedStar is participating in a Memory Loss seminar on Saturday, December 6 at 2pm.

Metrobus

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depart every 20-30 minutes from Medstar Montgomery Medical Center to Leisure World between 7 a.m. and 8 p.m. Y7 service, which operates between Silver Spring, Wheaton, Glenmont, Leisure World, and the ICC Park and Ride lot, will not be affected.

Leisure World residents use the Y8 bus, but it is also used by many people who are employed in Leisure World. WMATA officials have indicated the Y8 service from Leisure World to

Olney and Medstar Montgomery Medical Center could be revised again during the summer of 2015 if the utilization of the service does not improve, so it is very important that we have a large turnout at these meetings and are able to express a high level of need to WMATA in order to retain this service. If the service is important to you, please make plans to attend this meeting on Wednesday, Dec. 10 at 2 PM in Clubhouse I.

Sandra McLeskey is a member of the Leisure World Health Advisory Committee.

Leisure World News OF MARYLAND

An official publication of the Leisure World Community Corporation

Published Twice Monthly

The Leisure World News is a publication for the benefit of Leisure World residents. Its mission is to provide news and information about community governance and other relevant issues, events, and activities, and to provide residents a forum for their opinions and an opportunity to contribute articles of general interest. All matters concerning the Leisure World News will be decided with this mission in mind.

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Residents' FORUM

Our Troubling and Troublesome Less Than 1 Percent

This is a sensitive and difficult subject.

To what extent should the less than 1 percent of activist residents monopolize the time and efforts of the approximately 19 percent who volunteer to support our community? This means that the ongoing work of both paid staff and the volunteer boards and committees is disrupted with a loss of morale and efficiency.

What is the impact on the 80 percent of our residents who believe they live in a safe, beautiful, and well-managed community where their persons and property values are respected? Adverse views distributed outside our community can reflect badly on our personnel and facilities and could limit our ability to attract new residents to Leisure World.

Respecting the Majority

How did I come up with 19 percent? This is a rough estimate, probably too low, of the people who serve on our 29 mutual boards and committees, members of advisory committees, and many others who help out even if they have no official, recognized positions. Also included

in the 19 percent are those who express their concerns and opinions in a positive and respectful (sometimes forceful) manner, and often get the action they desire from our volunteer boards and management.

The remaining 80 percent—the rest of our community—also actively contribute to the community in many ways.

Approximately 100 residents hand carry the *Leisure World News* to their neighbors.

Last month, some 1500 residents enjoyed five performances of Fun & Fancy's production, "Sweet Charity"; its cast and crew of 38 residents devoted 4800 hours (the equivalent of 200 days) to prepare this event. Such efforts are repeated by The Gilbert & Sullivan Society.

Teachers and students challenge each other in classes and seminars.

The Lions Club recently ran a vision and hearing screening for nearly 200 residents.

The woodworkers group, in making 300 luminaries for a monastery in Washington D.C. this holiday season, is extending the reputation of Leisure World far beyond our gates.

And what better example of community service than the volunteers who manage the library in Clubhouse I.

We have more than 70 clubs and organizations. With just 10 active people each, there are another 700 residents who are contributing to Leisure World life through their chosen activities.

Our society has a great tradition of tolerating open debate and civil disobedience. We hope the causes are just and the arguments sound, but this is not always the case. Even as a broken clock is right twice a day, activist dissidents can be on target with their criticism and advice; however, exaggeration, misstated facts, and overblown language and innuendo are

disruptive, not helpful.

This year the Board of Directors Executive Committee initiated a public relations program to ensure that the Washington community is aware of the many programs and benefits offered by Leisure World. I am concerned that when the less than 1 percent extends their complaints and criticisms to the general public and to public officials, the impact will potentially undermine our outreach and make our homes less attractive to potential buyers, which also may reduce our property values.

Community corporations such as ours have governance systems defined by state law. The less than 1 percent often states that we should behave like a governmental body and not by all the documents that define us as a Common Ownership Community. In fact, we have a trust agreement, bylaws, and rules, policies and procedures that each of us

agreed to abide by when we bought our units (even though most of us never read all the documents we received)! The Leisure World Community Corporation Board of Directors has gone further than what the law requires in adding open forum opportunities and trying to be as transparent as possible.

I believe we need to consider seriously the concerns of the less than 1 percent, as they are our fellow residents; however, the amount of time invested in dealing with the continuous challenge of questions and personal allegations must not be allowed to take precedence over the time and effort required by our volunteer governance boards and committees and professional property management organization to support the other 99 percent. When the circumstances warrant it, LWCC has a dispute resolution process that is available to any resident.

—David Frager



Residents' Forum Guidelines

from the LW News Advisory Committee

The *Leisure World News* welcomes submissions from its readers. We will publish as many as possible to reflect the widest span of LW community issues. To increase your chances for publication, please follow the guidelines below:

Guidelines for Letter Writers

1. Residents' Forum (RF) submissions must be emailed to lwnadvisorycommittee@gmail.com or delivered to the LW News Office.
2. RF submissions must state the writer's name, address, telephone number, and email address, if any, but if the material is published, it will include only the writer's name.
3. RF submissions must adhere to all *General Guidelines*, including but not limited to:
 - Material must be of interest and value to the community, respectful and in good taste, clear, concise, accurate, non-repetitive, relevant, and avoid personal attacks
 - All submissions will be subject to editing. Writers will have the opportunity

to approve substantive pre-publication edits.

- LW News does not guarantee when or if any submission will be published.
- Editing is not to be confused with censorship. LW News welcomes constructive criticism (or praise), as long as it is clearly identified as "opinion" and adheres to all other guidelines for LW News.
- 4. Receipt of RF submissions will be confirmed by email or telephone.
- 5. If an RF submission refers to another source, such as an article in another publication, a press release, a legal opinion, etc., a copy of that source must be provided for verification and reference.
- 6. RF submissions are strictly the opinion of the writer.

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LETTERS

See Social Workers for Best Rx Insurance Plan

Dec 7 is the Medicare deadline for making changes in Part D prescription insurance plans. Finding the most beneficial plan for your needs can be a daunting task with many things to consider. There's the monthly premium, the cost for each medication, co-pays, deductibles and the ever-looming "gap" often referred to as the "donut hole".

Wilma Braun, A.C.S.W., L.C.S.W.-C., in the Social Work Office at the Medical Center is a resource for help with this task. For example, when I consulted her last year, within less than an hour, she had entered all my meds, which are a lot, and found me a 2014 plan for \$39 a month, no deductible, and no co-pay for all my generic meds which at that time was all of them. This year, I went back to see her to see if this was still the best plan for me, or if I could get a better deal for 2015. And sure enough, with her magic computer program, she identified a plan that shaved off almost \$1,000 on my projected expenses for 2015. And then she enrolled me in this new program. Now, I'm all set for next year with no worries.

To make an appointment

with Wilma or one of the other MSWs in that office call, 301-598-1007.

—Carole Neckar

Where Are the Priorities?

In reference to the Nov. 18 PEP "Information" meeting, we were given only one point of view relating to the Administration Building. In all fairness, I would like to see an architect's rendering of a renovation for the present Administration Building with and without an expansion.

We were informed that the money being spent comes from resident's contribution when purchasing property here and is to be used only for the purpose of betterment in the community for residents to enjoy. Therefore, why not spend the least amount of the \$10M total PEP package on the Administration Building and more for the benefit of residents. For instance our theater could use a larger stage and viewing screen.

I'm sure there are many more avenues to pursue for improvements within our community. The obligation should be first and foremost to the residents.

—Constance Jones

Lions Club

Share Your Vision Donate Old Glasses

by Jack B. Ralph

Your eyesight has changed. The Lions Club sight van has told you that you need new glasses. You need bifocals. You need trifocals. You need prisms. After cataract lens implants, you don't need the old glasses any more. You don't use "drug store" glasses/sun glasses any more.

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There are many people who can use those old glasses and lenses. Give someone a chance for a life of better sight and vision.

The Lions Club can also use old hearing aids. They may be placed in any of the eyeglass receptacles in the

Administration Building, Clubhouse II at the FISH desk, Giant Food, or call Judith Jolles at 301-598-6925 who will help you. Share your expression of good will by providing Thanksgiving act of love and good will.

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FEP Community Meeting Draws Overflow Crowd

photo and story by Martha Robinson

More than 300 residents braved 30-degree temperatures and navigated a packed Clubhouse I parking lot to be at the two-hour Nov. 18 informational meeting about the \$10 million Facilities Enhancement Plan (FEP) before the Leisure World Board of Directors. The Crystal Ballroom was so full some residents could not be seated.

Board Chair Barbara Cronin opened the meeting with a statement intended to put to rest the perception that the proposed projects, most of which have not advanced beyond concept stage, will result in monthly fee increases. She explained that the projects will either be paid for from the LW Resale Fund or will not be started. The 2 percent fee paid at the settlement table when property is sold is what makes up this fund, she said, and it can only be used for major projects benefitting Trust property such as the clubhouses, administration building, golf course, and the physical properties building and surrounding grounds. The resale fund by the end of 2014 will be \$5.8 million; it is said to grow by \$1.2 million annually.

Residents saw large-scale projected images of the buildings and spaces depicting interior and exterior usage and decor including ideas for furnishings and proposed color palettes. Specifics reported by Assistant General Manager for Facilities and Services Jolene King and FEP Project Manager Nicole Gerke included:

- **The new fitness center**, a 5,000 square foot addition to Clubhouse II estimated at \$1.7 million, has progressed the farthest of all projects. Next steps are to decide equipment, its placement, and finishing materials.
- **The Crystal Ballroom** is a \$620,000 project encompassing updated floor, wall, and ceiling treatments and improved lighting, acoustics, and AV capacity. Next steps include recommendations by the F&R Advisory Committee and decisions by the Board on the crystal chandelier and furnishings.
- **The North Wing of Clubhouse I** is a \$1-\$1.5



million project aimed at redistributing restaurant usage among patrons of the Bistro, Terrace, and Stein Rooms, addressing kitchen capabilities and catering needs. The idea is to update finishes and furnishings and improve access to the restaurants via new outside entrances and vestibules. The Maryland Room, wedged between the restaurants would be reconfigured slightly. Next steps include decisions on detailed floor plans, finishes, and furnishings.

- **The access road and lawn sports** were discussed in context with a comprehensive site plan addressing Clubhouse I, the Administration Building, and parking lot. Next steps include Board decisions to (a) eliminate the access road (estimated at \$95,000) and retain the lawn sports, (b) keep the access road and relocate the lawn sports (estimated at about \$265,000), or (c) find some middle ground.
- **A new Administration Building**, estimated at

\$5.2 million was said to provide 20,000 square feet of space needed for administrative functions v. the 16,643 square foot existing 50-year-old building. The cost to renovate the existing building was estimated at \$2.2 million. The cost of renovating and expanding the existing building was estimated at \$3.2 million. Renovating was described as a "risk of unknowns" with a life expectancy of 20 years versus a 40-year lifespan for a new building.

King said that a response to resident concern about building new instead of renovating could be to obtain a facility assessment of the existing building. This was the recent recommendation of the Community Planning Advisory Committee (CPAC) at its November meeting. At that time CPAC urged the Board of Directors to "engage, before funding any further design work on either the construction of a new Administration Building or the renovation or expansion of the existing

Administration Building, an independent engineering and architectural firm to complete a full study... assessing the viability of, and costs related to, such a renovation and/or addition versus the building of a new structure," King said that assessing the facility conditions in this way could provide detailed documentation on the physical condition of the existing building and the costs of remediation to bring the building up to code. She estimated the assessment at \$100,000-\$150,000 depending on the conditions found.

The golf course project, estimated at \$914,000, was described as involving "trees, trees and traps" toward improving playability.

The pond rehabilitation, estimated at \$810,000, involves dredging the 2.5-acre waterway. The pond has an accumulation of organic matter and odor-producing algae blooms.

Physical Properties office space renovation, estimated at \$285,000 was described as primarily improving the customer service area and entrance. Next steps include obtaining bids for this work.

Nearly 30 residents lined up at microphones after King and Gerke reported the purpose and objectives, progress and cost of each FEP project. About half the questions related to whether to renovate or build new with respect to the Administration Building.

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LEISURE WORLD NEWS 2015

Residents' FORUM



LETTERS

Give Residents
A Vote

Enough said about the troublesome one percent of us who have voiced our opinion. Give the other 99 percent a chance to be heard. Many of our residents have no computer or e-mail. Some of my friends claim not to have the skills for putting their opinions in writing. But we could all put an "X" on a ballot to show our preference for tearing down or renovating the Administration Bldg.

— Constance Jones

Fix What Is
Necessary v. Total
Ballroom Renovation

Recent letters to the *Leisure World News* and discussions elsewhere have often expressed the view that the Board of Directors does not listen to the residents and is just a rubber stamp for management. I think that this is a somewhat unfair characterization.

The board does listen and makes decisions if presented with truthful information and unbiased facts. For example,

the board decided to retain the lawn sports activities, to eliminate the proposed Clubhouse 1 south wing access road, and to eliminate the real estate offices in the Administration Building. Currently there is spirited discussion about whether to build a new Administration Building or to renovate the current building.

There is another project where there is more than one approach—to renovate the Crystal Ballroom, estimated to cost \$620,000.

In 1995 the Fireside Lounge was turned into the Crystal Ballroom in a major renovation which affected the ceiling, floor, and walls. Now the Leisure World architect, Streetsense, has proposed to again completely renovate this 19-year-old room. One argument for a makeover is that the look is "dated" but this is really just a matter of taste and opinion.

However, there is an alternative approach: rather than completely redoing everything, retain the vintage 1995 basic décor and correct

the outstanding problem—audio, lighting, and ceiling. The wood floor is adequate but needs cleaning and refinishing. The carpet may not be "dated" but might benefit from replacement.

Residents seem to agree that the current sound system is inadequate but, as we learned at the Board of Directors meeting on Nov. 25, modern sound equipment completely solved the problem. Note that the Ballroom budget already includes \$10,000 for an updated sound system.

It is generally agreed that the current lighting can be improved. Streetsense's preliminary plans seem to solve these problems with a variety of lighting options including the use of the current chandelier. Coordinated with improvements in lighting, a new design for the ceiling may be desirable.

Streetsense should, as suggested at the November Community Planning Advisory Committee meeting, be directed to study replacing the audio, lighting, and ceiling, and to do whatever refurbishing is necessary to maintain the current (vintage 1995) décor. Then the board can make an informed decision between the two alternatives.

It is not clear how much this proposed alternate might cost but it could be in the range of \$220,000 to \$250,000, thus saving as much as \$400,000 over the current Streetsense approach.

— David Kipping

Does Your Mutual
Board Know What
You Think?

Is it worthwhile to spend up to \$150,000 to find out if we should spend \$5,000,000 needlessly? The Leisure World Board of Directors (BOD) doesn't think so.

On Nov. 25 a majority of the BOD rejected the proposal, endorsed by the Community Planning Advisory Committee, to undertake, for the first time, a thorough and professional engineering analysis of the Administration Building.

Inexplicably, the BOD earlier in the meeting agreed to request a detailed study of how much space is actually needed for our administrative staff. (Surprisingly, this has not previously been done!) After hearing from the largest ever turnout of LW residents just days earlier, board members chose to reject this rational next step.

At the well-attended meeting of residents on Nov. 18, nearly ALL questions or comments from residents sought to encourage taking another look at the \$10 million "Facilities Enhancement Plan (FEP)." There were NO questions or comments suggesting that "all is good; keep up the good work!" But the LW BOD apparently didn't hear.

Half of the FEP expense involves tearing down the Administration Building, and destroying the mature landscaping that surrounds it, in favor of destroying another lovely area of mature landscaping to build its \$5,000,000 replacement. That is a major reason that 300 residents attended the Nov. 18 meeting—ten times more than had attended ANY previous discussion of the \$10,000,000 FEP!

But this did not impress the LW BOD.

Perhaps it is time for YOU to attend the next meeting of your mutual board. Maybe it is time to directly let your mutual board members KNOW what you think should be done with the Administration Building and other Trust properties. We can only enjoy the "leisure" offered by LW in the future, if we set leisure aside while planning is underway for its future.

If you agree that a 48-year-old building has outlived its usefulness (how old is YOUR home?) then just stay home and enjoy your leisure.

If you agree that all parts of the FEP are acceptable, just stay silent.

However, if you agree with many of the 300 residents who came out to learn more and raise questions about the FEP, it may be time to tell YOUR mutual board what YOU think!

— Bob Namowitz

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New Idea for LW to Consider

Let's be practical about enlarging the present Administration Building and redecorating/redesigning Clubhouse I by extending the Administration Building to connect with Clubhouse I which could provide lots more space plus an entrance to Clubhouse I nearer the parking lot. Where are the architects who can redesign both buildings that would enhance the convenience for residents and the staff?

— Mildred Perlow

A Modest Proposal

When I moved to Leisure World, a little over two years ago, I never expected to get involved in LW politics. I never even knew there WERE any politics. All I knew was how lucky we were to find such a lovely apartment in such a beautiful, well-maintained community at such a reasonable price. And yes, we still feel that way.

But recently I became aware that there is some "politics" going on. It began with a letter in the *Leisure World News* complaining about spending several hundred thousand dollars to eliminate the shuffleboard courts and shorten the walkway to the Terrace Café. Then, this was dwarfed by the controversy about spending \$5 million to tear down the Administration Building and erect a new one. In fact, as I understand it, the LW board plans to spend over \$10 million on "improvements", including \$600,000 to update the "outdated" décor of the Crystal Ballroom.

What's going on here, I thought. People do not routinely replace buildings when they're 50 years old. I googled the 50 state capitol buildings and found that the average age is 125 years, with the oldest being our own State House, built in 1772. And I'm pretty sure that almost every building in downtown DC is over 50 years old. And if space is needed, why not use the existing space taken by profit-making companies like Bank of America, or by the largest mutual (when other mutuals

provide their own space)?

\$10 million dollars is a lot of money. A board member told me not to worry because it's not coming out of our pockets, but it IS coming out of our pockets. It came out when we bought our units, and it will come out when we sell them: 2 percent of the sales price will go into the resale fund instead of into the seller's pocket. And remember, the resale fund is not for maintenance, which comes out of our monthly fees. It's for new facilities, new construction.

And then it hit me. I know what the problem is. As in "Field of Dreams" ("build it and they will come"), I think it's a case of "give them money and they will spend it". You can hardly blame them. Every organization I know manages to find a way to spend money they are given. So, faced with an accumulated \$5 million that is growing every year by \$1 million, it is only natural that our board will find ways to spend this money.

Which brings me to my "modest proposal". The only way to stop this unnecessary spending of money — and it IS unnecessary — is to remove or reduce the amount of funds available. We don't need to spend \$10 million. I like Leisure World the way it is. I like the grounds. I like the appearance of the buildings. I like the décor. If it ain't broke, don't fix it. So I propose that we reduce the resale fee from 2 percent to 1 percent, where I'm told it used to be. That would still bring in about \$500,000 per year and that should be ample.

To tell you the truth, I would like to suggest eliminating the resale fund completely. For one thing, it's very unfair. If new buildings are needed, the cost should be borne equitably by all, just like maintenance of existing buildings. Why distinguish between maintenance and expansion or change? But OK, I know the chance of this happening is negligible, so forget this paragraph.

However reducing the resale fee to 1 percent, I think, is a feasible idea — a modest proposal.

— Rodney Brooks

Metrobus Debacle or Comedy of Errors?

Whatever could have possessed the Washington Metropolitan Area Transit Authority (WMATA) to cancel bus service from a senior community to the nearest local hospital?

LW residents were given no warning in August that the Y8 direct service from Clubhouse I to the MedStar Montgomery Medical Center was to be ended, and that residents were expected to walk to/from/across Georgia Avenue, with whatever infirmities, and/or packages/bags they might have, day or night, rain/shine/snow.

Objections were raised, and a bus service, of sorts, was added from Clubhouse I—to a parking lot, for LW passengers to wait outside in all weather, to pay another fare, to continue on the Y8 to the hospital.



The LW Government Affairs Advisory Committee began meetings with WMATA, where differing, conflicting reasons were given about ending the Y8 LW service—too expensive, not a cost problem, too many riders, too few riders, insurance problems on private property, too long a turn-around, schedules, no commuters, driver

problems, etc.

The blame was always put onto LW as the "problem", even complaining that LW residents had not appeared at an unknown WMATA meeting in Oxen Hill.

At one meeting, legislators, who are WMATA funders from federal, state and local levels of government, told WMATA to restore the Y8 service to LW, exactly as before! WMATA seems to be resisting.

A temporary, limited, Y4 bus service was instituted, with a new, less-convenient, sometimes confusing, schedule.

As of December, supposedly to save money until March, WMATA is to replace the temporary Y4, and the one, single effective Y8 bus service, with THREE services, Y2, Y7, Y8, all with different routes and schedules, north and south.

It is expected that WMATA will now say that too few LW residents ride the new service.

How can we know which bus is going where, or when, if the WMATA official himself had trouble explaining it?

BTW, according to WMATA, a stated advantage of the Y2 is that it does NOT go into LW, so passengers from Glenmont will be able to choose to avoid LW. Is our one stop so onerous?

A new explanation is that, with half of Georgia Avenue buses diverted to DC's crowded 16th St., there are now too many passengers for the fewer buses left on Georgia Avenue. If so, why these complicated, expensive changes? Why not simply add more buses to the single, preferred Y8 route, a county mainstay for nearly 50 years?

Sadly, there seems to be no awareness at WMATA that LW residents, though not daily commuters, do, and will, need to be able to rely on safe, convenient service to the hospital at various times. There has been no awareness of, or interest in, the potential disaster of an impaired senior trying to cross Georgia Ave. in traffic because of lack of bus service to LW. There seems no awareness that LW residents, as taxpayers, contribute as much to WMATA as its other riders, whom they seem to value more.

WMATA's actions and responses, debacle or comedy of errors, defy logic, but also reveal a lack of understanding and respect for the entire LW community.

— Sally Newcomb MacDonald

News From the Sept. 29 Board Meeting

by Leisure World News Staff

The Leisure World Community Corporation (LWCC) Board of Directors is composed of 34 directors, residents who represent the community's 29 mutuals and 5,600 units. The next board meeting is Oct. 27 at 9:30 a.m. at Clubhouse I in the Montgomery Room.

At the Sept. 29 meeting, key actions were taken on Community Planning Advisory Committee (CPAC) recommendations, a pesticide bill that at the time of the meeting was pending before the Montgomery County Council, and fundraising for the 50th anniversary celebration.

LWCC Chair David Frager presided over the meeting and General Manager Kevin Plannery represented management.

Montgomery Mutual Fire

During his regular general manager's report, Plannery provided an update on the aftermath of the recent fire on Gleneagles Drive. The incident occurred in a 12-unit, low-rise building, in which 10 units were occupied. Two apartments were destroyed and other units throughout the building sustained varying degrees of smoke and water damage.

Plannery stated that he had met with the Insurance Advisory Committee and that a reserve fund for damages was established at \$720,000.

Management is also working with the community's insurance

broker to develop an educational forum to remind residents about the importance of obtaining homeowners insurance. Six of the 12 units affected by the fire did not have insurance.

Planned for mid-November, the forum will address what is covered by the Leisure World umbrella policy and what kind of coverage residents need to purchase on their own.

50th Anniversary

As a part of its fundraising plan, the anniversary celebration committee sought approval to offer a top sponsor of activities and events (based on monetary contributions) promotional placement on a banner on the globe, which would include the name of the sponsoring company.

The request prompted extensive discussion and a related proposed amendment. Both the amendment and the original resolution failed.

Community Planning

The board approved CPAC's recommendations for the Administration Building/Clubhouse I site plan.

Carole Kennon, chair of CPAC, reminded the board that the committee has been working on the plan since January 2014 and that it has had 12 meetings regarding the matter, including discussions with the architects, staff and relevant advisory committees.

The site plan dated Sept. 24, 2015, includes an update regarding the parking lot and traffic plan.

Pesticide Bill

The board discussed whether to support proposed pesticide bills before the Montgomery County Council. There was a lively discussion among board members and comments from a few residents in attendance.

Ultimately, the board voted not to support either the original bill 52-14, Non-Essential Pesticides Prohibitions, put forward by Council President George Leventhal, or the amendment proposed by Councilman Roger Berliner.

On Oct. 6, the council passed a ban on the use of pesticides in the county, effective Jan. 1, 2018. As a result, Montgomery County became the nation's first major locality to pass a measure prohibiting the use of cosmetic pesticides on private lawns.

Technology Review Committee

Tim Carrico, a member of the tech committee, presented a succinct and informative report about the special committee's activities and an initial evaluation of its mandate.

He stated that the committee is not duplicating the work being done by Hartman Advisors (a technology consultant working with management), but rather is taking a longer-term approach that is much more focused on the residents.

The board passed a resolution confirming that, as requested, the tech committee will develop a strategic plan—including alternative analysis for solutions, cost estimates and implementation stages—rather

than seeking an outside contractor to do so. The plan is to be completed by March 31, 2016.

Leisure World News

The board's summary report was based on observations from three board members who attended the Sept. 17 LWNAC meeting. The report stated: "The primary concern for LWNAC is the development of a process for the residents and management to develop an effective, cooperative working environment in the presence of a new reality—a professional executive editor employed by Leisure World of Maryland Corporation and the imminent hire of a senior editor."

Development Projects

Jolene King, assistant general manager for Facilities and Services, gave a brief update on construction projects, noting that the newly renovated Crystal Ballroom opened on Sept. 19. She also reported that the Salt Shed at the Physical Properties Department was completed and the project came in \$5,200 under budget.

All residents are welcome to attend board meetings. More information about the meetings, including board documents and minutes, is available online (lwmc.com). Board meetings are broadcast the week after they occur on Monday, Wednesday and Friday at 4 p.m. and 7 p.m. on channel 974. See broadcast schedule on page 6 and a full listing of governance meetings on page 51.

General Manager's Report: October 2015

Information in the following report from General Manager Kevin Plannery is being presented to the Executive Committee on Oct. 16, and will be provided to the Leisure World Community Corporation (LWCC) Board of Directors on Oct. 27.

Finances

Year-to-date (the quarter ending Sept. 30, 2015), net operating expenses are approximately \$118,000 under budget.

In September, there were 27 property transfers that generated approximately \$90,000 in contributions to the Resales Fund. In the first nine months of 2015, there have been 295 property transfers that generated approximately \$1,083,000 in contributions to the Resales Fund.

Employee Recognition Luncheon

The annual Employee Luncheon was held on Tuesday, Oct. 6, from 11:30 a.m.-1:30

p.m. on the Clubhouse I Lanai. LWCC Board of Directors Chair David Frager gave remarks and General Manager Kevin Plannery presented awards for longevity and continued service to the corporation.

Employees who have worked at Leisure World from five to 35 years were recognized. Mutual presidents and department heads are thanked for their cooperation in allowing employees assigned to their mutuals and departments to attend.

Additional Updates

The general manager's report also contains additional information not included here because it appears elsewhere in the newspaper or was previously reported. These items include updates on flu and pneumonia vaccines (page 1), Pesticide Bill 52-14 (Sept. 29 board report on this page), and the Oct. 24 Community Shredding Day (page 6).

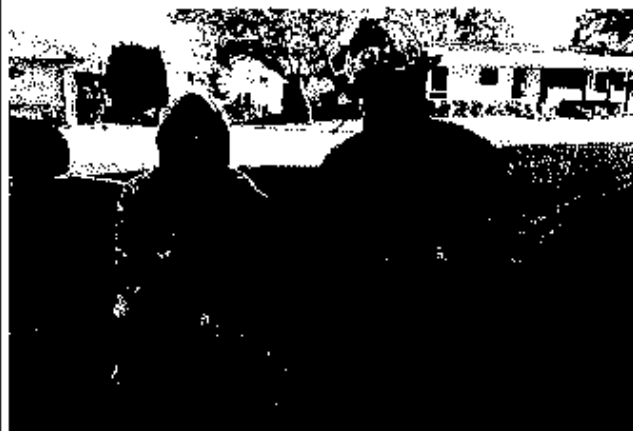
Leisure World News

www.lwmc.com

OF MARYLAND

November 6, 2015 • Published Twice a Month

Firefighter Rescues Canine From Fire



From left, resident Chris Edwards, Heidi (the dog), and Montgomery County firefighter Rob Rutten are all doing fine post-fire. Photo by Dan Royer

The tragic fire that occurred on Sept. 15 in Montgomery Mutual did not cause any injuries to human residents. However, two cherished pets were not so lucky and one of them, a cat, did not survive. Fortunately, Heidi—a dog who had been rendered unresponsive by smoke inhalation—was rescued and resuscitated by Montgomery County Fire and Rescue Service Captain Rob Rutten. According to resident Chris Edwards, Heidi's owner, this heroic firefighter rushed into the burning building and risked his own life to save the dog. Fellow resident Carl Dahlstrom observed, "I know firefighters routinely deliver babies, pull seriously injured people out of wrecked vehicles, and save lives with first responder medical procedures, but it's rare to hear about a firefighter putting his own safety at risk to save the life of a dog!"

— Leisure World News Advisory Committee

Home Insurance Forum Aims to Dispel Myths

Nov. 19, Crystal Ballroom, 1:30 p.m.

Accidents happen. When your home is damaged by fire, water or other unforeseen circumstances, homeowners insurance is necessary to cover damage and destruction and alleviate repair and replacement costs.

Question: Is it true that Leisure World of Maryland's master insurance policy covers my entire home inside and out? Answer: NO. You need to insure your personal property.

This question and many more will be addressed at a special Insurance Forum in the Clubhouse I Crystal Ballroom on Thursday, Nov. 19 at 1:30 p.m. Steve Dickerson and Theresa Nelson, senior vice presidents at USI Insurance Services, will give a presentation and respond to resident questions.

Don't miss this opportunity to be educated about how to protect your investment, your home, and your personal possessions.

It is imperative that residents purchase homeowners insurance. Although each mutual is part of a large master umbrella policy, there are limits to the scope of coverage. The master policy generally covers the building

structure. Your personal possessions—including clothing, jewelry, and furniture—need to be covered by your personal homeowners policy. This applies to renters also.

Common misperceptions:

- If a fire or water intrusion damages my unit, the Leisure World coverage (master policy) will address losses associated with personal property. **MYTH**
- If I am displaced from my unit for an extended period of time, Leisure World's insurance will pay for my hotel stay. **MYTH**
- If a covered loss originates in my unit, my mutual will pay the deductible. **MYTH**

These myths are examples of why residents should attend the insurance forum. This is an opportunity for you to protect your interests and make certain that you have the proper level of homeowners insurance coverage in place to complement the master policy.

USI is Leisure World's insurance broker. The information presented at the forum can be used to guide insurance decisions with your preferred carrier.

— Kevin Flannery, General Manager

Leisure World Green

Construction of New Administration Building May Threaten Dozens of Trees

by Harry Stoffer

More than 50 trees, some of them stately and mature, may be destroyed or seriously affected by construction of a new Leisure

World Administration building. Resident Marybeth Ardike raised the issue at the Oct. 13 meeting of Leisure World Green. Ardike serves as president of the new environmental organization.

She said the latest site plan for

the new building, which is to be located just north of Clubhouse I, would result in "a critical loss of trees."

LW Green was launched in September with the goals of improving Leisure World's diminished tree canopy, upgrading area stream quality, reducing pesticide use, advancing energy conservation and promoting waste reduction and recycling.

Now, however, given the news of the possible impact of the new

Administration building on trees, members agreed that they will focus almost exclusively on tree issues in the immediate near-term period.

Leaders of Leisure World's planning committee urged residents to not jump to conclusions about what the Administration building's construction will or will not mean.

Carole Kennon, chair of the Community Planning Advisory Committee (CPAC)

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League of Women Voters

Preview New Voting Machines at Next Meeting

by Elaine Apter

We are excited to invite our Leisure World family to attend the next Rossmore Unit of the League of Women Voters of Montgomery County where an official from the Board of Elections will demonstrate the new voting machines that Maryland will begin using in the 2016 presidential primary election in April.

More than seven years ago, the legislature decided the state should replace its touch-screen voting machines, which some people felt were unreliable and susceptible to fraud. Also, since Maryland was one of the first states to adopt the touch-screen technology, these machines were getting very old. Maryland chose to replace the touch-screen voting system with machines that scan paper

ballots that voters will mark with a pen or pencil.

The League invites you to come to our meeting on Wednesday, Nov. 11 at 10:15 a.m. in Clubhouse I to get a first-hand look at the technology, try it out and ask questions of the representative from the Board of Elections. Voter registrars will also be on hand to help with new voter registrations, changes of address or party affiliation, absentee ballots or any other questions regarding your voter registration.

Remember the League of Women Voters is non-partisan, but very interested in getting out the vote, and ensuring that everyone's vote counts.

Our 2016 calendars are here. They have large boxes for recording events, are loaded with information about Montgomery County and, if your schedule

happens to change, you can erase on them. They make great gifts and are still only \$7. Calendars are available at Gold Castle Jewelers in Leisure World Plaza or you can contact Lyn (301-438-0188) or Elaine (301-438-8707).

The Rossmore Unit of the League of Women Voters meets on the second Wednesday of the month in Clubhouse I at 10:15 a.m. All meetings are open to everyone; all are welcome. Our next meeting is Nov. 11 at 10:15 a.m. in Clubhouse I.

Our November Trending Topic is on the homeless in Montgomery County. This discussion will take place at the Wheaton Library on Monday, Nov. 23 from 12:15-2 p.m. All league meetings are free and open to the public.

For more information about our meetings or the League of Women Voters in general, please contact Elaine (301-438-8707) or the League office (301-984-9385) or visit the website (www.lwvnmcc.org).

Trees

← from page 1

said the county will make the final determination about what happens on the site.

"Trees are subject to regulatory review. There are two civic entities that have oversight for the trees—Montgomery County Department of Environmental Protection and Maryland-National Capital Park and Planning Commission, an agency of Montgomery and Prince George's counties," Kennon said.

"Both entities will do an assessment of the site to determine what trees will be impacted and they will make the final decisions on the process of replacement."

Vice Chair Fred Seebode added that the county has strict rules about which trees can be removed and how many replacements must be planted when a site is developed. Further, he said, the current site plan would add many new shade trees on "islands" scattered throughout a large parking area, which currently is just "an expanse of asphalt."

The remarks of the planning chair and vice chair, both residents, came in a brief interview with the author of this article, following a CPAC meeting on Oct. 20. At that planning

meeting, discussion included that final cost estimates for the new Administration building are expected in early 2016. Occupancy is projected for 2019.

Early estimates in the 2013 Facilities Enhancement Plan set the cost for the building at about \$5.2 million. Proponents of the building plan have reminded skeptical residents that costs will be covered by resale fees—one-time fees paid by residents when they purchase their homes.

Nevertheless, LW Green members were clear at their Oct. 13 meeting that they intend to pursue a variety of means to inform residents of the potential threat to trees posed by the new administration building—and to motivate them to take action.

Some members argued for trying to block construction of the new building. Others contended that the decision to build has been made, so the goal should be to mitigate the damage to trees.

More discussion is expected at future meetings. LW Green plans to meet the second and fourth Tuesdays of each month. Meeting times are still under consideration.

To reach the LW Green president, contact marybeth.ardaka@gmail.com. To reach the writer of this article, contact harrystoffer@netzero.com.

Last Call to All Armed Forces in Leisure World Nov. 11 Veterans Day Luncheon

A sixth annual luncheon for all veterans who have served on behalf of the United States of America is Wednesday, Nov. 11 at 11 a.m. in the Clubhouse I Crystal Ballroom.

This event is sponsored by Morgan Stanley and Volunteers of America Chesapeake. Morgan Stanley volunteers will be available after the luncheon to go over eligibility requirements for veteran benefits.

This luncheon is limited to veterans who reside or work at Leisure World. Unfortunately, there will be no exceptions. There is NO CHARGE for veterans, however, if you bring a guest, the cost is \$25.

Reservations will be accepted via telephone. Call Billie Saunders (301-598-3437). Seating is limited. When reservations reach capacity, additional callers will be placed on a waiting list.

All checks should be made payable to Leisure World of America Corporation or LWMC, and mailed to or dropped in the following mailbox (Billie Saunders, 3614 Chorley Woods Way, Silver Spring, MD 20906).

— Murian Altrun

Leisure World News OF MARYLAND

An official publication of the Leisure World Community Corporation, Leisure World News is published twice monthly by the Leisure World News Advisory Committee and Leisure World Staff.

Leisure World News is published for the benefit of Leisure World residents. Its mission is to provide news and information about community governance and other relevant issues, events, and activities, and to provide residents a forum for their opinions and an opportunity to contribute articles of general interest. All matters concerning the Leisure World News will be decided with this mission in mind.

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News From the Nov. 24 Board Meeting

by Leisure World News Staff

The Leisure World Community Corporation (LWCC) Board of Directors is composed of 34 directors, residents who represent the community's 29 mutuals and more than 5,600 units. There is no board meeting in December.

The organizational meeting of the board of directors is Jan. 8 at 9:30 a.m. in the Montgomery Room. The board elects officers at this meeting.

The next board meeting is Jan. 26, 2016, at Clubhouse I in the Montgomery Room.

LWCC Chair David Frager presided over the Nov. 24 meeting and Kevin Mannery represented management. The following reflects key highlights from the meeting.

Advisory Committees

The board meeting began with the confirmation of 2016 advisory committee rosters. Committee nominations were due from the mutuals on Oct. 30. Full listings of the 2016 advisory committee members, indicating any new members, were included in the board meeting packets.

MedStar

A good portion of the meeting focused on MedStar. Ana Alvarez, director of operations, MedStar Ambulatory Services, provided a third quarter report on operations and also presented a pilot proposal for serving non-resident seniors at the medical center. The board

approved the program, a six-month test that will begin in January 2016. (See more about the proposal on page 1 and page 9.)

Shuffleboard

As a part of the site plan for the new Administration building, the Community Planning and Education & Recreation Advisory Committees recommended eliminating three of four shuffleboard courts in order to accommodate more accessible parking spaces for the Administration building and Clubhouse I. The board approved the recommendation.

Construction Contract

The board approved retaining Morgan Keller to manage construction (renovations and enhancements) for the Terrace Room restaurant in the north wing of Clubhouse I. The \$454,000 contract includes \$424,000 for construction and \$30,000 for Morgan Keller's management services.

The funding sources are \$430,000 from the Facilities Enhancement Plan Reserve Fund (Resales Fund) and \$24,000 from the 2014 and 2015 Facilities Maintenance Plan for renovation of the restrooms in the north wing.

Budget & Finance

The Budget & Finance Advisory Committee made two recommendations to the board. The first was the expenditure of \$266,000 from

the Capital Equipment Fund for information technology equipment replacement and network enhancements. The committee also recommended adopting the Annual LWCC Budget Development Process and that the process be utilized by advisory committees and LWCC management during the 2017 budget process. The board approved both recommendations.

Early Voting Centers

The Government Affairs Advisory Committee drafted a letter to the Montgomery County House Delegation regarding MC14-16. The letter expresses support for the bill, which calls for increasing the number of early voting centers required pursuant to the population from eight to 10 in order to reduce crowding and long lines at each county location. The board approved sending the letter, which would come from David Frager, the board chair.

Closed Session

At the top of the meeting, the board agreed by roll call vote to conclude the meeting with a closed session. After resident guests and management staff departed, the board resumed the meeting to discuss personnel and contract matters. The general manager remained for the closed session.

All residents are welcome to attend board meetings. More information about the meetings, including board documents and minutes, is available online (lwc.com) in the Governance section of the website under LWCC.

Board meetings are broadcast the week after they occur on Monday, Wednesday and Friday at 4 p.m. and 7 p.m. on channel 974. See broadcast schedule on page 8 and a full listing of governance meetings on page 47.

MedStar Quarterly Report

Ana Alvarez, director of operations, MedStar Ambulatory Services, presented a third quarter report at the Nov. 24 board meeting. The report reflected MedStar activities from July 1 - Sept. 30.

The medical center continues to provide primary and specialty care, rehabilitation, and pharmacy services. New vascular surgery services were introduced in October and speech therapy is now available upon request. Dental and laboratory services are provided by other organizations, but are co-located at the medical center for the convenience of residents.

In terms of patient volume, primary and specialty care numbers are slightly down from Q2 (4,410) to Q3 (4,289) and compared with year-to-date figures for 2014 (12,643 vs. 13,488). Rehabilitation volume is also down slightly (1,602 vs. 1,469). Alvarez noted that the rehabilitation clinic director position was vacant during the period, perhaps accounting for some of the downturn. There is a new director on board now.

Pharmacy volumes improved slightly from Q2 (6,209) to Q3 (6,313) and are up considerably from the same period in 2014 (16,540 vs. 19,156). MedStar attributes the increase to the pharmacy being certified for Medicare billing for flu shots and diabetes supplies.

MedStar monitors patient experience by conducting monthly surveys. The program is administered by a third party, National Research Corporation, and queries patients by mail about the services they receive. Alvarez said the survey includes questions about satisfaction with providers, whether they were seen on time, and cleanliness of the facility, among other topics.

On a scale of 100, year-to-date survey ratings for primary care are 76.3 (up from 72.5 in Q2), and 74.3 for rehabilitation. "We have a ways to go until I would be happy with the numbers," Alvarez said.

MedStar hosted a fall open house on Sept. 26 featuring health screenings and provider meet and greets. Alvarez described the event as "a huge success." She reported that more than 300 residents attended the open house and that the event would be repeated next year.

— Leisure World News Staff

Security and Transportation Department

Snow Emergency Shuttle/Transportation Changes

During periods of inclement weather, Leisure World shuttle buses follow the Montgomery County Public School System schedule. Supplemental Transportation also operates by the Montgomery County School schedule.

Cancellations: If the school system cancels classes for the day, shuttle buses will not operate on that day.

Delays: If the school system declares a two-hour delay, the buses will be canceled for the first run of the day and will begin operation on the second run.

Service Updates: Residents are requested to pay close attention to the radio and television news broadcasts, which will help alleviate future operation questions. Schedule changes will also be broadcast on the community's closed circuit TV system.

LEISURE WORLD NEWS 2016

Leisure World News

www.lwmc.com

OF MARYLAND

January 8, 2016 • Published Twice a Month

Community Enhancements and Improvements Continue with Restaurant Renovations

by Leisure World News Staff

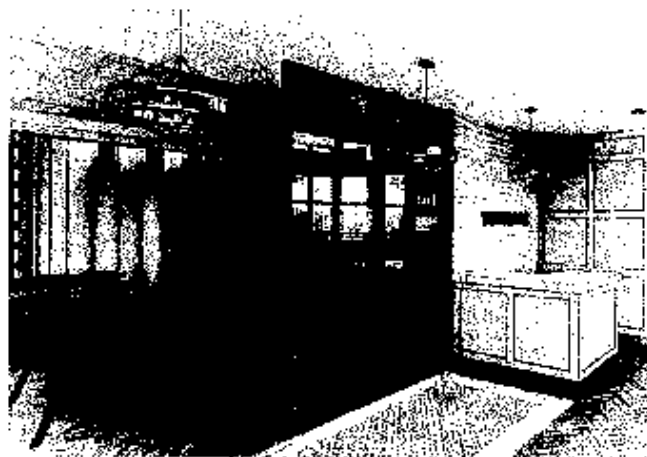
Change is afoot in Clubhouse I where upgrades to Leisure World restaurants began earlier this week. Renovations of the Terrace Room are underway and the Stein Room was temporarily closed for routine maintenance expected to conclude later this month. The Terrace Room, which is being reinvented with all new finishes, is shuttered until May 2016, when the new and improved restaurant space will reopen.

During renovations, the Cascade Bistro is open for dining service, offering the Terrace Room menu.

"We don't expect any disruptions in service," says Ed Richardson, co-owner of Perrie LLC, the contractor that operates the restaurants. "We have plenty of room to accommodate residents in the Cascade Bistro and, if necessary, we can always use the Maryland Room for overflow seating."

The developments in the restaurant spaces are a part of ongoing improvements throughout the community aimed at putting a premium on services and amenities and preserving the value of resident investments.

Launched June 2013, the Leisure World Facilities Enhancement Plan (FEP) includes a number of rehabilitation and construction projects—renovation of the Crystal Ballroom, Maryland Room, Terrace Room and Cascade Bistro; golf course maintenance; a new fitness center; and construction of a new Administration building slated to



Rendering of Terrace Room renovation. Courtesy Streetsense

begin in 2018, among them.

Funds for enhancements come from the Facilities Enhancement Plan Reserve Fund (Reserve Fund). The FEP budget is \$11 million.

In September 2015, renovation of the Crystal Ballroom was completed. The newly renovated ballroom features beautiful wood flooring throughout, chandelier lighting and wall sconces, and a sound system with an enhanced hearing-aid loop, providing Leisure World with a first-rate space for convening, entertaining and celebrating. The ballroom project totaled \$654,000.

A major infrastructure project, installation of a fiber optic cable ring under Leisure World Boulevard was completed in March 2015. The new conduit and fiber optic "back bone" enable high-speed electronic connections between Trust properties and Administration, providing a foundation for improving telephone service, data sharing,

and other digital communications capabilities throughout Leisure World.

The cost for the fiber optic cable was \$360,000, which was covered by the community's Telecommunications Fund, a resource established with funds received from Comcast as a part

of the bulk service agreement.

General Manager Kevin Mannery has said that the purpose of the cabling is "to enable us to provide more effective, efficient and better services, initially to various Trust facilities, and eventually to the residential sections of the community, at a lower cost than in the past."

Part of the FEP, the Terrace Room project is the beginning of the Clubhouse I north wing renovation, which includes new restrooms, a new Maryland Room, and an enlarged Cascade Bistro. Renovation of the Terrace Room is expected to be \$424,000.

The Restaurant Advisory Committee and Perrie worked closely with the architectural firm Streetsense to create a new Terrace Room that relates to the adjacent Stein Room but still has its own identity as a

► to page 3

Ring in 2016

The Crystal Ballroom was a popular place to ring in the New Year. Residents including Verna Denny, president of the Book Club Network, celebrated at the Leisure World New Year's Eve Party with appetizers, a countdown to midnight, and a champagne toast. There was dancing throughout the evening and early moments of 2016. The festivities capped a spirited holiday season with weeks of receptions and parties hosted by a number of mutuals and a variety of clubs and organizations.



Photo by Alfonso Alston

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■ Center for Lifelong Learning (CLL)

Feb. 11: Lecture Offers Caregiving Wisdom From an Ancient Sage

by Arthur N. Popper

Caregiving for a loved one can be an arduous process that may extend for days, weeks, months, or even years. As many residents of Leisure World know, caregiving is often a topic in publications from AARP and other organizations. Clearly there is no one way of approaching how caregiving is done since the needs of each patient can vary so much, and the capabilities of the caregiver may also differ greatly.

One approach to caregiving is being discussed in a lecture sponsored by the Center for Lifelong Learning (CLL) on Thursday, Feb. 11 at 2 p.m. in Clubhouse I. At this meeting, Veronica Li is presenting a lecture on the teachings of Confucius about elder care, titled "Caregiving Wisdom From an Ancient Sage."

Li cared for her aging parents for 10 years, according to the expectations she was brought up with. She then read the sayings of Confucius to bring some clarity to her experiences. Confucius had some very cogent and affirming things to say about filial piety, which she will share during her lecture. February is also a good month for this talk, as the Chinese New Year falls on Feb. 8.

Born in Bangkok, Li is a child of the post-war Chinese diaspora. She spent most of her childhood in Hong Kong and immigrated to the United States as a teenager. She received a bachelor of arts degree in English from the

University of California, Berkeley, and a master of science degree in international affairs from the Johns Hopkins University.

In her first career, journalism, she wrote for *Agence France-Presse*, *The Asian Wall Street Journal*, and *Congressional Quarterly*. In her second career, international development, she traveled for the World Bank to Asia and Africa to work on aid projects.

Since leaving the World Bank, Li has been a writer and caregiver to elderly parents. Her most recent book is "Confucius Says," a novel about caring for aging parents in a Chinese American family. The book, which was reviewed very favorably on Amazon.com, also explores Confucius' philosophy on elder care, discovering universal truths that are still relevant today. Visit (<http://goo.gl/1bTNuy>) for additional material about Li and her interests in caregiving.

She has also written several other books. Her first novel, "Nightfall in Mogadishu," is a thriller set in Somalia, where she worked on World Bank assignments. Her second book, "Journey across the Four Seas: A Chinese Woman's Search for Home," is a true story of her mother's life.

Li's Feb. 11 lecture is free and all Leisure World residents are welcome to attend.

To learn more about the courses and lectures offered by the Center for Lifelong Learning, visit (www.clldm.com).

Renovations

◀ from page 1

cozy cafe that overlooks open green spaces. Improved space planning and accessibility were a priority.

Design specifications include light-colored walls to further brighten the room, metal-accented ceilings, and wood-look ceramic tile flooring in a herringbone/plank pattern, selections that provide a complementary backdrop for new walnut tables and chairs.

"It's exciting. We can't wait to see it done," says Marcia Hahn, chair of the Restaurant Advisory Committee. "The furnishings are going to be lovely. We selected the color scheme and we are looking forward to seeing it all put together."

David Frager, chair of the Leisure World Board of Directors, says he is also anticipating the reinvented dining space: "We hope all the patrons of the Terrace Room will find it more comfortable and accessible after the renovations are completed."

...The Facilities Enhancement

Faces of Leisure World, a project originated by resident Bob Tahler, appears in each edition of *Leisure World News* leading up to the 50th anniversary celebration in September 2016. Meet a few of the diverse folks who make the community so welcoming and learn about a small slice of their life. Enjoy!

FACES OF LEISURE WORLD ~ Debbie ~



Photo by Julia Kochman

I've always worked as a food server no matter what other job I had at the time. However, my five plus years at Leisure World's restaurants are different, indeed. All the folks here—my customers and co-workers—have truly provided a strong family feeling unlike anywhere else I have been. Chatting, joking, and just sharing life's ups and downs are common everyday experiences here. I recall a gentleman who was quite kind and friendly during my first year. Sadly, he died shortly thereafter. I felt as though I had lost a family member. It was as strong a feeling as if he were a blood relative. I guess I really love my job. After all, I get to see my adopted relatives each day.



Forward@50! Leisure World of Maryland's 50th Anniversary Celebration is a week of memorable events for residents, their friends and family. Mark your calendars now for the week of Sept. 10-17, 2016, and plan to enjoy one or more of the social and cultural activities, including a film festival, concerts, picnics, fireworks and more. Stay tuned for more information in *Leisure World News* as the celebration week nears.

Plan has provided a blueprint for increasing the amenities available to all our residents and guests, and the board looks forward to the reopening of our restaurants in 2016."

During the restaurant renovations, dining service is

available in the Cascade Bistro. Regular business hours are Monday-Saturday, 9 a.m.-8 p.m., and Sunday, 9:30 a.m.-8 p.m. The Stein Room is scheduled to reopen Monday, Jan. 25. The new Terrace Room is expected to debut in May 2016.

Residents' FORUM



LETTERS

Our Leisure World Environment

What a time of year to be thinking about trees, when most of their branches hang bare. When I moved here, I vowed to master tree identification. I have the right books, but they are not yet unpacked. It's much better to walk through our community, looking at the endless variety. However, I recently visited trees that might be slated for removal, due to the construction of a new Administration Building.

I take the loss of trees personally, and I look at bare stumps with sadness. Trees provide shade, put oxygen into the air, and anchor the soil. They harbor birds, animals, and butterflies. When I heard that 60 trees might be scheduled for removal, I was shocked. I am no expert in design and construction, but surely there must be a "greener" way to create a new building. I hope the windows can be located so that employees might glimpse the remaining trees, and that employees will have the opportunity to take a break under the shade.

On the other hand, it's reasonable to believe that developers and contractors are under pressure to contain costs, and perhaps the large scale

removal of trees is cheaper than preserving them. I try to keep an open mind and consider opposing views. Sometimes I think, if I could no longer spend time outdoors, would my environment matter? Even I have days when I rush from the parking lot to my condo, not seeing what is around me, because there are so many demands on my time.

However, I've found that a good antidote is to get together with other like-minded residents. Together, we've visited certain trees and walked along the creek that flows through our community. We've become more keenly aware of our surroundings and enjoyed learning from each other. This approach has worked for me and it might work for other LW residents who are interested in the environment.

— Barbara Long

Renegotiate Comcast Contract to Add Internet

We have been residents of Leisure World since 2004 and have loved the convenience and generally excellent care of the property, as well as the services that are provided and all that Leisure World has to offer. We have always received cooperation from everyone involved whenever we have had

a special request or needed help in any situation.

It has been on our minds that, since Leisure World has negotiated such a great deal for cable TV service with Comcast, it might be a good idea to renegotiate the bulk contract to add Internet services. And, because Comcast routinely "bundles" cable TV and Internet services for individual customers, it's reasonable to believe that the company would be willing to do so in a bulk contract.

For those of us who use Internet primarily for email and sending photos to family and friends, bundling should result in a significant savings over the individual Internet services we currently buy from Comcast or other providers. We think that this proposal would

provide additional convenience and savings for a large majority of residents— with minimal cost and disruption to our community.

We hope that adding Internet services to the current Comcast bulk contract is something that Leisure World would consider beneficial to most, if not all, of its residents and will pursue this proposal.

— Rajendra and Nikki Chughu

The opinions expressed in Residents' Forum are the author's own. Leisure World News welcomes resident submissions on matters of interest to the community. Forum guidelines are outlined in full below. Please consult prior to submission.

Residents' Forum Guidelines

from the Leisure World News Advisory Committee

Leisure World News welcomes submissions from its readers. We will publish as many as possible to reflect the widest span of Leisure World community issues. To increase your chances for publication, please follow the guidelines below:

Guidelines for Letter Writers

1. Residents' Forum (RF) submissions must be emailed (lwnewscommittee@lwmc.com) or delivered to the LW News Office.
2. RF submissions must state the writer's name, address, telephone number, and email address, if any, but if the material is published, it will include only the writer's name.
3. RF submissions must adhere to all General Guidelines, including but not limited to:
 - Material must be of interest and value to the community, respectful and in good taste, clear, concise, accurate, non-repetitive, relevant, and avoid personal attacks.
 - All submissions will be subject to editing. Writers will have the opportunity to approve substantive pre-publication edits.
4. Receipt of RF submissions will be confirmed by email or telephone.
5. If an RF submission refers to another source, such as an article in another publication, a press release, a legal opinion, etc., a copy of that source must be provided for verification and reference.
6. RF submissions are strictly the opinion of the writer.

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February 19, 2016 • Published Twice a Month

General Manager Reports on State of the Community

Leisure World Operations Are Sound, Yet Primed for Change in 2016

by Kevin B. Flannery

A year of celebration and innovation, 2016 is an exciting time for Leisure World of Maryland. Balancing the needs of a diverse population with sound business practices, the community remains on a path of sustainability in terms of value for residents and market competitiveness.

Celebration

The 50th anniversary of Leisure World is slated for a weeklong schedule of events Sept. 10-17, 2016. Founded in 1966, this landmark community was envisioned as a resort-style retirement community and today continues to be a sought-after enclave for homeowners aged 55 and older, many still working and actively engaged in their professions.

In 1991, the community celebrated its 25th anniversary. That year was a significant moment in the community's history, marking a decade of self-governance. The Leisure World Community Corporation (LWCC) was established as Trustee in 1981, succeeding the Suburban Trust Company, which previously served as Trustee.

The first five high rises were dotting the landscape by 1991, adding 2,000 units to the existing count of approximately 3,600.

Today, more than 5,600 units are sited throughout the community's 610 acres.

Diversity

Leisure World is a diverse community, both in its population and in the various types of residential construction. The eclectic nature of the community makes it unique and also presents challenges. Successfully addressing these challenges requires a collaborative effort from management, community leadership, and residents.

Traditional approaches to providing services must be reviewed and updated annually in order to meet the needs of the residents in a cost-effective manner. Residents play an important role in identifying potential new services and amenities that both respond to the changing needs of current residents and will attract new residents, ensuring the community maintains a competitive position in a rapidly growing market.

Balance

Modifying business practices in order to address the demands of a changing population requires progressive thinking and must also recognize the needs of the aging population that was here during the 25th anniversary.

In addition to the challenges

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Vying for Congress



Eight of the Democrats running for Maryland's 8th Congressional district seat came to Leisure World to present their platforms. Photo by Stu Lillare

Since Rep. Chris Van Hollen (D-Md.) announced he was vacating his seat to run for the U.S. Senate, hoping to succeed Sen. Barbara Mikulski (D-Md.), who is retiring, nine Democratic candidates have declared their candidacy to replace him. All but one of the Democratic primary contenders participated in a Feb. 14 forum hosted by the Democratic Club of Leisure World in the Clubhouse II Auditorium. See more photos from the forum on page 6.



Vision for Leisure World

Resident David Kipping is looking back at the historic founding of the community in a series of 13 episodes. The sixth installment, "Informing the Residents," starts on page 8.

Technology Committee

Crown Castle Conducts Cell Phone Signal Survey

by Jim Robertson, Jim Leong, and Sandy McLeskey

In the Dec. 18, 2015, edition of Leisure World News, the Technology Committee raised the issue of cell phone coverage gaps adversely affecting resident safety and convenience. In particular, the article highlighted the danger that newer emergency alert pendants—which utilize AT&T and T-Mobile cellular signals—might fail to work in certain areas of Leisure World. Four residents responded to the article:

• Resident A was extremely frustrated about repeated

"dropped" cell phone calls while dealing with a relative's health.

• Resident B was very concerned that emergency pendants would not work in many areas around Leisure World.

• Resident C expressed great concern about long-term exposure to radiation from any cellular antennas emplaced on high-rises and at other locations.

• Resident D, frustrated with poor cell phone coverage, strongly advocated high-rise cell antennas.

Although numerous residents

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Governance & INFORMATION

General Manager's Report: February 2016

Information in the following report from General Manager Kevin Plannery is being presented to the Executive Committee on Feb. 19 and will be provided to the Leisure World Community Corporation (LWCC) Board of Directors on Feb. 29.

Finances

Net operating expenses were approximately \$165,000 under budget for the year. This is an un-audited figure.

The auditors were onsite the first week of February, and a draft report will be presented to the Audit Advisory Committee in March.

In addition, in March, the Budget and Finance Advisory Committee will make a recommendation to the LWCC Board of Directors on the disposition of the final surplus.

Management is targeting the week of Feb. 15 for the publication of the January 2016 statements.

Management estimates a surplus of \$8,000-10,000 year to date.

State of the Community

The 2016 State of the Community report is available on lwmc.com and also appears on pages 1 and 12 of this edition.

Office 365 Transition

Leisure World of Maryland Corporation (LWMC) is transitioning to Microsoft Office 365, an upgrade of its email system and Office software.

The conversion will occur over a weekend to minimize disruption to business operations.

Beginning Friday, Feb. 26, at 5:30 p.m., LWMC employees will not be able to access Outlook on their computers, check email on their smart phones, or use Outlook Web Access. Although staff will be unable to access email at this time, any messages sent during the transition will be available in inboxes once the conversion is complete.

IT will reconnect key personnel over the weekend and on Monday, Feb. 29, finish transitioning the rest of the staff to the upgraded version of Microsoft Office and the new email system.

The process will likely cause some inconveniences, but LWMC will only need to go through this procedure once, and then future upgrades will be seamless.

Senior Editor

Recruitment for the senior editor position at Leisure World News has concluded. An offer of employment was made and has been accepted by Maureen Freeman. Her start date is Monday, Feb. 22.

Freeman has extensive experience in the field of journalism. Early in her career she served as an editor, reporter, and photographer at local newspapers in Massachusetts, Ohio, and New York. She has also been a teacher/trainer in the Montgomery County Public Schools system and at the Newseum.

Most recently, she was region manager for The News Literacy Project, where she oversaw educational programs and recruited professional journalists for classroom presentations at schools in Washington, D.C., Maryland, and Virginia. Freeman holds a bachelor of arts degree in English from the College of Holy Cross in Worcester, Mass.

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2016 Broadcast Schedule - Channel 974

Executive Committee meetings are broadcast on Wednesday, Thursday and Friday the week after the meeting. Board of Directors meetings are broadcast on Monday, Wednesday and Friday the week after the meeting. All broadcasts are at 4 p.m. and 7 p.m.

Executive Committee Meeting	Board of Directors Meeting
The Feb. 19 meeting will broadcast on Feb. 24, 25, and 26.	The Feb. 29 meeting will broadcast on March 2, 3, and 4.

Group Email Addresses

Residents wishing to contact Leisure World Management, the LWCC Board of Directors, or the Executive Committee may send an email to the appropriate email address listed below. It will automatically be forwarded to all members of that group who have an email address on record.

Messages to any of the email groups should pertain only to the management and operation of Leisure World trust properties, services, or activities. Please do not send emails to all three addresses, as there will be a duplication of recipients and will not result in a faster response to your question or comment. Messages pertaining to mutuals or anything else which Management, the Board of Directors, or Executive Committee does not control should also not be sent to these groups.

The group email addresses are:

- LWMC Management - management@lwmc.com
- LWCC Board of Directors - board@lwmc.com
- LWCC Executive Committee - execcomm@lwmc.com

Rossmoor Library Hours

Located in Clubhouse I right off the main lobby, the library's hours are Monday 1-4 p.m., Tuesday through Friday 10 a.m.-4 p.m., and Saturdays 10 a.m.-1 p.m.

Lost and Found Information

The FISH Office in Clubhouse II serves as Leisure World's Lost and Found. FISH has all sorts of items: car keys, umbrellas, books, jackets and lots of other clothing. If you have lost something, stop by. If you find something, bring it in.

Each month, a member goes through the items turned in and discards the oldest ones. Abandoned items are donated to a church and those in poor condition are thrown away.

FISH is open Monday through Friday, 10 a.m.-4 p.m.

Post Office Services

Located in the Administration Building, Leisure World's U.S. Postal Service center is open Monday through Friday, 8 a.m.-2 p.m. Stamps, mailing boxes, and certified and insured mail services are available. Payment is accepted by check or cash only. The post office cannot provide Express or International Business services due to local restrictions.

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State of Community

← from page 1

presented by a broad customer base, Leisure World must keep in mind that at the end of the day the funds to operate this community come directly from the residents.

Suggestions and requests are plentiful in this community, many of them smart and incredibly instructive. Given the source of operating funds, it is imperative that management and leadership are mindful of the spectrum of ideas, as decisions are made on any number of matters throughout the year in the best interest of the community.

Amenities and Mutual Buildings

As buildings throughout the community age, it is imperative that Leisure World of Maryland Corporation (LWMC) management and various leadership boards and committees work collaboratively to maintain both the Trust amenities and residential structures of each mutual. In order to meet this goal, strategic plans, including affordable funding options, must

be developed and implemented, after adequate review and input.

In terms of Trust properties and amenities, major efforts are already underway. In September 2015, the first project in the Facilities Enhancement Plan was delivered—the renovation to the Crystal Ballroom in Clubhouse I.

In 2016, the following projects are scheduled:

- Renovations and improvements in the north wing of Clubhouse I, including the Terrace Room, Cascade Bistro, Maryland Room, and restrooms adjacent to the Cascade Bistro;
- Renovation of the PPD customer service area;
- Addition of a new fitness center in Clubhouse II;
- Start of rehabilitation work on the pond at the golf course and review of improvements to the golf course; and
- Continuation of development plans for construction of a new Administration Building.

In the coming years, there will be a need to provide a higher level of support to mutuals in addressing the upkeep and maintenance of their properties/buildings. The structure of the LWMC must

align with these changing customer requirements.

Innovation and Business Practices

The scope of ongoing and forthcoming improvement projects extends beyond brick and mortar.

In 2015, the LWCC Board of Directors chartered an ad-hoc Technology Committee. The committee's primary charge is to reach out to residents and collaborate with leadership and LWMC to identify the innovations and technical advancements necessary to improve the experiences and lifestyle of residents.

A significant investment in replacing information technology equipment throughout corporate offices will begin by the end of the first quarter of 2016. In addition, in the third or fourth quarter of the year, management anticipates the "lighting up" of the fiber optic cable installed in 2015.

The fiber optic system connects to all corporate offices (Trust buildings). As designed, the fiber system provides capacity for future networking to the residential sections of the community. Innovation and technology advancements are critical to improving services that will help control operating expenses and improving on the quality of services.

Safety and Security

Among the key factors in persons deciding to live in Leisure World is safety and security. For example, residents enjoy walks throughout the community at all hours of the day, which is wonderful. However, security must not be taken for granted.

Locking homes and automobiles should be automatic. When residents are considering hiring healthcare workers or someone to clean or run errands, it is important that they do their homework. Residents may contact the Leisure World Security Department for helpful guidelines before making a hiring decision, in addition to any research or background information they may pursue on their own.

Residents should be vigilant by reporting suspicious behavior in the community and contacting Social Services if there is concern that a neighbor may need some assistance.

At the end of January, Winter Storm Jonas presented a real challenge for the community's

landscaping and snow removal vendor (McFall and Berry) and for members of the LWMC management team. Many associates of both organizations worked tirelessly throughout the blizzard and the days following. A number of these individuals stayed overnight (some up to three nights) to provide snow clearing, maintenance, and security services to the community. Their dedication and commitment is much appreciated.

Most importantly, there were no serious medical events during the blizzard, and only a handful of slips and falls during the storm period and the immediate aftermath.

Environment

The appeal of Leisure World is inextricably linked to the natural beauty of its majestic landscape, and any discussion of the state of the community must address the preservation of this valuable asset. A maturing community approaching its half-century mark requires both thoughtful planning and a financial commitment to protect such a vast natural amenity. A sound approach to accomplish this should be a priority in 2016.

Leisure World has already made some inroads on this front. The community's recycling and waste management programs have been recognized by Montgomery County. Such successful programs can be achieved only through conscientious efforts from all members of the community.

Conclusion

In terms of amenities and business practices, in order to succeed, Leisure World must be prepared to accept change. The culture of the governance and how the community is managed must promote inclusiveness. Furthermore, communication must be timely and broad in scope.

Leisure World is in a competitive market. Its business practices and facilities must be updated and modified in order to protect the investments of homeowners.

This special anniversary year is the start of a very exciting time at Leisure World.

This State of the Community report from General Manager Kevin B. Flannery, president of Leisure World of Maryland Corporation, is submitted annually to the LWCC Board of Directors.

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Residents' FORUM

LETTERS

Administration

Building Tree Removal

We are responding to the Residents' Forum letter, "Our Leisure World Environment," published in the Jan. 8 edition of Leisure World News.

Based on the current site plan, approximately 50 trees will be removed from the existing Administration Building area. Some of these trees were scheduled to be removed in 2015 but the removals were put on hold in anticipation of the Administration Building project. Some of the other trees will be removed and, if possible, transplanted to different locations.

We understand that a landscaping design company, in cooperation with the Montgomery County Department of Environmental Protection, will decide where to plant new trees, with input and recommendations from the Leisure World Landscape Advisory Committee.

We remain committed to keeping Leisure World beautiful, and we plan to offer some suggestions of our own in this process. Moreover, we are confident the Administration Building project will be successful.

- Doru Pugliese, Shirley Von Reichenbach, Carolyn Oakford

SNOW!

I want my fellow Leisure World residents to know how much I appreciate and congratulate the staff and contractors for the time and effort spent digging this community out of more than two feet of snow that fell, relentlessly, for three days. In a community such as ours, an additional challenge is where those huge piles of snow can be relocated.

As we saw from endless TV coverage as the storm moved in on the Mid-Atlantic states, no amount of planning can truly prepare us when this kind of event happens once or twice in 30 years or so. Everyone I saw was doing yeoman's work with little sleep for days on end.

I've heard a few complaints, but compared with what I was seeing on TV the four days I was

stuck in my apartment about the problems experienced in the District of Maryland and Virginia counties, our service was far above many of the communities being served by local governments in the greater metropolitan area. And, those communities might not even have a telephone robo-call service to update their residents on what is going on and to keep them informed!

I was never afraid that should emergency service be required, that we could not be reached by ambulances or fire trucks as the snow piled higher and higher. The plows, backhoes and treatment trucks returned time and again throughout the nights (and days) to keep at least one lane clear so a person in distress could be reached.

Once again, my congratulations to everyone for their service and dedication and the really great job they did.

- Sharon Borgogni

Cell Antenna Safety

In the Dec. 18, 2015, Leisure World News article, "Cell Phone Service Gaps Mar Resident Safety and Convenience," two proposals to enhance cellular phone coverage in our community were mentioned: install a cell antenna atop a Leisure World highrise or place signal boosters on the lampposts along Leisure World Boulevard. I'd like to present my views about living near these devices.

Authoritative sources concede that we don't know, long-term, the risks of living close to cellular antennas. The American Cancer Society, for instance, states that "very few human studies have focused specifically on cellular phone towers and cancer risk," and the International Agency for Research on Cancer (IARC) points out a lack of conclusive evidence on cellular safety.

This brings to mind that the proliferation of cell antennas is relatively new. These devices, which did not become widespread until the explosion of cell phone use in the 1990s, are often deemed harmless. Nonetheless, according to the International Commission on Non-Ionizing Radiation

Protection, they are a source of "continuous" - even if one's cell phone is turned off - "whole-body exposure," whose strength increases as one moves closer.

Therefore, in light of the IARC's recommendations to monitor trends and new data, and the current caveat by the Mayo Clinic that "it's possible that too little time has passed" to allow conclusive evidence on safety, I feel that it is prudent to err on the side of caution.

Moreover we should not forget how long it took before cigarettes were declared harmful. And X-rays: Have we lost sight of those days when children's feet were routinely X-rayed when being fitted for new shoes? And let's not neglect asbestos or lead paint, each of which eluded a federal government ban throughout much of the 20th century. My point is that it can take decades before toxicities or hazards are confirmed by our regulatory agencies. In the meantime, we should proceed with care.

One might argue that since we are thoroughly exposed today to electromagnetic waves anyhow, the extra dosage from a nearby tower wouldn't matter. However, wouldn't it be wiser to limit exposure when possible? Why would anyone choose to live near one of these antennas, whose long-term safety is speculative?

These concerns apply also, in my view, to the placement of cellular "repeaters," or signal boosters, on the numerous lampposts along Leisure World Boulevard.

When it comes to our environment, ignorance is not necessarily bliss. In fact, what we don't know could hurt us.

Nancy J. Herin

The opinions expressed in Residents' Forum are the author's own. Leisure World News welcomes resident submissions on matters of interest to the community. Forum guidelines are outlined in full below. Please consult prior to submission.

Residents' Forum Guidelines

from the Leisure World News Advisory Committee

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- All submissions will be subject to editing. Writers will have the opportunity to

approve substantive pre-publication edits.

- LW News does not guarantee when or if any submission will be published.
- Editing is not to be confused with censorship. LW News welcomes constructive criticism (or praise), as long as it is clearly identified as "opinion" and adheres to all other guidelines for LW News.
- 4. Receipt of RF submissions will be confirmed by email or telephone.
- 5. If an RF submission refers to another source, such as an article in another publication, a press release, a legal opinion, etc., a copy of that source must be provided for verification and reference.
- 6. RF submissions are strictly the opinion of the writer.

Leisure World News

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OF MARYLAND

August 19, 2016 • Published Twice a Month

Restaurants to Receive New Waiting Areas



A rendering by StreetSense, the architectural firm that designed Clubhouse I renovations, depicts the final vestibule to be constructed onto the Terrace Room.

by Leisure World News

The Terrace Room, a popular dining destination for breakfast, lunch and dinner in Clubhouse I, becomes a little roomier in October; a temporary vestibule will be added to the existing structure to keep customers dry and warmer when winter weather sets in.

Physical Properties Department project manager Nicole Gerke said plans have been in the works to install permanent vestibules onto both the Terrace Room and the soon-to-open Clubhouse Grill (formerly The Cascade Bistro) at some time in the future. The construction for the vestibules is tied to approval of the Administration Building

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During record-setting heat and humidity that settled into the region in the first half of August, the golf course gets a cool early morning shower before players brave the sun and quickly rising temperature. Photo by Elizabeth Tremaine

Bank of America Plans November Move Out

by Stacy Smith, Leisure World News

The Bank of America financial center located in the Administration Building will officially close its doors on Tuesday, Nov. 15.

Kevin Flannery, Leisure World general manager, said the bank will satisfy the financial terms of its lease, which ends on Dec. 31, 2016.

He added that management is actively seeking another financial institution to partner with the Leisure World community, and he is confident a new tenant will fill the vacancy left by Bank of America by Jan. 2, 2017.

"The objective is to minimize the period of time that no service is available to residents," Flannery said.

Leisure World residents who are the bank's clients received letters from Bank of America dated Aug. 5 that informed them of the upcoming move.

Customers may visit the bank before Nov. 15 or call (1-800-432-1000) with questions. Customers who choose to continue their banking services with Bank of America may visit an associate at their downtown Silver Spring location at 8511 Georgia Ave. in Silver Spring.

Bank of America spokesperson Latoya Evans said the financial institution is in the process of "consolidating financial centers in areas where there is overlap." The Leisure World center, she said, is consolidating with another branch located in the Aspen Hill Shopping Center, about two miles south of Leisure World at 13711 Connecticut Ave. in Silver Spring. This branch offers ATM services, drive-up banking and longer operating hours, which are Monday-Thursday, 9 a.m.-5 p.m.; Friday, 9 a.m.-6 p.m. and Saturday, 9 a.m.-noon.

Home-Grown Winners



The best resident-grown vegetables, houseplants and flowers were ready for scrutiny and 'viewer choice' votes at the 48th Annual Flower and Garden Show. For more, see page 11. Photo by Leisure World News

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Vestibule

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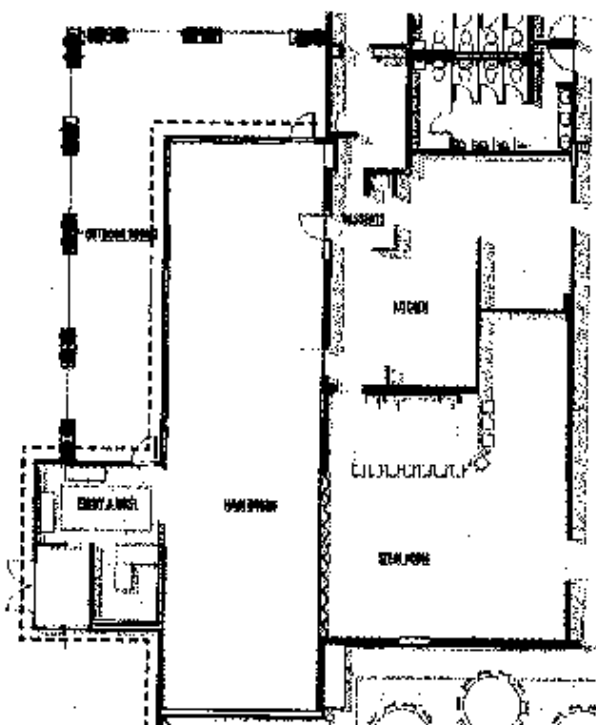
site plan project.

The permanent Terrace Room vestibule will be enclosed in glass and feature a hostess stand and seated waiting area for patrons who are waiting for a table or need a place to wait for a ride before leaving the restaurant. It will include automated doors for ease of accessibility and a controlled temperature for warm

and cold seasons. The design will complement the overall aesthetic renovations of both restaurants.

The Clubhouse Grill vestibule will be similarly structured, and each will be accessible from sidewalks leading to the restaurants.

Ongoing renovations on the Clubhouse Grill and Maryland Room, the meeting room between both restaurants, are scheduled for completion in early September.



StreetSense plans show the location and layout of the vestibule (seen at lower left) that will be constructed at the outdoor entrance to the Terrace Room.

Health Care Worker Arrested for LW Theft

by Leisure World News

Two days after a health care worker came to her home in March, a resident noticed some of her jewelry was missing. In early August, Montgomery County police arrested the worker and charged her with theft of items worth more than \$10,000.

Detectives from the 4th District investigative section of the county police department arrested Elizabeth Johnson, 37, at her Beltsville residence on Aug. 2 after she returned from a trip to Sierra Leone.

On March 21, police began an investigation at a residence in the 3000 block of South Leisure World Boulevard after the report of a theft. They learned that on March 10, Johnson was assigned to work at the 88-year-old victim's home, and on March 12, the victim discovered several items of jewelry were missing from her home.

Detectives spoke to representatives of the company that employed Johnson, who told them the company had recently fired her. The company had also received a report of missing jewelry by another client in December 2015.

After her arrest, Johnson was released after posting a \$1,000 bond. The Leisure World resi-



Elizabeth Johnson. MCPD photo

dent's jewelry has not been recovered, police said.

Detectives believe Johnson may have committed additional thefts in other homes where she provided home health care services. Police asked that anyone believing he or she was a victim or has any information about a victim call the 4th District investigative section at 240-773-5531.

Officer Rick Goodale of the Montgomery County Police Department urged residents to be cautious when hiring employees. "If there's anybody you don't know in your home doing work, you've got to keep an eye on them," he said. "You never know."

The Leisure World security department also has a printed handout of tips, "Ten Steps To Take Before Hiring Domestic Help," available at its office in the Administration Building.

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Auto Care

Leisure World News OF MARYLAND

An official publication of the Leisure World Community Corporation, Leisure World News is published twice monthly by Leisure World Staff in collaboration with the Leisure World News Advisory Committee.

Leisure World News is published for the benefit of Leisure World residents. Its mission is to provide news and information about community governance and other relevant issues, events, and activities, and to provide residents a forum for their opinions and an opportunity to contribute articles of general interest. All matters concerning the Leisure World News will be decided with this mission in mind.

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OF MARYLAND

October 7, 2016 • Published Twice a Month

To 50 and Beyond



Leisure World's weeklong 50th Jubilee celebration concluded with a swanky cocktail party, a rockin' sock hop and a spectacular fireworks display that lit up the warm summer sky behind Clubhouse I. For more on the week's final events, see page 8.

Admin Building Site Plan Approved

by Leisure World News

Plans for the construction of a new administration building and additional construction at Clubhouse I advanced a step with the approval of a site plan to be submitted for regulatory approval.

At its Sept. 27 meeting, The Leisure World Community Corporation Board of Directors reviewed and accepted an updated site plan outlining a

new building, new vestibules for restaurants in Clubhouse I, and vehicle access for both buildings.

The board also authorized up to \$258,000 from the Facilities Enhancement Fund (Resales Fund) for consultants to develop the plans and documents needed to submit to the Maryland National Capital Park and Planning Commission for Planning Board review. Completing the submissions process is expected to take

three to four months, and regulatory approval can take 12-18 months.

The site plan report and a presentation to the board by Streetsense, the Bethesda architectural firm, are available online at (lwmc.com).

The report, submitted by the Community Planning Advisory Committee, gives a current construction cost estimate of \$6.6 million. The current

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A rendering by the architectural firm Streetsense depicts a facade of the upper level of a proposed new Administration Building as viewed from Leisure World Boulevard.

Board Funds IT and Irrigation Projects

by Leisure World News

The Leisure World Community Corporation (LWCC) Board of Directors met on Tuesday, Sept. 27 for its regular monthly meeting.

LWCC board chair David Frager presided, and Kevin Flannery represented Leisure World of Maryland Corporation (LWMC) management.

The board approved a new site plan for a proposed new

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2016 Flu Clinics



Helen Bass receives her influenza vaccine from a MedStar nurse in the Clubhouse I Crystal Ballroom Sept. 19. The Centers for Disease Control and Prevention recommend older adults be vaccinated every season. For more information about upcoming clinics, see the Health section on page 20.

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Volunteers Needed for Upcoming Tax Help Sessions

by Bob Bridgeman

While many residents may not have started thinking about taxes, the volunteers of the AARP Foundation Tax-Aide program are busy planning for the upcoming season. However, more volunteers are needed.

Each year in Montgomery County, approximately 150 volunteers schedule appointments and prepare over 4,000 federal and state tax returns free of charge to seniors. Recently retired residents looking for something to do over the winter months might want to consider getting involved with this great service.

There are three types of volunteer positions: schedulers, greeters and counselors.

Schedulers work out of a central location (it had been Holiday Park Senior Center, but renovations will prevent that this year; the new location is still to be determined) and schedule appointments for most of the 25 sites in Montgomery County where taxes are prepared. They use an online scheduling program, so basic computer skills are required. Greeters work at the tax sites, where they sign taxpayers in, ensure they have the required information, and keep things running smoothly. They do not need to know how to use a computer. Counselors are the backbone of the program. They must be good computer users and should have done their own taxes as a minimum qualification for volunteer counselor

training. They must pass both an IRS certification test and a Maryland test created by volunteers at the state level.

Training for all positions is held in January, but sign ups are in November. Three two-hour information sessions are offered this year with the closest being at the Mid-County Community Recreation Center on Queensguard Road (off Layhill Road, one block south of Bel Pre Road) on Friday, Nov. 18, from 10:30 a.m.-12:30 p.m. In January, the new volunteers who want to become counselors attend five days of training over a two week period and are given homework assignments for their off days. At the end of the training they must take the IRS and Maryland tests. Training for sched-

ulers and greeters also takes place in January, and they must pass a Standards of Conduct and Ethics test. Schedulers are taught how to schedule appointments using the online system.

You can get more information and sign up at (<http://www.montgomeryserves.org/tax-aid>) or at the (AARP.org) website.

The program also needs a volunteer at the state level for a role that doesn't involve the tax preparation functions. The position is called Prospective Volunteer Specialist (PVS). The PVS works with the state coordinator to meet the state's recruitment needs. For more information on this position, email Bob Bridgeman at (r_bridgeman@outlook.com).

Building

◀ from page 1

"Version H" site plan was endorsed by the Education and Recreation, Restaurant, and Security and Transportation Advisory Committees as well as Leisure World management.

Herb Heiserman, a managing principal at StreetSense, explained updates to the previous November 2015 site plan, including a circle layout between the two buildings with a designated vehicle drop-off area in front of the Terrace

Room and Clubhouse Grille restaurants.

"We want to create a community center," he said. "I think it's where this community needs to be, and elevate to."

In the new site plan, a covered walkway is included at the bus stop located next to the Administration Building, providing a protected pathway to the building's main entrance. Plans for covered walkways leading from both restaurant vestibules are also outlined.

A detailed landscape design for the site will be developed; per Montgomery County requirements, new trees will be planted to replace the 57 trees the site plan calls to be removed.

Much of the proposed Administration Building would occupy space that is now used for vehicle parking in the current parking lot. The site plan shows a building footprint that covers a row of parking spaces now along the east side

of the the lot.

New parking spaces would be created in the area where the current Administration Building sits, providing more parking closer to the main entrance of Clubhouse I. A driveway between the new parking area and the Clubhouse Grille would provide a dropoff area for the restaurant.

The board's first resolution toward site plan development was passed in September 2013.

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An official publication of the Leisure World Community Corporation.
Leisure World News is published twice monthly by Leisure World Staff
In collaboration with the Leisure World News Advisory Committee

Leisure World News is published for the benefit of Leisure World residents. Its mission is to provide news and information about community governance and other relevant issues, events, and activities, and to provide residents a forum for their opinions and an opportunity to contribute articles of general interest. All matters concerning the Leisure World News will be decided with this mission in mind.

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A Family Affair

LW CEO Shares Father's Struggles and Successes

by Stacy Smith, Leisure World News

Heidi Cortese, daughter of late Leisure World founder Ross Cortese, discussed the background and vision for her father's iconic communities and shared glimpses into her family's history at a Sept. 18 presentation in Clubhouse II.

Cortese recalled the moment when, as a small child in the late 50s, she grasped her father's index finger as they admired the site of his newly constructed, walled community, Rossmoor, in Los Alamitos, California. Neither knew it then, but this enclave of single-family homes would inspire the construction of one of seven gated, retirement communities, this particular one located down the road from Rossmoor and "with proximity to the beach and the budding 495 freeway," Cortese said, making it "the perfect location for the very first Leisure World."

Leisure World communities are now home to more than 70,000 people nationwide. Cortese said her father would be proud to know his developments have not only lasted, but also adapted well to successive generations and lifestyle changes.

"Bowling alleys have given way to fitness centers; personal gardens grow organic food to eat as well as flowers; tai chi and yoga have supplemented walking," she said, then added playfully, "and pickleball is all the rage," a nod to the sport's popularity among seniors.



Heidi Cortese signs a copy of the book, "Leisure World of Maryland: The First 50 Years," after her Fireside Forum talk. Photo by Jassie Reynolds Fitzpatrick

Humble Beginnings, Hollywood Ties

Ross Cortese grew up in Long Beach and Glendale California as the eldest of six children. He left school in junior high and began working to supplement the family's income. His daughter said he was the breadwinner for the family until his unexpected death from complications due to abdominal surgery in 1994.

Despite his limited education, Cortese said her father had remarkable mental acuity.

"The upside of his limited reading and writing ability was his development of a razor sharp memory. And as a child, I didn't like that razor sharp wit," she said, smiling.

Cortese met his first wife, Alona, when the two were attending real estate classes at Hollywood High in California. She had worked prior as a part-time actress and dancer in some of the early MGM movies. Her sister, June Marlowe, starred in the original "Our Gang" shorts as Miss Crabtree.

He became the youngest person in California to obtain his real estate license, and the couple married and together built apartment buildings in Los Angeles and single-family detached homes in Culver City. Cortese began construction in Northern Long Beach with architect Cliff May, the father of the California ranch house.

Leisure World Takes Off

Cortese noted that while many attribute the concept of age-segregated living to her father, the sentiment is inaccurate. She credited Ben Schleifer with creating the first age-segregated community, Youngtown, in the 1950s in Arizona. The community was officially incorporated in 1960, and AARP selected it as the site of their first chapter.

Meanwhile in California, Cortese, his wife, Alona and architect Murray Ward formed Rossmoor Corporation, and Cortese bought thousands of acres of land for development on both coasts. Leisure World was such a hit, Cortese said, legendary Tonight Show host Johnny Carson even made it the butt of a joke, referring to the community as "Seizure World," a poke at its elder population. Carson's comment offended some residents, but Cortese took it as a sign of the development's success and growing popularity.

"My father was so excited, he thought it was the greatest thing that ever happened," Cortese said.

In the 1980s, updates were made to Leisure World campuses, including the development of high-rise condominiums at the Silver Spring location. Cortese said it's at Leisure World of Maryland that she "cut her teeth" as CEO after her father's passing.

"Your community, more than any other, is very special to me," she said. Leisure World of Maryland "started my education and appreciation for not only what my parents had done, but also your community became my baby."

Board Meeting

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Administration Building and passed resolutions to fund other projects in the community.

General Manager's Report

In his general manager's report, Flannery announced that since the beginning of 2016, 316 property transfers had generated more than \$1.2 million in contributions to the Facilities Enhancement Plan Reserve Fund, or resale fund. Net operating expenses through August were approximately

\$102,800 under budget. He added that negotiations were ongoing with Sandy Spring Bank to lease the Administration Building space to be vacated by Bank of America in November.

Irrigation Project

The board approved a contract for construction with Environmental Quality Resources, LLC for the golf course irrigation pond rehabilitation project scheduled for November 2016 through March 2017.

The Facilities Enhancement Plan Reserve Fund will pay up

to \$389,560 for the project, also budgeting for \$200,000 site restoration and \$88,000 project contingency allowances.

Access ways for contractors to get through Mutuals 20A and 20B to the irrigation pond could be impacted by the transportation of heavy equipment and an estimated 340 truckloads of sediment being hauled off site. The contract includes any temporary patching of asphalt during the winter months, but permanent repair and restoration will occur in the spring and will be completed by IT&H Concrete Construction.

The project includes the removal of approximately 3,400 cubic yards of sediment from the irrigation pond.

The contingency allowance would cover potential unknown cost impacts, such as extra sediment removal or additional dewatering tasks.

IT Projects

The board also approved up to \$80,000 in funding for several Information Technology projects: an updated telephone system, website development, and upgraded software for human resources, payroll and clubhouse event management.

Residents' FORUM



LETTERS

Administration Building

With little or no fanfare, on Sept. 27, the LWCC Board of Directors approved a motion that initiates the process of building a new administration building. The motion allots \$258,000 for consulting services to secure all necessary permits and approvals for the building and its environs. It is important that residents of Leisure World realize what this means for our community: 1) 57 trees will be destroyed; 2) the current building will be demolished and replaced with asphalt and more parking spaces; 3) it has been opposed by many LW residents for at least three years; 4) the estimated cost is over \$6 million.

The plan states 144 trees of varying sizes and species are inside the development site. Of those, 57 will be removed, 22 will be protected and 65 are unaffected. The trees to be destroyed are now located on the east side of the existing parking lot (where the new building would go) and around the existing administration building where a new parking lot would be sited.

It is true that Montgomery County Planning Commission will require the planting of a number of replacement trees. These, of course, will be much smaller and will certainly not be a substitute for the mature trees that will be destroyed.

The Board refused to authorize an engineering study to determine the feasibility or costs of renovating and/or expanding the existing building. It is 50 years old and will be demolished completely. Does it make sense to tear down a building that is so young? The house I recently sold was over 70 years old and it was far from needing demolition!

In November 2014, a petition signed by 514 LW residents

(gathered in less than 3 weeks) requesting reconsideration of the decision to build a new facility was summarily ignored by the Board. Indeed, no surveys of current owners were conducted to determine whether new construction would enhance the property values in the community.

The construction cost of this project is estimated to be over \$6 million. Keep in mind that construction will not begin for almost two years, and building material and labor costs will certainly increase over time.

It is important that residents think about the impact, particularly the environmental impact, that the demolition of the current building and the construction of a new building will bring. It will be too late to protest on the morning that the chain saws start buzzing and the bulldozers begin digging.

— Janice McLean

Golf Course Alternative – What If?

What if we change the golf course into a community park that can be used by all residents and reassign the three buildings (structures) it currently uses as pro shop, activity rooms and maintenance facility to the new bank, security offices and post office?

Wouldn't that solve the lack of space for the administrative staff?

Wouldn't that save us from spending residents' money for a new administration building?

Wouldn't that save 57 adult trees from the chopping block?

Wouldn't that save our streams from a lot of lawn chemical run-off?

Wouldn't that save the residents' operating fund from subsidizing the golf course?

This is just a concerned resident's ramble, but I would appreciate some serious comments, both pro and con.

— Rodha Pillai

Kindness and the 50th Anniversary

I am here to say that there is a great deal of kindness among LW residents and it was evidenced at the 50th Anniversary celebration.

I had an unexpected above the knee amputation and had planned on attending the 50th Anniversary picnic on the lanai. However, when I drove over to the Administration Building parking lot to meet my friends, there were no parking spaces except at the very end of the lot, closest to the golf carts. As a result, I drove home very frustrated that I could not be at such a happy event.

When I got back to my building, I encountered a couple of neighbors and I offered my ticket to one or the other of them, because the parking did not work for me. With that, the two ladies indicated they were

going there and offered me a ride. They chauffeured me to and from the event and of course I was thrilled with this kindness. When I got there I couldn't find the people I was supposed to meet due to the large crowd, but a friend came to the rescue. She saw me coming in with my walker and offered to help me get my food from the buffet. She took my plate and found us a table, all while watching for the people she was supposed to meet.

I thought the picnic was very well organized and that the staff was very attentive to our needs. (On the theme of kindness, one of the first speakers happened to be Barbara Mikulski, who had done me a great kindness a few years ago.) Another neighbor went to the dancing and the fireworks. She said that both events were "wonderful" and "everyone seemed so happy."

Residents' Forum Guidelines

from the Leisure World News Advisory Committee

Leisure World News welcomes submissions from its readers. We will publish as many as possible to reflect the widest span of Leisure World community issues. To increase your chances for publication, please follow the guidelines below:

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See full LW News Guidelines and Board Standing Rules at lwmc.com

So, please do a kindness for a friend or a neighbor, and please do not wait for the 51st Anniversary!

— *Mab Contrill*

Differing Opinions are OK

We need to hear all kinds of opinions. They energize every discussion and they are necessary to double-check ourselves and to play devil's advocate. Every resident has an absolute right to express himself or herself — whether via postal mail, email, in open forum, in the Residents' Forum, or anywhere else, whether as a committee member or any other resident. Nor should anyone's opinion cause them to be subjected to any form of punitive action, whether subtle or overt. I think we all agree about this, but it's important to remind ourselves periodically. Otherwise, we run the risk of groupthink, mob mentality, or just getting into a rut.

This is particularly troubling in relation to committees. In some cases, I fear that those in positions of power might keep appointing the same people because it is easier to work with a "known quantity" than to seek out new blood. I'm afraid that they want people who think like they do rather than challenge the status quo. Also, we sometimes hear the worn out excuse that "we can't find

anyone to volunteer." I have anecdotal evidence that some volunteers join a committee but then resign during the year or at the end of the year because they felt as if everything had already been decided before the first meeting.

In a recent letter to the Residents' Forum, which appeared in the Sept. 2 edition of Leisure World News, the author wrote about, "many countless hours of thankless work by volunteers who care and are proud of their achievement" and that "they should be commended." I don't agree that we need to be "commended" but it would be nice to be treated with dignity and respect.

I recommend that some committee members take a break and give others a chance to volunteer. I further recommend that those who are serving on the LWCC Board of Directors should definitely not be chairing any committees, especially those involving contractors. After all, the purpose of a committee is to give the Board information. The Board members already know what their own opinions are; they need to hear from others before making up their minds.

In summary, just because a person has a different point of view doesn't mean that they're wrong. Let's have differing opinions and then find common ground.

— *Darlene Merry Hamilton*

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Sunday, November 6 at 9:00 am and 11:00 am services with Rev. Jo Grossheim

Sunday, December 4 at one combined 10:00 am service with Rev. Dr. Robert Perry

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Residents' FORUM



LETTERS

Administration
Building Aesthetics

I really enjoyed the club article about the Administration Building's effect on trees, published in the Oct. 7 edition of LW News. However, in addition to the trees, I'm concerned about the drastic change to the aesthetics as you approach Leisure World on Rossmore Boulevard. It's really beautiful and balanced just the way it is. Having a parking lot where the current Administration Building is located would completely ruin the view. Also, the current Administration Building is vintage Leisure World and solid brick construction, which is hard to come by nowadays. Nevertheless, it seems that Site Plan H is moving ahead, with more than \$250,000 being used to prepare plans for permits.

I work in a large law firm in D.C., and we are currently renovating our entire building. We are retaining the super-structure, while completely reconfiguring the internal area. The same could be done with the current Administration Building, yielding a lot more efficient office space, and it would be quite a bit cheaper than the existing plans. In my opinion, as far as access to the restaurants is concerned, a dedicated golf cart could be obtained and a valet hired to shuttle folks right up to the restaurant entrance. A golf cart shuttle would also eliminate cars building up while waiting to off-load and pick up passengers, which is no small matter.

I work full time, and so I cannot attend the meetings which are held during normal working hours; otherwise

I would have attempted to attend meetings and made my feelings known. I grew up within a few miles of Leisure World, and I have always loved the current beauty and balance of the main entrance. Site Plan H, which has been approved by a majority of the Board, would destroy all that. I feel so strongly about this, that if this (eyesore) plan is implemented, I may sell my house and move out. In the words of Joni Mitchell, Leisure World is going to "pave paradise and put up a parking lot."

— Joan Casey

That's
Entertainment!

I wish to compliment the clubs, groups, and organizations and the Education and Recreation (E&R) Department for all they do to entertain our community.

On Saturday, Oct. 22, I had the good fortune to attend a performance at the Kennedy Center of the Suzanne Farrell Ballet. I paid \$60 and saw a beautiful production.

However, there are plenty of club-sponsored and E&R-sponsored events right here in Leisure World — movies, musicals, concerts, ballet and more. They are quite a bit less expensive, too! For example, on Sunday, Oct. 23, I was able to enjoy a tango dance troupe in Clubhouse II for \$10. It was as exciting and as professional as one would see at any of Washington, D.C.'s venues, including the Kennedy Center. The performers received a standing ovation from an almost full house. And that's just one example!

My experience is that LW clubs and LW management go to great lengths for our pleasure and should be applauded

for all of their efforts. How fortunate we are to live in such a wonderful community with a variety of entertainments right here on campus!

— Diane Grimes

Keeping our
Community
Beautiful

You have probably heard the expression, "Keep America beautiful"! That is all well and good, but what about keeping Leisure World beautiful, as well? In other words, let us take pride in the wonderful facilities that are provided for us.

For example, the chairs around the tables in the clubhouses, especially in Clubhouse II, are always in disarray! What would be so difficult about putting them back in order before leaving?

What about the fitness center? Do you wipe off the machines when you are finished? And how about the locker rooms? I cannot speak for the men's locker room, but the ladies' locker room can sometimes be a mess. In the ladies' restroom, we should make an effort to get the paper towels inside the waste bin. And, of course, dog owners should clean up after their dogs. These might seem like minor examples, but they add up.

The bottom line is that when visitors and potential buyers take tours of Leisure World, we certainly want to make a great impression and put our best foot forward, but this is important for ourselves, too!

— Evelyn Thompson

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from the Leisure World News Advisory Committee

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November 18, 2016 • Published Twice a Month

Landscaping Plans In the Works for New Construction

by Stacy Smith, Leisure World News

Landscaping plans for the new administration building and Clubhouse I construction site moved forward at a Landscape Advisory Committee meeting Nov. 10 in Clubhouse I.

Committee members from Community Planning, Security and Transportation, Education and Recreation and Golf and Greens, as well as representatives from McFall and Berry landscaping contractors and LW grounds maintenance attended the collaborative meeting.

John Sekerak, landscape planner and landscape architect with Stantec, a Leisure World consultant, said the land-

scaping plan is a component of the new administration building's site plan application that is being prepared for submission to The Maryland-National Capital Park and Planning Commission.

Sekerak emphasized that landscaping projects are highly regulated by the state and county. "Trees are regulated almost as much as the Nuclear Regulatory Commission," he joked.

"Freedom of design is somewhat constricted by these regulations and oversight," he added. Devon Kennedy, landscape architect and a certified arborist on the planning team, said the designed landscape's plant species and placements were carefully chosen for their



Seven Japanese Pagoda trees are proposed for an outdoor dining area next to the Clubhouse Grille. Photo by Leisure World News.

practicality, diversity of species and character, and aesthetic value while adhering to county regulations.

Kennedy said he chose trees that are "hardy" and can handle harsh urban conditions, such as pollution, snow removal and

salt runoff. Tree species that are targeted for inclusion in the new landscape design include red maple, *Tilia americana*, Japanese pagoda, and honey locust, among others.

In the draft of the landscaped

Landscape

←from page 1

design, trees enclose the new parking area on the site of the current Administration Building, and shaded 'islands' punctuate a crosswalk through the current parking lot leading to the new administration building's entrance. Japanese pagoda trees surround a future outdoor seating area at the Clubhouse Grille, and two large trees flank the Terrace Room entrance.

Sekerak said the new trees would provide a shady canopy along several walkways and the parking lots and act as a landscape buffer between buildings; but he also said that it would take "a number of years" for them to reach full-size and produce the desired canopy effect.

New trees also would mitigate the effects of removing many of the existing trees to accommodate new construction. Among those slated for removal include two unhealthy Japanese pagoda trees near the Clubhouse I covered walkway near the circle, a large pine tree near the Administration building, and a pin oak tree at the corner of the parking lot and walkway to Clubhouse I that Nicole Gerke,

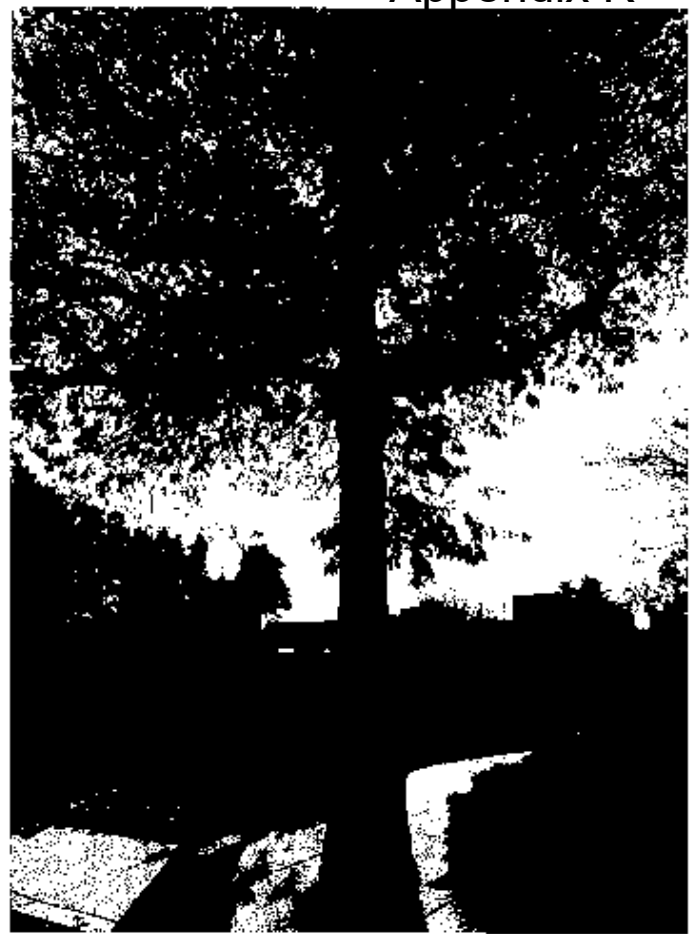
project manager, said is causing sidewalk unevenness.

The site plan team is also trying to protect several mature, "high-value" trees that provide canopy coverage, but said their fate is subject to a stormwater management plan.

The landscape plan also proposed planting shrubs — including aucuba, mahonia and several others — along the western façade and entrances to the new administration building.

After discussing the details of the landscape plan, the Landscape Advisory Committee submitted a motion for approval to replace the proposed basswood trees with a fast-growing variety of ginkgo biloba, and a motion to further evaluate the type of red maple planted. The committee also passed a motion to approve the list of shrubs included in the plan. The motions will be submitted along with the landscape plan proposal to the board of directors at a later date.

Jolene King, assistant general manager for facilities and services, said additional plantings not included in the site plan could be included at the discretion of the community after site plan approval.



A pin oak tree at the corner of the parking lot and walkway to Clubhouse I is slated for removal. Its roots cause sidewalk unevenness.



Rows of Chinese elm trees were proposed to line the entrance to the main parking lot.

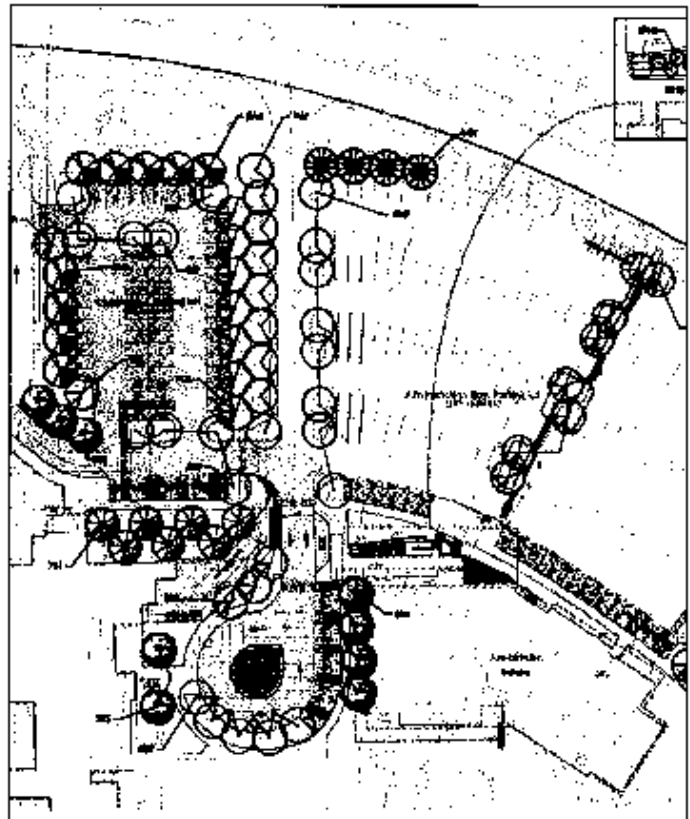
PROPOSED PLANTINGS

SHADE TREES:

- 9 - Red Maple (*Acer rubrum*)
- 5 - Thornless Honeylocust (*Gleditsia triacanthos* var. *inermis*)
- 7 - Japanese Pagoda Tree (*Styphnolobium japonica*)
- 23 - Basswood (*Tilia americana*)
- 32 - Chinese Elm (*Ulmus parviflora*)
- 9 - Japanese Zelkova (*Zelkova serrata*)

SHRUBS:

- 2 - Japanese Aucuba (*Aucuba japonica*)
- 8 - Oak Leaf Hydrangea (*Hydrangea quercifolia*)
- 7 - Oregon Grape Holly (*Mahonia aquifolium*)
- 4 - Heavenly Bamboo (*Nandina domestica*)
- 6 - Gulf Stream Nandina (*Nandina domestica* "Gulf Stream")



A map included in the landscape draft proposal shows the location of several tree varieties throughout the planned construction site. At left, a list shows the varieties of trees and shrubs in the current plan.

Residents' FORUM



LETTERS

Internet Access for All at No Additional Cost

Currently, all residents pay for limited and expanded basic cable TV through our Community Facilities Fees. In addition, some of us individually subscribe to Comcast for internet and Wi-Fi. Those of us who individually pay for an internet subscription have an opportunity to save one-third of our current Comcast bill, and residents who don't now individually subscribe to Comcast could get internet and Wi-Fi for free.

How is this possible? According to an email from Comcast officials, approximately half of Leisure World residents now buy internet access from Comcast at full retail price – about \$90 per month for the fastest speed (after a year at a lower rate). Comcast officials estimate that, if Comcast provides bulk service to all residents, the cost could be about a third of the amount that is charged to individuals and every LW resident would have the opportunity for internet access.

Current non-subscribers either don't have computers or smart phones, don't want Comcast, or don't wish to pay an additional \$30 a month – and they shouldn't have to. However, if each current subscriber paid not only for their access (\$30) but also for access for a non-subscriber (a total of \$60), they would still save about \$30 a month from what they are currently paying. Assuming all new residents would be required to participate, the cost for subscribers would decrease even further over the years.

So, under this plan, residents who currently subscribe to Comcast internet can save an estimated \$85,000 each month. That's over a million dollars saved each year!

Comcast has expressed a willingness to modify the current contract now to include bulk internet – without waiting until the contract expires in 2020. That means we subscribers could start saving with the 2018 budget, at the latest. This should be a top priority since it could save half the residents a million dollars a year. Moreover, other residents could start enjoying the benefits of internet and Wi-Fi for free.

To help or to get more information, phone me at (301-598-3215) or email me at (aiduck@comcastbargain.leemail.me). You can also join the free online discussion group at: (<https://Leisure-Worldind.NEXTDOOR.com>).

— Carl Shoshman

Parking Lot Could Adversely Impact Property Values

Since my last letter, I have communicated with the Leisure World Community Corporation Board of Directors and studied "Site Plan H," regarding the Administration Building and restaurants, more fully. Even though I do not like the plan, and every resident I speak with does not like it, it is clear that the plan is moving forward.

I learned that one of the factors evaluated was the need to bring the existing building up to code, but the Board voted down having an invasive study done. I believe that the existing building can most certainly be brought up to code, and for far less money than building an entirely new building. But still the plan is moving forward.

I see that a new sidewalk and canopy has been added to improve access to the restaurants. That's great. I see that the new site plan includes a circular drive and handicapped parking spaces closer to the

restaurants. That's also great.

So, tear down that lovely, vintage, solid brick building if you must, and put up the new one as indicated on the site plan. But, I am sincerely begging you, do not put a parking lot where the current building is. The current administration building parking lot seems never to be full anyway. The new circular drive and parking, which appears to be where the current bocce ball courts are, will greatly improve access to the restaurants. There isn't a need for extra parking spaces where the current administration building is now located. As stated in my previous letter, a parking lot at the main entrance is going to greatly impact (adversely) the appearance of our lovely main entrance to Leisure World.

And another very important point is that a parking lot at the main entrance of our

community could adversely affect our property values – which is not in the best interest of the residents. Why has no one brought up this point before? It is really important! Please amend Site Plan H to eliminate the parking lot where the current administration building is and, instead, turn the space into a lovely park. This also could preserve some of the 57 trees that are slated for removal. Then the rest of the plan could still proceed as intended.

I, for one, cannot afford to have my property value adversely affected. I will have to uproot both of my geriatric parents (one of whom has severe dementia) and sell my property before construction begins, in order to avoid losing value. All three of us were hoping to live out our days in Leisure World.

— Joan Cussey

Residents' Forum Guidelines

from the Leisure World News Advisory Committee

Leisure World News welcomes submissions from its readers. We will publish as many as possible to reflect the widest span of Leisure World community issues. To increase your chances for publication, please follow the guidelines below:

Guidelines for Letter Writers

1. Residents' Forum (RF) submissions must be emailed (adlw@lwmc.com) or delivered to the LW News Office.
2. RF submissions must state the writer's name, address, telephone number, and email address, if any, but if the material is published, it will include only the writer's name.
3. RF submissions must adhere to all General Guidelines, including but not limited to:
 - Material must be of interest and value to the community, respectful and in good taste, clear, concise, accurate, non-repetitive, relevant, and avoid personal attacks.
 - All submissions will be subject to editing. Writers will have the opportunity to approve substantive pre-publication edits.
4. LW News does not guarantee when or if any submission will be published.
5. Editing is not to be confused with censorship. LW News welcomes constructive criticism (or praise), as long as it is clearly identified as "opinion" and adheres to all other guidelines for LW News.
6. Receipt of RF submissions will be confirmed by email or telephone.
7. If an RF submission refers to another source, such as an article in another publication, a press release, a legal opinion, etc., a copy of that source must be provided for verification and reference.
8. RF submissions are strictly the opinion of the writer.
9. Issues that relate only to a specific resident, a specific Mutual, or a specific club, group or organization are not appropriate for the RF.

See full LW News Guidelines and Board Standing Rules at lwmc.com

LEISURE WORLD NEWS 2017

Residents' FORUM



LETTERS

Comcast Pricing:
Residents'
Continuing
Concerns

During a Dec. 1 visit by Comcast representatives to Leisure World, residents repeatedly expressed frustration about incoherent pricing and indifferent treatment by Comcast service personnel, and wondered if they were being overcharged.

Because I believed a particular fee was especially susceptible to overcharging, I sent an email to a voluntary sample of just over 200 LW residents and asked if they were being charged an additional \$9.95 a month for a service called "HD Technology."

So far, I have received emails from 23 people (about 11 percent) who have confirmed that they were being charged that fee. Five of them have already called Comcast and were told they would receive refunds and eleven others have asked me about contacting Comcast. However, while I readily admit that this was not a random sample, there could be hundreds more residents that are due refunds.

Adding to the susceptibility of overcharging are the complex and confusing terminology and the possible overlap between the bulk service contract and the "bundled" packages. Many residents have additional television features that are not included in the \$31 per month fee, and many residents have Comcast internet service or Comcast telephone service or both. These residents need and deserve some clarification.

What can residents do? If you think you are being overcharged, you can start with a phone call to Comcast, but be sure you use only the phone number for the bulk service contract (855-638-2855). If that doesn't work, you can contact the Montgomery County Office of Cable and Broadband Services at (<http://www.montgomerycountymd.gov/cable/>) or

call the County's Information line (311), and file a complaint.

What can Comcast do? As opposed to numerous people individually correcting their bills, there is another possibility that would be simpler for everyone. Comcast could use its database to look at past billing for each resident and credit everyone for erroneous UID technology overcharges automatically. This would be a huge customer relations win for Comcast, not to mention a cost savings.

Failing that, a Comcast representative could come to Leisure World once a week or at least once a month to resolve billing (and service) issues. In any case, before LW goes further down the path to explore the possibility of Comcast bulk internet service, we need to get the current billing correct.

— Jim Owen

Editor's note: Comcast has told Leisure World management that it is working on a solution.

In Support of a New
Administration
Building

My husband and I came to visit the model homes when Leisure World was being built and I have been living here for the past 16 years. I have seen a lot of changes in 40 years, mostly for the better, but am disappointed to see how one of the upcoming improvements — the new administration building — seems to divide the residents.

I don't know how many residents visit the Mutual Assistants' office or the Accounting office but in my opinion, the conditions these people are working in are appalling. For example, there are five assistants in a room that I think should only accommodate two people, and such overcrowding could even lead to health problems for the staff. There are files on chairs and floors and there seems to be no opportunity for a private conversation. I believe there is

not enough convenient office space to accommodate the workforce of LW and it is our obligation to provide decent working conditions so the staff can do their jobs. I feel that we are not currently meeting that obligation and that merely renovating the same building will not solve the problem.

Having a bank and a post office on campus is very convenient for me and it is especially so for those residents who do not drive. Even if you do drive, the outside locations are not that easy to get to, and I don't believe you would get the same personalized service that you get here.

Yes, building a new administration building will result in changes in the parking lot and the removal of some trees. However, some of the trees were going to be removed anyway, especially the dying pine trees. I feel that LW is doing the right thing by meeting with arborists, planning the landscaping, and choosing new trees and bushes that would be planted around a new building and in the parking lot.

In my opinion, a new administration building is needed if we want to move into the 21st century and show that we are a modern active adult community and not a retirement community.

Dora Pugliese

Administration
Building
Engineering
Concepts

My wife and I live in Leisure World (LW) and are both engineers. When speaking with some LW friends, neighbors, and board and committee members, I shared concerns about the costs v. benefits of demolishing the existing administration building and building a new one at a cost of \$7.2 million. I work in a well-known federal

building that is 78 years old and has been redesigned and repurposed many times, and I believe it is still both functional and beautiful.

In my 40 years of engineering work, I've learned that three planning studies are normally done prior to building a brand new building. They are: space planning, value engineering, and design options with cost estimates. Were all of these studies done before a decision was made to build a new Administration Building? Were they conducted with neutrality and independence? And, are they up to date?

1. Space planning — Do I understand correctly that a space planning study was done but that it was done by the same architect that was designing the new building? I'm sure they are a reputable firm, but was this truly independent? Now that the bank has left the Administration Building, it would seem an opportune time to consider how that space could be redesigned and used for LW administration needs rather than renting it out again.

2. Value engineering — Masonry buildings often have useful life cycles of 80 or more years, and this can often be accomplished with value engineering. The goal is to break down a project into parts, analyze the specific function or purpose of each part, and identify alternative ways to satisfy each part's function. Have Clubhouse I and/or Clubhouse II been considered to perform some of the functions?

3. Design options with cost estimates — During the evaluation process, the value engineering team analyzes and ranks the alternatives. Then it estimates the cost of each feasible alternative and determines which offers the greatest potential for life-cycle cost savings, functional improvements, and is best for long-term operations and maintenance. Wouldn't it be

Residents' Forum Guidelines

from the Leisure World News Advisory Committee

See LW News Guidelines and Board Standing Rules at lwmc.com.

prudent to reconsider the cost estimates of all three options after so much time has passed?

Why not spend our money on modernizing, remodeling and beautifying? It worked for Clubhouse I. Why not for the Administration Building?

- Henry Weiss, CFM

Thinking about Alternatives

As we consider rethinking destruction of the current Administration Building and building an entirely new one, it is worth considering alternatives. One of the advantages of the approved plan is that the site vacated by the building would provide room for much improved parking nearer to Clubhouse I and its restaurants. In order to accomplish this benefit, we are planning to destroy the 50-year-old building and level a number of the mature trees and gardens surrounding it. Have we adequately considered alternative ways to improve parking and access?

I believe the site plan offered for the new building includes features that are possible even

if the Administration Building stays where it is. For example, the current plans call for some lawn activities to be moved in order to make room for the new building and for a "turnaround" that would allow closer access and hand-capped parking for Clubhouse I. Why not move forward with those parking and access improvements? Destroying the existing Administration Building is not required to do that.

If this alternative were adopted, some of the benefits of the currently proposed plan would still be achieved, and the existing Administration Building could be preserved.


And by the way, there are other opportunities for keeping the existing building. For example: improving use of office space in Clubhouse II; making better use of current meeting room space; grouping similar administrative functions better; adopting modern management methods, including automation and improved record keeping practices. The list is long, and I believe it hasn't yet been fully explored.

Fellow residents, what do you think?

- Bob Namovicz

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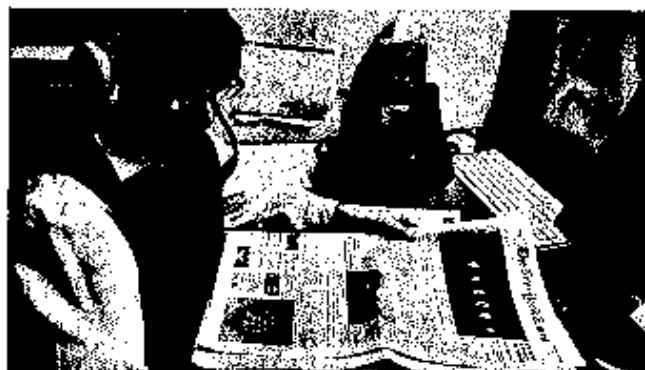
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OF MARYLAND

March 3, 2017 • Published Twice a Month

Lending a Voice to the Ear

*Reading News to the Visually Impaired
an Expressive Outlet for 'News Junkie'*



Rita Penn reads an article from The New York Times at the Metropolitan Washington Fair Feb. 23, the non-profit organization, where Penn has volunteered for 11 years, provides free services to the blind and visually impaired.

by Stacy Smith, Leisure World News

On an unseasonably warm, February day, when other folks with free time might choose to spend it in the sunshine, resident Rita Penn is sitting at a desk, scanning the front page of The New York Times looking for

stories to read over a special radio frequency to thousands of listeners who are blind or visually impaired.

A self-professed "news junkie," Penn has volunteered for the past 11 years as a newspaper and magazine reader at the

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Board Nixes Proposal for Building Study

by Maureen Freeman,
Leisure World News

The Leisure World Community Corporation board of directors soundly defeated a motion to suspend all work on a new Administration

Building and conduct a comprehensive, invasive engineering study on the existing building.

With 21 mutants voting against the motion and two in favor, the board at its

➤ to page 2

State of the Community 2017

'Poised to Build on' a 50-Year Legacy

by Kevin B. Flannery,
General Manager and CEO,
Leisure World of Maryland

The Leisure World of Maryland Community celebrated its 50th anniversary in September 2016. The occasion marked a milestone, recognizing the enduring value and beauty of our community and the role residents have played throughout the years in creating its culture. In 2017, we are poised to build on this legacy by continuing to use sound business practices, invest in our infrastructure, and respond to the evolving expectations of residents. This report provides an overview of our current priorities and areas of focus.

Financial Management

Leisure World's financial performance over the past few years has been stable with a positive surplus of about \$112,500 at the end of 2016. This surplus is due to the \$70,000 positive variance in the Physical Properties Department; it is the fourth year in a row that the department has performed well. Even with the excellent performance in 2016, we must remain mindful of the unforeseen expenses that impact financial operations. Although some substantial costs are beyond our control — such as minimum wage increases — we are taking such variables into consideration to minimize resident fee increases.



Kevin B. Flannery, Photo by Leisure World News

Personnel

The success of Leisure World depends upon the 240 full- and part-time staff employed here. Our team ensures Leisure World runs smoothly every day, providing an exceptional experience for residents. Over the past two years, under new leadership, our Human Resources Department has been modifying and improving our hiring and personnel strategies in order to identify, train and support the right talent for the community.

We are grateful to have several long-serving managers and employees whose commitment, experience, and institutional knowledge have been vital to Leisure World, in some cases, for more than three decades. In the coming years, as these valuable employees elect to retire, we will review community and department needs and make staffing decisions to meet the changing demands of the organization.

Over the next five years, this

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Call for Volunteers

The annual Flower and Garden Show needs volunteers to help with this popular August event. For more details, see page 30.

Board

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Feb. 28 meeting continued the November 2014 decision not to hire a firm to examine the structure and mechanical, electrical and plumbing systems of the current building.

The board first acted on creating a new Administration Building in September 2013, when it voted to proceed with the project and include improvements to site accessibility, parking and aesthetics. A board-approved site plan for the project, which now includes additions to Clubhouse I's restaurants and Maryland Room, will be submitted in April for review by the Maryland National Capital Park and Planning Commission. The review should take about 14 to 18 months to complete.

Citing details from a nine-page memo about a potential engineering study from Jolene King, Leisure World's assistant general manager for facilities and services, board members spent about an hour discussing the motion and hearing comments from residents before voting.

King's memo recapped the due diligence followed by the board for decisions made to date and specifically addressed 19 questions from two board members and a member of the Community Planning Advisory Committee about an engineering study's time frame and potential financial cost, potential renovation costs, space needs, building life expectancy

and maintenance needs, and 10 new county and state building codes that renovations would be expected to meet.

The memo also outlined several engineering and structural problems needing \$95,000 in repairs that were uncovered during Clubhouse I renovations in 2016. "It is assumed these issues and others will be present in the Administration Building and will be required to be addressed as part of a renovation," the memo stated.

"The new building is, simply put, the best value and use of our money, period," Montgomery Mutual director Jim Peretta said. He estimated that pausing ongoing plans for the new building could cost \$17,000 to \$21,000 per month, given construction costs' annual escalation of about four to five percent. King's memo estimated a nine-month period for obtaining a final report for an engineering study.

Board members supporting the motion to engage in an engineering study of the existing building expressed reservations about space needs and leasing arrangements. Some residents who spoke in an open forum segment of the meeting said they wanted more input into the board's decision.

"[The board] has made the effort to become well informed about the issue, and voting is based on having made the effort to be informed," board chairman David Frager said. "For many of us that includes going to residents in our mutuals, and getting

Making Headway

Much Anticipated Construction Begins



Heavy equipment has moved into the area behind Clubhouse II, where on Feb. 28 crews ready the ground for construction of a new fitness center. The center is expected to be completed in the late summer. Photos by Stacy Smith, Leisure World News



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Leisure World News

OF MARYLAND

An official publication of the Leisure World Community Corporation, Leisure World News is published twice monthly by Leisure World Staff in collaboration with the Leisure World News Advisory Committee.

Leisure World News is published for the benefit of Leisure World residents. Its mission is to provide news and information about community governance and other relevant issues, events, and activities, and to provide residents a forum for their opinions and an opportunity to contribute articles of general interest. All matters concerning the Leisure World News will be decided with this mission in mind.

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Community

← from page 1

attrition will bring new opportunities to revitalize our team and broaden our perspectives.

Positive Communications

We continue to expand our capabilities on the communications front. Beginning with the first edition of 2017, Leisure World News is produced entirely in-house. We now employ a full-time graphic designer who is responsible for the layout and design of the newspaper.

The Communications Department now handles Leisure World's social media accounts, and will manage the community's eagerly anticipated website.

This spring, we are introducing a re-designed website that will serve as our chief external communications tool. The site will introduce visitors to our "World," showcasing information and news about our community, community history, amenities, services, governance and lifestyle. The website's goal is to provide a tool that can serve as a resource and reference for the public, prospective residents, and current residents. The responsive design will serve users on all devices — desktop computers, laptops, tablets and mobile phones.

The launch of the website marks the official debut of our refreshed logo. A simplified, modern interpretation of the familiar globe symbol, the new logo mark is based on a sphere and references key Leisure World characteristics: community, diversity, natural beauty and an active lifestyle.

As we welcome a new generation of residents, we are proud to introduce a visual identity that represents our exceptional community and the joy experienced by homeowners. Over the next year, we are rolling out the new logo, in phases, throughout the community.

Infrastructure

To preserve the value of our community, we are continuously investing in its development and infrastructure. Since 2013, the Facilities Enhancement Plan (FEP) has guided upgrades and renovations throughout the community. Completed projects include renovation of the Crystal

Ballroom, redevelopment and upgrades to the restaurants and restrooms in the north wing of Clubhouse I, and improvements to the PPD customer service area.

In 2017, the following projects are scheduled or already underway:

- New Fitness Center Addition
- Rehabilitation of Golf Course Pond
- New Administration Building

As we proceed with phase two of the FEP, we are creating a baseline for evaluating the infrastructure and building needs of the community. We envision this Strategic Plan process will be overseen by a special advisory committee and expect to see an initial report in fall 2017.

Technology

Leisure World's infrastructure improvement projects extend beyond brick and mortar to technology advancements designed to improve resident experiences and staff capabilities. In 2015, a fiber optic cable was installed in the community connecting all of the Trust buildings with the capacity to network residential properties. The fiber optic upgrade laid the foundation for the new LWMC telephony system.

Among the benefits of living in Leisure World are the services provided through the Trust. Each household pays a community fee for a variety of services, including bulk, reduced cost cable TV. The board is currently investigating options to incorporate Internet service in the package, a standard service sought by a new generation of homeowners joining our community.

LWMC conducted an information technology assessment of the high-rise Mutuals that resulted in a number of recommendations. Among them, a three-year strategic technology plan to implement cloud-based technology solutions is under consideration.

Safety & Security

Our Security & Transportation Department is available 24 hours a day to assist residents. Providing a safe and secure environment is a top priority and a hallmark of Leisure World's appeal. In order to uphold our standards, we regularly review Security protocols.

Inside our gated enclave, we must remain aware that we are not entirely immune to the outside world. The Security Department continues to emphasize the importance of residents being prudent. Locking homes and cars should be automatic.

When hiring someone to do house cleaning, run errands, or provide other services, residents must do their research and pursue appropriate background information. Residents may also contact Security for helpful guidelines before making a hiring decision.

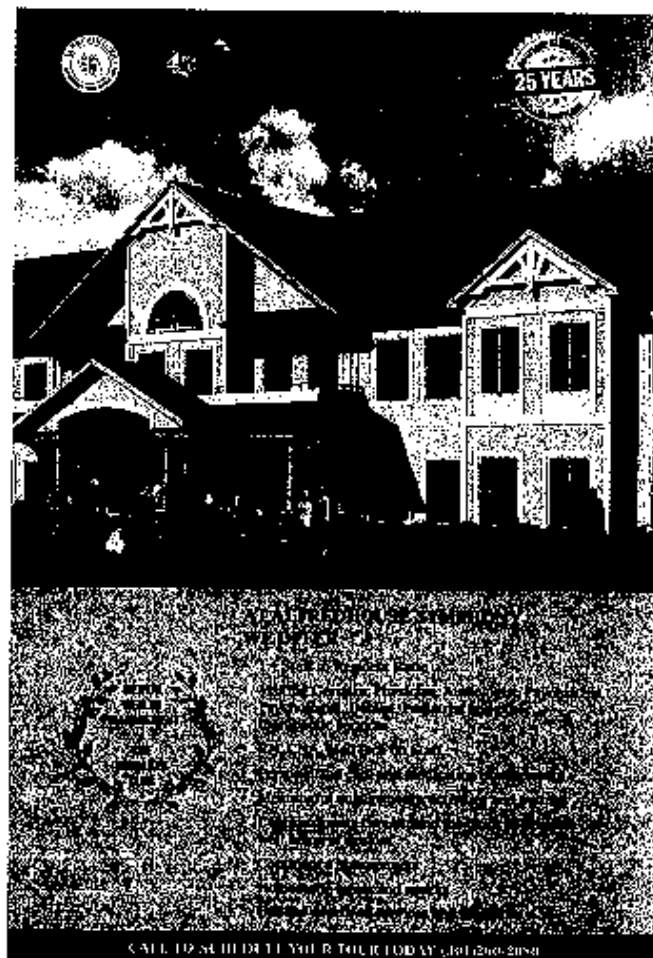
Residents should look out for neighbors and be vigilant about reporting suspicious behavior in the community. If there is concern about the well-being of a neighbor who may need assistance, contact Social Services.

The LWMC Security team operates our complementary community shuttle system. As a part of our regular maintenance program, we are introducing a new fleet of Leisure World shuttles. The new vehicles will debut this spring, providing safe and convenient transportation for

residents.

Conclusion

Leisure World is big business! Food for thought: Total operating expenses for the community per year are approximately \$65 million; the insurable value of all properties and Trust facilities is \$1.3 billion; the campus consists of 610 acres, 5,659 residential units, and approximately 8,000 residents; the number of vehicles that come through our gates are estimated to be 1.6 million each year. Over the past five years, approximately 2,000 property transfers occurred. This equates to about 3,000 new residents joining the community. Changes in our population equate to evolving expectations from new residents; while still providing service levels expected by residents who have been part of the Community for many years.



Residents' **FORUM****LETTERS****Residents' Forum Guidelines**

from the Leisure World News Advisory Committee
See LW News Guidelines and
Board Standing Rules at lwmc.com.

Waste of Money?

Several recent letter writers have shown that the reasons given for spending \$7 million to tear down and replace our beautiful administration building (bank presence, office space, parking, access, code problems, etc.) all have cheaper and simpler solutions. I even did my own walk-through and saw with my own eyes that there is plenty of available space if used properly. Despite this the LW Board voted recently to continue with the project.

I second one writer's call to speak out "before the bulldozers arrive". You can

email the Board of Directors (board@lwmc.com) or you might contact your Mutual's representative. (If necessary, you can call the administration office at (301-598-1000) to find out who that is.)

Remember, it's our money. The "resales fund" came from our pockets when we bought our units.

If this \$7 million were distributed equally among the 5,659 units, it would come to more than \$1,200 per unit. Let them know that we're not happy with spending that kind of money on unneeded projects.

Rodney Brooks



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and a Center for Healthy Living subject to approval by the Maryland Department of Aging.*



March 29: Site Plan Presentation

A pre-application community presentation for adjacent property owners of the Administration Building/Clubhouse I Site Improvement Plan as approved by The Leisure World Community Corporation board of directors is on Wednesday, March 29, at 6 p.m. in the Clubhouse II auditorium.

The presentation is a required part of The Maryland-National Capital Park and Planning Commission application process.

Residents who wish to attend should register at the R&R office in Clubhouse II, or phone the office at (301-598-1320).



A rendering of the proposed Administration Building by the architectural firm Streetsense.

Understanding LWCC Board Voting Procedures

by Paul M. Bessel

The March 3 edition of Leisure World News accurately reported that two mutuals voted in favor of a particular motion at the Feb. 28 meeting of the Leisure World Community Corporation board of directors. However, if you were present at the meeting or watched the broadcast, you heard three "yes" votes. How can this be? The board's voting procedures are complicated, so let's try to work our way through them.

Leisure World comprises 29 mutuals, but the LWCC board consists of 34 members. Each mutual is entitled to have one representative on the board, while the three largest mutuals – Montgomery Mutual, Mutual 20A and Mutual 20B – are entitled to have more than one. Montgomery Mutual has four board members, and Mutuals 20A and 20B have two members each. But, each mutual has only one collective vote, so the mutuals with multiple members have to be counted differently.

Specifically, if a majority of the representatives of those mutuals agree, that is how their one vote is cast, but if they split evenly, they are considered to have "abstained." At the Feb. 28 board meeting, one member of Mutual 20B did cast a "yes" vote, but the other member cast a "no" vote, so Mutual 20B abstained, leaving only two mutual votes in favor of the motion.

However, that's not the end of it. The LWCC board has a "double majority" rule. That is, not only does a motion have to receive a majority of the mutual votes (one vote per mutual), but it also needs a majority of the "weighted" vote to pass. The weighted vote is the number of units in each mutual, and those numbers range from seven to 898. Unless the mutual vote makes it absolutely clear that the weighted vote is the same, the weighted vote must be counted. When it comes to the weighted vote for the three mutuals with more than one member, each member casts an equal proportion of the number of units in the mutual – either one quarter or one half.

As noted above, it's complicated.

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F – In Bldg 2 of The Greens, 2 BR & 2 BA, table-space kit, formal dining rm, enclosed balcony. Just needs a few touches to make it home. Seller will give a \$3,000 carpet allowance! Coming in March. **\$154,000**
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RALEIGH – Big 1-BR apt in Montgomery Mutual. New in 2016: kitchen & bath w/white cabs, granite, appliances, ceramic tile, newer carpeting. Next to Clubhouse I. **\$95,000**

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CHRISTIAN

Residents' FORUM

My Opinion on the Administration Building

I'm responding to the recent appeal to "fellow residents" for their opinion about the Administration Building, published in the Feb. 17 edition of Leisure World News.

OK! I'm a resident senior, a regular woman, not a city planner or an architect. But I live here and I take an interest in our community. My well-considered opinion, simply put, is:

NO! To demolishing the existing Administration Building. It has character and it fits beautifully into its surroundings. The departure of Bank of America has made space available for the administrative offices to expand. If more space is still needed, some functions (Post Office, perhaps?) can be moved to

Clubhouse I, as has already been suggested.

YES! To renovating and remodeling a beautiful building.

YES! To facilitating access to the restaurants.

YES! To preserving fully grown trees.

YES! To saving the \$7.2 million it would cost to pay for the unnecessary new administration building.

— Ada DeFilippo

Recalculate Budget Amounts to Find Your Monthly Cost!

The LW general manager recently wrote that, when the minimum wage goes up by 75 cents per hour it will cost Leisure World residents approximately \$140,000. Wow! At first, that amount is daunting. But wait! That is the total amount. There are 5,659 units in Leisure World. Divide \$140,000 by 5,659 and you get about \$24.74. Hmmmm! But wait! That is an annual amount. Divide it by 12 and you get about \$2.06 per month. Not so bad! So, remember to recalculate LW budget amounts on a per unit, per month basis. You are not footing

the whole bill!

Regarding the substance of the issue, the minimum wage in Montgomery County is \$10.75. In July 2017, it will go up to \$11.50.

So, think about this. Many hourly employees only work for 20 hours or less per week. Twenty hours at \$10.75 is \$215 per week or \$10,750 per year (counting 50 weeks in a working year.) Could you live on \$10,750 per year?

With the increase, it will go up to \$230 per week (for 20 hours) and \$11,500 per year (for 50 weeks). Again, not a "living" wage, in my mind! Especially if you have a family to support!

I believe we should pay our employees fairly with an actual "living" wage. Places that pay well attract and keep good employees. And with competitive wages, the employer can pick the best of the best. In my opinion, the poor payers can only keep the so-so employees who are not sure they could get hired elsewhere.

Beth Jeanma

Residents Should Vote on Administration Building!

All residents of our community should have a say as to

whether our Leisure World Board spends \$7.2 million dollars of our money for a new Administration Building.

After reading Resident's Forum submissions for a few months, I decided to attend the February 28, 2017 LWCC board of directors meeting. A motion was made at that meeting to stop all work on planning for a new administration building and, instead, commission an engineering study to get an idea of whether the current building could be remodeled (paraphrased). That motion failed: 8% voted for it; 92% opposed it. So, planning for a new administration building will continue.

Prior to that vote, the board chair asked for comments, and those wishing to speak had an opportunity to do so. Several speakers suggested that a survey be taken of all LW residents to allow them to vote on this important (and expensive) matter. I agree. Perhaps the "ballot" could be in the Leisure World News and returned by a specific date. Maybe those of us who are online — assuming Leisure World has the capability — could vote online.

I personally feel the proposed project to replace our Administration Building would be a totally unnecessary waste of our money. Our \$7 million dollars!

If the Administration Building gets a new bank, it would likely not need the same amount of square footage as the old bank. The lobby area is a waste of valuable space. I think the space could be easily reconfigured to accommodate Leisure World's needs.

That said, Clubhouse One looks empty to me much of the time. Maybe Leisure World should rethink how all of its community and commercial space is currently being used.

Many residents have made good suggestions regarding this project. These suggestions seem to be falling on deaf ears. In my opinion, if management and the board would listen, we could save millions of dollars for an unexpected event or a rainy day.

Diane Knott



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Residents' Forum Guidelines

from the Leisure World News Advisory Committee

See LW News Guidelines and Board Standing Rules at lwmc.com.

Submissions must be emailed (aclwn@lwmc.com)

or delivered to the LW News office.



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Community Meeting Held on Proposed New Building Site Plan

by Stacy Smith, Leisure World News

A comprehensive overview of the site plans for the proposed administration building and improvements to Clubhouse I was presented by project leaders at a March 29 pre-application community meeting.

Jolene King, assistant general manager for facilities and services, presented a slideshow of the existing site with an overlay of the proposed configuration of a new administration building, upgraded Clubhouse I, parking and landscape elements.

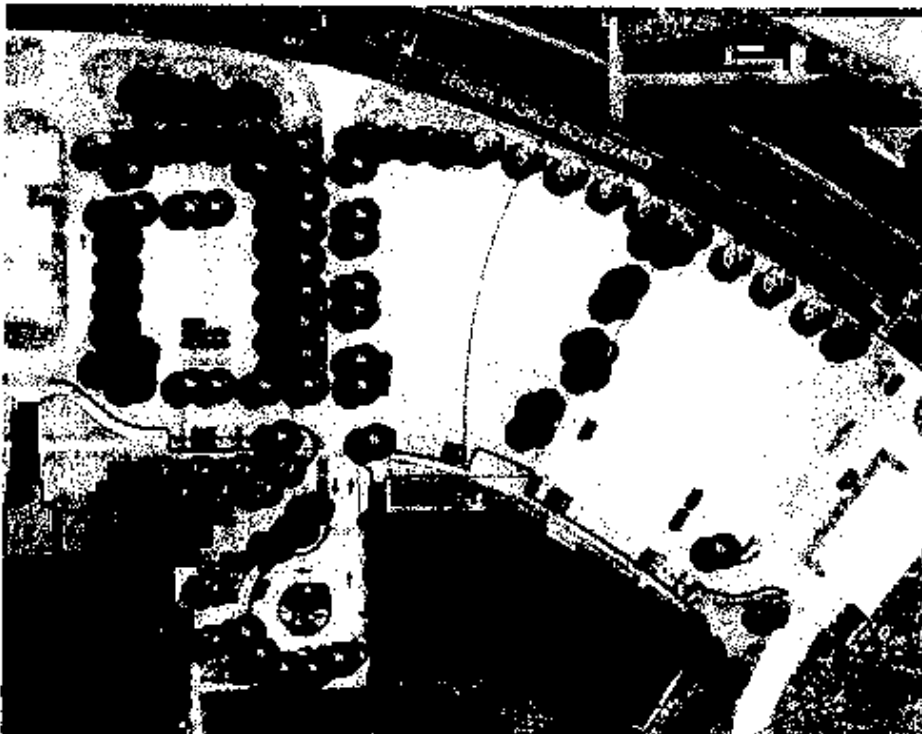
Approximately 80 residents attended the meeting, which at times turned contentious when questions and concerns about

the site proposal were raised at the open forum session that followed the presentation.

The meeting was held in compliance with regulatory approval requirements for filing a site plan application with the Maryland-National Capital Park and Planning Commission (M-NCPPC), the agency that incorporates the Montgomery County Planning Department.

The Montgomery County Planning Department's manual of development review process states that a pre-application community meeting's purpose is to "explain the proposed project, address concerns about the impact on the community, and notify those attending of

➤ to page 6

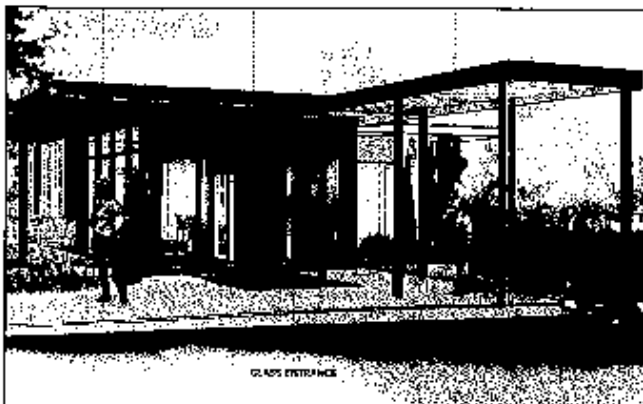


A rendering by architectural firm Streetsense depicts an aerial view of the proposed administration building, parking lots and landscape.

Site Plan

◀ from page 1

their right to participate in the review process," said Phil Marks, Leisure World Community Corporation (LWCC) board of directors member and designated resident lead director for the project.



A view of the proposed Clubhouse Grille vestibule and covered walkway. Renderings by architectural firm Streetsense

Marks said the proposed site plan has four main objectives:

- Improved access to the new administration building and Clubhouse I
- Increased parking near the new administration building and Clubhouse I
- Improved safety for pedestrians and vehicular interactions
- Improved overall ambience of the site

"The Leisure World board of directors and its committees reviewed and approved this project over several years," Marks said.

Members of several advisory committees gave input and feedback throughout the creation of the site plan proposal. They included members of the Community Planning, Landscape, Security and Transportation, Education and Recreation, and Golf and Greens Advisory Committees, as well as representatives from landscaping contractor McFall and Berry Inc. and Leisure World grounds maintenance.

Administration Building

The new, two-level administration building would sit adjacent to the golf course.

"Because we have a sloping site, this dictated that we would have what we refer to as a bi-level building," King said. "That is to minimize the

amount of disturbed area,

Resident services, such as the post office and tenant space, would be located on the upper level of the building, and would be closest to Clubhouse I. The lower level would hold administrative offices for the Leisure World of Maryland Corporation.

The building would have on-level entrances to both levels, and stairs and an elevator are proposed for residents to easily access either floor when inside the building.

Architecture

King described the proposed building as "long and linear, matching the architecture of our other buildings in the community," and with "deep overhangs, sloping roofs, long, ribbon windows and asymmetrical features."

The project's architects said they drew inspiration for the building's facade and site elements from natural-looking materials such as stacked stone, stone panels and wood siding that are used throughout Clubhouse I, the community's other Trust properties and Leisure World homes.

"We tried to be really sensitive to developing a design that worked well with the existing architecture, as well as breathing new life into the design," Streetsense architect Vanessa Rai said.

Clubhouse I Improvements

A drop-off circle to the north wing of Clubhouse I would provide closer access to the entrance of the Terrace Room restaurant, lanai and pool area, and nine handicap-accessible parking spaces would line the

drop-off circle's perimeter.

An energy-efficient vestibule planned for the entrance of the Terrace Room restaurant would provide an indoor area for patrons and guests to wait for their ride to pull up at the drop-off circle.

The Clubhouse Grille would also have a vestibule so that patrons can enter the restaurant from the front of the building, no longer having to walk through the interior of the clubhouse.

Accommodations for outdoor patio dining at both restaurants is planned, and the Maryland Room is set to expand to recapture its original size.

Covered walkways would be located between drop-off points and at designated entrances to provide added safety and protect residents from the elements.

"The walkways are intended to have a translucent covering on them so that they remain light and bright underneath," King said, adding that covered walkways was one of the most requested features made by residents during committee meetings.

Parking

Both the existing and new parking areas would be in closer proximity to the new building and Clubhouse I, with some of the building occupying space that is now used for vehicle parking closest to Clubhouse I.

"People will not have to walk

tration building would contain 289 spaces, and the smaller lot in front of Clubhouse I would have 75 spaces.

Of the 75 new parking spaces designated for Clubhouse I, 12 would be handicap-accessible. Total handicap-accessible parking spaces for the site plan area would be 25, an increase of 10 new spaces.

Additionally, four parking spots are proposed as designated car share spaces, for drivers and riders in car share programs, and four spaces would be available as electric car charging stations.

Trees would enclose the new parking area on the site of the current Administration Building, and shaded "islands" would punctuate a pedestrian crosswalk through the current parking lot leading to the new administration building's entrance.

Parking areas would continue to have one-way entrances and exits and a one-way traffic pattern throughout, a recommendation provided by the Security and Transportation Advisory Committee, King said.

Landscaping

The site plan proposes planting 84 new trees, many of which will provide shade throughout the parking lot, said John Sekerek, a land use planner and landscape architect with Stantec, the design and consulting company working on the project.



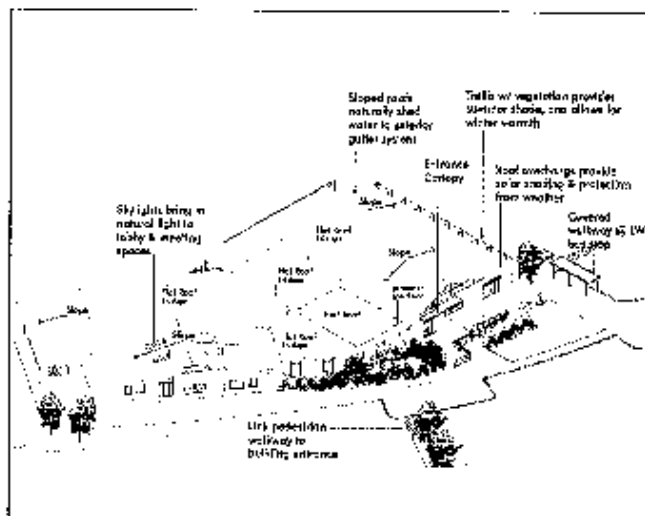
A view of the Terrace Room's vestibule and covered walkway.

up a hill," Marks said.

Total proposed parking spaces at the site are 364, nine spaces more than what is currently available. The parking lot in front of the new adminis-

Stantec is also providing civil engineering and surveying services.

A diverse mixture of elms, tilia, maple, ginkgo and other tree species are planned, as



An aerial view of the proposed administrator building.

well as various shrubs and plantings.

At least 45 existing trees are slated for removal to accommodate the new building and site plan improvements, with 10 more for potential removal, according to Sakerak.

Stormwater Management

The proposal also includes a stormwater management plan with five bio-retention facilities, or depressed areas that would temporarily hold water and filter out pollutants and sediment. These areas would have more shrubs and herbaceous plants, Sekerak said.

The plan also proposes using pervious pavement for most of the new parking spaces. Pervious pavement is designed to allow percolation or infiltration of stormwater through the surface into the soil below where the water is naturally filtered and pollutants are removed.

"Our current site was constructed when there was minimal requirements to handle stormwater runoff, and this plan gives us an opportunity to meet current environmental requirements. So we'll actually be doing something better for the environment when this plan is done," King said.

Open Forum

Several residents asked about the cost of the project, and some wondered if renovating or expanding on the current building was a better option.

"The financing of the project is really outside the scope of this meeting," Marks said, who added that any questions or comments regarding financial aspects of the project should be raised to the LWCC board of directors.

Some residents called for an independent engineering evaluation of the existing building to determine how much a renovation would cost.

Motions calling for an invasive engineering study of the current Administration Building were previously considered by the LWCC board of directors in November 2014 and February 2017 but failed to pass. By a thin margin in September 2013, the board of directors chose to build a new building.

Two architectural firms (Streetsense and AR Meyers) advised the LWCC board of directors that a new building is the best option as it satisfies project objectives, meets space needs with an approximately 20,000 square foot building and provides the longest-term value to the community.

A Feb. 22, 2017 memo to the LWCC board of directors from King outlined several engineering and structural problems needing \$95,000 in repairs that were uncovered during Clubhouse I renovations in 2016. "It is assumed these issues and others will be present in the Administration Building and will be required to be addressed as part of a renovation," the memo stated.

Site Plan Costs Breakdown

Funding for the new Administration Building and Clubhouse 1 Site Improvements project comes from the Resale Fund, a two percent fee charged on each resale of property in Leisure World.

Those funds are used exclusively for Facilities Enhancement Plan (FEP) projects, which are selected by the LWCC board of directors and contribute to the enhancement of Trust facilities per the Leisure World bylaws. Recent FEP projects include the new fitness center in Clubhouse II, and renovations to the restaurants and ballroom in Clubhouse I.

The total current estimated budgeted costs for the new Administration Building and Site Improvement projects, according to project manager Nicole Gerke, is \$7,251,056:

- Design fees \$513,000
- Permit fees \$100,000
- Administration Building construction (labor, materials, and furnishings) \$3,138,056
- Site improvements (modifications to Clubhouse I, parking and landscaping) \$1,500,000

The above costs are current estimates, and are not final. Costs may adjust as the scope of the project's details and designs are refined.

Other Concerns and Questions

The question of the site ground's viability was raised, due to concerns over foundational issues that temporarily halted the construction of the new fitness center in Clubhouse II in November.

"The foundation will be designed per the information received from a geo-technical investigation," Sekerak said. Preliminary test borings on the site's foundation were completed, and plans will continue to develop concurrent with foundation surety. King added.

Other residents questioned the removal of so many trees in the community, and asked for them to be replaced with an adequate amount of trees properly planted to provide effective shading in the parking lots.

Some residents also questioned how the building's design elements, such as its bi-level structure and sloping roofs, might possibly affect its physical accessibility and snow removal plan.

Moving Forward

The March 29 pre-application meeting marked the start of the site plan's review process. Management plans to submit the application to

M-NCPPC at the end of April, according to Scott Wallace, a land-use attorney with Linowes and Blocher LLP representing Leisure World for the project.

Once the application is submitted, M-NCPPC and county agencies review it in a process that generally takes about four months to complete.

After an application is formally accepted, notice is given to those who attended the pre-application meeting and signed in with their names and addresses, as well as those who were invited to attend by mail.

A public hearing is held at M-NCPPC after the review process is completed. Leisure World residents are welcome to attend, and will receive at least 10 days advance notice of a scheduled date.

"You can attend and make any comments you like, and also at any point in the process you can send comments in writing to [M-NCPPC]," Wallace said.

M-NCPPC hopes to make a final decision on the application at the public hearing, according to Wallace.

A September 2016 site plan report for the proposed administration building and a presentation to the LWCC board of directors by Streetsense, the Bethesda architectural firm, are available online at lwymc.com.

GOVERNANCE & Information

Strategic Planning Committee Members Named

by Leisure World News

Five residents have been recommended to be members of a new Strategic Planning Special Committee (SPSC) tasked with updating Leisure World's comprehensive 2010 strategic plan.

Girma Allaro, Richard Fisher, Kathleen Kinsella, Sharon Otto and Arthur Popper have been appointed by David Frager, the chairman of the Leisure World Community Corporation (LWCC) board of directors, for approval at the board's next regular meeting on Tuesday, April 25. Frager also named Fisher as the SPSC chairman.

Within 90 days of the SPSC chair's appointment, the committee is expected to submit a timetable and work plan for developing an updated strategic plan.

The LWCC board also requires the SPSC to deliver an initial report to the board by the end of

November, with budgeting for the project in place starting in 2018 and implementation for a long-term strategic plan beginning in 2019.

The committee's updated strategic plan would address Trust facility upgrades, infrastructure, organizational support, and financial requirements and recommended steps for implementing the plan.

"We have high hopes for that group," Frager told the LWCC executive committee on April 14. He added that the new committee has "great potential to give us that vision we need."

In January, the LWCC board approved a resolution that called for the new committee to be created using a process similar to the one used for establishing the Technology Special Committee in 2015. The Community Planning Advisory Committee's applicant review panel then reviewed nine applications and recommended candidates for the committee.

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2017 Broadcast Schedule - Channel 974

Executive Committee meetings are broadcast on Wednesday, Thursday and Friday the week after the meeting. Board of Directors meetings are broadcast on Monday, Wednesday and Friday the week after the meeting. All broadcasts are at 4 p.m. and 7 p.m.

Board of Directors Meeting
The April 25 meeting airs on May 1, 3 and 5.

Executive Committee Meeting
The May 19 meeting airs on May 24, 25 and 26.

Group Email Addresses

Residents wishing to contact Leisure World Management, the LWCC Board of Directors, or the Executive Committee may send an email to the appropriate email address listed below. It will automatically be forwarded to all members of that group who have an email address on record.

Messages to any of the email groups should pertain only to the management and operation of Leisure World trust properties, services, or activities. Please do not send emails to all three addresses, as there will be a duplication of recipients and will not result in a faster response to your question or comment. Messages pertaining to mutuals or anything else which Management, the Board of Directors, or Executive Committee does not control should also not be sent to those groups.

The group email addresses are:

- LWMC Management - management@lwmc.com
- LWCC Board of Directors - board@lwmc.com
- LWCC Executive Committee - execcomm@lwmc.com

General Manager's Report: April 2017

In March, operations realized a surplus of approximately \$4,000, ending the first quarter of the year with a deficit of approximately \$19,500 in contributions.

In the first quarter, 88 total property transfers generated approximately \$331,000 in contributions to the Resales Fund, which, as of the end of the first quarter, has a balance of approximately \$4,387,000.

Administration Building

The next step in the Maryland-National Capital Park and Planning Commission (MNCPPC) submission process is to meet with the lead reviewer and staff to present the project, discuss steps taken to date in accordance with the regulations and determine the required filing documentation.

Based on this meeting, management will finalize the required documentation and submit electronically to MNCPPC.

Submission needs to be within 90 days of the community meeting held March 29. Management intends to file as soon as possible.

Medical Center Update

The operating agreement and lease with MedStar Health was scheduled to be presented to the Health Advisory Committee at their regularly scheduled meeting on April 19.

The committee's recommendation will move forward to the Leisure World Community Corporation Board of Directors for their April meeting.

Insurance Renewal

Leisure World of Maryland Corporation management met with the insurance broker and representatives of the Travelers Insurance on April 5. Renewal premiums will be provided by Wednesday, May 31.

Clubhouse Grille

Spring hours of operation are Wednesday through Saturday, 4-10 p.m. Sunday brunch will be announced later this month.

Clubhouse 1/Outdoor Pool

Work on the outdoor pool is scheduled for late April/early May.

Comcast Billing

Comcast has confirmed to Leisure World management

that credits for billing errors will be applied back to the start date of the overcharge. Additional information on this topic will be published in a future General Manager's Report when received from Comcast.

Shredding Day

Community Shredding Day is on Saturday, May 13, from 10 a.m.-1 p.m. in the Administration Building parking lot.

**Leisure World
News
OF MARYLAND**

THOUGHTS & OPINIONS: *From Our Residents*

A Few Things to Remember

- Relevance:** Make sure that your submission is relevant to the LW community as a whole and not to just one person, mutual, or organization.
- Respect:** Remember that your opinion is about ideas, not individuals, and please avoid personal attacks.
- Brevity:** Being concise will ensure that your opinion will have maximum impact.
- Accuracy:** Document all factual assertions. Opinions that are backed up with facts are more powerful, but only if the facts are accurate.
- Ownership:** All submissions are subject to editing but you will have the opportunity to approve the edits before publication.

Opinions are strictly those of the writers

LW Residents Deserve Accurate Information

The lead story in the April 7 edition of Leisure World News described a March 29 "Community Meeting Held on Proposed New Building Site Plan" 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 Leisure World 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 every-

thing 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 only substantive answer was, "\$5.2 million," with no explanation.

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 cost 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

Changes in Bus Rules?

I have noticed with my own eyes and my own ears and have also heard from other regular bus riders that there appears to be a recent change in the rules for LW buses. However, there has been no

announcement to that effect and no signs in the buses, and when I called the Security & Transportation Department, I was told that there had been no changes and that the drivers had not received any new instructions. I find this bizarre!

For example, bus drivers seem to be no longer allowed to talk with the riders. They can say hello and that's it. Many of the riders have known these drivers for 15 or 20 years and have conversed with them many times. We know family members and histories. To my knowledge, these drivers have not received any tickets or citations for unsafe driving.

Music and news seem to be no longer allowed to be played on the buses. That means that the drivers have to drive their entire shift without deviation. During the holidays, lots of riders would sing along to the carols and that made the ride much more pleasant.

Apparently, now there is a limit of bringing only two packages onto the bus. If you only go to the grocery store once a week you are bound to have more than two bags. I have never seen a person not have a seat on the bus due to someone else's packages.

The drivers have always been very cordial and helpful — especially to the disabled — and I speak from personal experience. I believe it is important to allow drivers some flexibility to meet special circumstances.

It seems to me that if major changes are going to be made on the LW buses, the riders should be informed fully and timely, and, unless there is a

► continued on page 11

Submitting an Item to Thoughts & Opinions

1. Submissions must be emailed to aelwn@lwmc.com or delivered to the LW News Office.
2. Receipt of submissions will be confirmed by email or telephone.
3. Submissions must state the writer's name, address, telephone number, and email address, if any, but if the material is published, it will include only the writer's name.
4. LW News cannot guarantee when or if a submission will be published.
5. See LW News Guidelines and Board Standing Rules at lwmc.com.

Leisure World News

OF MARYLAND

June 2, 2017 • Published Twice a Month • residents.lwmc.com/lwnews

Board Defeats Proposed Referendum on New Building

by Stacy Smith, Leisure World News

The Leisure World Community Corporation (LWCC) board of directors firmly voted down a motion calling for a general vote by the community ownership for a direct decision to affirm or deny the construction of a new Administration Building.

"If we vote to approve this motion, it sets a precedent," said board member Linda Wach at the board's May 23 meeting. "What this [resolution] does is to take away the governing authority of this board if it were in fact approved."

Board member Bob Tropp echoed Wach's sentiments. "We have a representative type of government, and this [resolution] really goes to the very heart of a challenge to that," he said.

Petitions calling for a community-wide referendum on the construction project were collected by a group of concerned residents in May.

The motion the board voted on at its May 23 meeting targeted the proposed new Administration Building only.

The Administration Building and Clubhouse I Site Improvements project includes the construction of a new Administration Building and site improvements to Clubhouse I, including modifications to parking, landscaping and walkways, and the construction of vestibules for the Terrace Room and Clubhouse Grille.

LWCC is currently estimated to expend just over \$7.2 million of Resales Fund money on the project. A site plan for the project was submitted to the Maryland-National Capital Park and Planning Commission May 15.

A design team is reviewing cost benefits for solar installation on the building, said Kevin Flannery, Leisure World general manager.

Flannery provided the board with updates on other Facilities Enhancement Plan projects, including the Fitness Center, which is scheduled for exterior wall construction later this month.

Finances

Year-to-date, LWCC has an operating deficit just shy of \$25,000. Flannery cautioned that the deficit reflects a \$46,000 rental income loss in the administrative department over the past four months due to the absence of a tenant in the building's bank space.

Signal Financial Federal Credit Union has entered into a lease with the community, with a Tuesday, Aug. 1 target opening date for customers.

A total of 41 property transfers in April generated

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Barbara McCool. Photo by Leisure World News

First Female Vet to Lead July 4 Parade

by Stacy Smith, Leisure World News

When the open convertible rounds the corner onto Leisure World Boulevard on Tuesday, July 4, seated in its place of honor will be the first female parade grand marshal at Leisure World.

Barbara McCool, a retired lieutenant colonel in the Air Force Reserve Nurse Corps, deployed during Operation Desert Storm, serving as Acting Commander for the 22nd Aerial Port Squadron (APS) at a small, tactical base in Torrejón, Spain.

She and the 10 other APS members sent from Andrews

Air Force Base augmented the newly created 401st Aeromedical Staging Facility (ASF), a 250-bed hangar designed for patients to deplane C-130 Hercules aircraft for emergency medical care.

"I went in as a nurse with quite a bit of experience, experience that I could share with a lot of people, and I could mentor a lot of people. And my mission was very clear: I wanted to be the best officer, the best nurse, as I could."

As assistant chief nurse, McCool supervised 229 medical personnel and established a skills training program and public affairs section. One of

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For updates on the pool opening and temporary closings, check out the **Governance & Information** section.

THOUGHTS & OPINIONS: *From Our Residents*

A Few Things to Remember

- Relevance:** Make sure that your submission is relevant to the LW community as a whole and not to just one person, mutual, or organization.
- Respect:** Remember that your opinion is about ideas, not individuals, and please avoid personal attacks.
- Brevity:** Being concise will ensure that your opinion will have maximum impact.
- Accuracy:** Document all factual assertions. Opinions that are backed up with facts are more powerful, but only if the facts are accurate.
- Ownership:** All submissions are subject to editing but you will have the opportunity to approve the edits before publication.

Opinions are strictly those of the writers

Civility Matters

On Jan. 31, I attended the monthly board meeting of the Leisure World Community Corporation (LWCC) and came away with many questions as to what I had witnessed. What began as a seemingly routine discussion of agenda items gradually morphed into a verbal melee replete with shouts, accusations and innuendo. By meeting's end, any semblance of order and civil discourse was suspended. It was ugly.

Was this debate an aberration? Admittedly, the tone was less contentious at the February meeting; the tacit rebukes often leveled at those who have different views from those of management were kept to a minimum.

Here is what I took away from those meetings: 34 of our neighbors volunteer their

time and energy to serve as directors on this Board to represent 8,000 of us living in the Leisure World community. Where documented, their commitment to act in the best interest of the residents of our community is laudable and worthy of our recognition and support. However, in times of lingering doubts and unresolved conflicts, it is the duty and responsibility of our residents to weigh in with our concerns and suggestions. And we should not be disparaged or deterred in our attempt to do so. Debate, when conducted properly, is healthy. Disrespect is not.

In any organization, it is not unreasonable to expect controversial issues to generate robust and spirited discussions. Thus, the open forum that takes place at board meetings is extremely important. Non-board members often raise important questions

that have not been asked and responses to those questions can provide invaluable information to everyone present. However, questions often asked by non-board members during open forum are not answered. Why is this allowed? Is the board's lack of transparency and objectivity merely a perception? Is it any wonder that residents are frustrated and dissatisfied with our governance?

Proposals that affect us as stakeholders are worthy of our concern – a concern that is certain to generate questions that need to be listened to with an open mind and responded to with thoughtful consideration. One such proposal involves building a new Administration Building. A petition comprising 550 signatures in opposition to that proposal was submitted to the board; for many of us, it is impossible to fathom why this petition was shelved. Would a petition with the signatures of 550 residents in favor of the project have been similarly treated? Many of us feel that every resident in this community should be given the opportunity to weigh in on this important issue. Why is there such opposition by most of the board members to consent to this suggestion?

There is certainly no

scarcity of written material about successful governance. Montgomery County's Commission on Common Ownership Community's "Common Ownership Community Manual & Resource Guide" includes such relevant topics as "governing reasonably," "practicing justice for all," "preventing and resolving conflicts," and "encouraging consensus." It also provides several guiding principles such as: "identify controversial issues and engage in interactive communication with the community," "seek community input prior to controversial decisions by the board," and "understand minority views."

The application of these basic principles would signal an honest attempt to build a healthy working relationship between the board and the other residents of our community. The failure to do so will continue to raise legitimate questions and concerns about the efficacy of governance in the Leisure World community. And the discord will continue.

I believe we can do better.

— Lois A. Jordan

The unedited version of this letter is included in the April 25, 2017 LWCC board agenda packet online at (residents.lwmc.com).

Submitting an Item to Thoughts & Opinions

1. Submissions must be emailed to actwa@lwmc.com or delivered to the LW News Office.
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4. LW News cannot guarantee when or if a submission will be published.
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Facilities Enhancement Plan Invests in Community's Future

by Stacy Smith, Leisure World News board member Phil Marks.

When the Fitness Center in Clubhouse 11 opened Sept. 14, devotees and the curious came out to mark the occasion by testing out the new equipment, chatting with the center's staff and trainers, and roaming around the approximately 5,400 square foot facility.

The Fitness Center is one of a series of projects that are part of the Facilities Enhancement Plan, or FEP, which has been used over the last five years to help the Leisure World Community Corporation (LWCC) board of directors prepare a strategic plan for renovating existing, and constructing new, Trust facilities.

"The FEP was developed because there was no plan for investing in, updating, upgrading and modernizing the community," said Barbara Cronin, who was the board chairwoman when the FEP began.

"If you don't keep [the community] up and you don't move with the times, you fall behind," she added.

By 2035, one out of three U.S. households will be headed by someone over 65, according to a 2015 report from the Joint Center for Housing Studies at Harvard University.

As more baby boomers reach retirement age and beyond, the demand for age-restricted and age-targeted communities could effectively increase.

"[Leisure World] is competing with other senior living communities that are brand new," said John Radcliffe, Weichert realtor and eight-year Leisure World resident.

When Radcliffe shows potential buyers around the community, he said they look for all-inclusive, modern amenities, like the new Fitness Center – the type of facilities that "protect property values," according to

Plans Take Shape

The Community Planning Advisory Committee (CPAC) presented the first comprehensive FEP report to the board in August 2012.

"We knew that the community was approaching 50 years of age, and there were a whole lot of things to be refreshed and upgraded," Cronin said.

By January 2013, five other Advisory Committees – Golf and Greens, Education and Recreation, Tennis, Physical Properties, and Restaurant – had followed suit with their own reports.

The LWCC board of directors requested management review the reports and develop a comprehensive plan that included projects recommended by the advisory committees.

Management assisted committees in developing their plans, and outside professionals, such as architects and consultants, often weighed in on proposed projects.

FEP projects that have already come to fruition, or are in some stage of development, include:

- Clubhouse I – Crystal Ballroom and Maryland Room
- Food Service Facilities – Renovation to the Terrace Room and Cascade Bistro
- Clubhouse II – New Fitness Center and updates to Tennis Courts
- Physical Properties Division Building – Customer Service Area Enhancement
- Golf Course – Playable Area Enhancement and Pond Rehabilitation
- Administration Building and Clubhouse I Site Improvements

Discussion and Debate

On May 31, 2013, the board approved a process for prioritizing the proposed projects.

"The projects we were looking at were the projects that were kind of on the

books to be done," Cronin said. "Management gave the board some direction in terms of what projects needed to be looked at within the next five years."

A public forum was held in August 2013 to discuss elements of the plan, and residents were also encouraged to submit comments electronically, which both management and board members reviewed.

Committees deliberated over proposed projects for months, sometimes years.

Between January 2014 and September 2016, CPAC met 24 times to discuss

three options for renovating and/or replacing

the existing Administration Building.

Over the next few years as proposed projects were planned, "there were dozens and dozens of meetings – committees primarily, and the board would periodically

discuss [the FEP]," Marks said.

The first FEP project completed was the Clubhouse I Crystal Ballroom, a popular venue for holding meetings, dances and other large gatherings.

Looking Ahead

As the community begins to focus on potential projects to come, a Strategic Planning Committee, formed in April 2017, has been tasked by the board to look at future devel-

opments and the changing needs of the community. Some advisory committees are considering other structural changes in community facilities, said board member Henry Jordan.

The Technology Committee is considering bringing integrated communication services, including TV and Internet, into the community, Jordan added, and the outdoor pool and lanai are also being considered for renovation.

"[Leisure World] is competing with other senior living communities that are brand new."

—John Radcliffe, Weichert Realtor

GOOD TO KNOW: WHAT FUNDS THE FEP?

Funding for the FEP projects comes from the Resales Fund, a two percent fee, paid by the buyer, and charged on each resale of property in Leisure World. The board elected not to borrow any monies from outside of Leisure World for FEP projects. There are no outstanding mortgages on any of the facilities.

Resales funds are used for the enhancement of Trust facilities, and the LWCC board of directors, acting as the Trustee, approves the prioritization of projects and their funding, in accordance with the community's Trust Agreements.

In 2016, Leisure World's 29 mutuals completed 413 total home resales that aggregated \$1,578,397.04 for the Resales Fund, an increase of more than \$61,000 from 2015.

PROJECT**TIMELINE****Crystal Ballroom**

Design began in 2014,
opened in September 2015

Terrace Room, Clubhouse Grille and Maryland Room

Design began in 2014,
opened in 2016

PPD Customer Service Area Renovation

Design began in 2014,
opened in July 2016

Irrigation Pond at Golf Course

Design began in 2015,
project completed in March 2017

Fitness Center

Design began in 2014,
opened in September 2016

**Administration Building
and Clubhouse | Site Improvements**

Design began in 2014,
expected opening in Spring 2020

Leisure World News

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Computerized Machine Helps Users Make Complex Woodwork

by Stacy Smith, Leisure World News

Automation and design have joined forces at the Clubhouse II woodshop ever since the group acquired a Computer Numeric Control, or CNC, machine last December.

The machine, which works by using automated machinery to cut wood to a computer design's specifications, allows users to create elaborate carvings and engravings in their woodwork that would be too cumbersome to do manually.

Proponents of the machine, like woodshop president John VanDyke, say it allows woodworkers to produce faster results with less waste.

"You're telling the machine what tool to use and how deep to go," VanDyke said.

Prior to moving to Leisure

World, VanDyke's home in Virginia had a two-story woodshop, and he had been gearing up to purchase his own CNC machine. So once here, he already understood the value that automated machinery could bring to the group.

One woodworker in the group, an artist, used to hand design and carve all his items before sandblasting them — a long process.

"Whereas now we can take his drawing, put it into the computer, import it into the program, and 10 minutes later he can put it on the machine," VanDyke said.

VanDyke made practically every piece of furniture for his former home, from a Murphy bed built into the wall of a guest



Montgomery County Fire and Rescue Service personnel extinguish the right half of a model trailer during a live demonstration in the Clubhouse II parking lot to showcase the difference not having a home sprinkler system can make. The demonstration was part of a Fire Safety Forum sponsored by the Emergency Preparedness Advisory Committee Oct. 24. Photo by Maureen Freeman, Leisure World News

Board Welcomes New Staff, Confirms LWMC Officers

by Stacy Smith, Leisure World News

The Leisure World Community Corporation (LWCC) board of directors voted on a medley of community directives and Leisure World Management Corporation (LWMC) proposals at its Oct. 31 meeting.

The board kicked off the meeting by welcoming newly hired Tom Snyder, assistant general manager of facilities and services, who joined the LWMC staff Oct. 10. He replaces Jolene King, who left the position in July.

Snyder is responsible for

enhancing existing and new client programs, including short and long-range planning, construction and renovation projects, preventative and corrective maintenance, energy management and landscape, janitorial and asphalt and concrete management.

The board also confirmed the appointment of several LWMC officers, including Snyder and Melissa Pelaez, director of mutual services, as vice presidents and Crystal Castillo, executive coordinator for support services, as secretary.

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Woodshop user John VanDyke hangs a sign above the Fitness Center's entrance in Clubhouse II. The sign was crafted by VanDyke using the woodshop's CNC machine. Photo by Bob Namovic

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To learn how to sign up, see page 6.

Woodshop

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Woodshop president John VanDyke removes a dust cover from the CNC machine in the Woodshop. Photo by Stacy Smith, Leisure World News



A cremation urn made by VanDyke will one day house his and his wife's ashes. Photo by John VanDyke

bedroom, to floor-to-ceiling cabinets and shelving. But one of his more personal designs is a two-person cremation urn that will house his and his wife's ashes one day. A strip of wood now separates the two sides of the box's interior, which will lift to mix both sets of ashes together.

So far, just five woodworkers – VanDyke, Gary Weiner, Michael Higgs, Frank Roddy and Elliott Greenwald – are authorized to use the machine, which requires users to complete a six-month training course taught by VanDyke.

Woodshop user Gary Weiner has used the machine to make several items, including a one-of-a-kind pen and pencil box for his granddaughter.

After testing his design on a cheaper wood, Weiner made the final product using oak and purpleheart, an exotic, aubergine-hued wood that comes from the rainforests of Central and South America.

Weiner was initially against purchasing the CNC machine because he thought it would detract from the traditional craft of woodworking, but now believes it might actually attract more residents to the woodshop.

"The younger the person who joins the shop, the more [he or she is] into computers," he said.

And just as with the woodshop's manual machinery, the CNC machine is also being used to help repair other residents' old items or bring their imagined creations to life. Someone recently brought a small wooden chopping board and clock to



A sign for the new fitness center sits atop the CNC machine after completion. Photo by John VanDyke

VanDyke, and the machine will allow him to insert the clock into the board with the kind of precision he could never imagine doing by hand anymore.

The introduction of the CNC machine has sparked the group's interest in other automatic woodworking machinery, including a digital drill press that was recently added to the shop.

The Woodshop Users Group purchased the \$9,000 CNC machine after their request from the community's Capital Equipment Fund was approved.



Each woodshop monitor has his or her own chip on wooden nameplate, made by VanDyke using the CNC machine. Photo by Stacy Smith, Leisure World News

Board

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Site Plan Hearing

The Maryland-National Capital Park and Planning Commission (MNCPPC) planning board holds a hearing on the Administration Building and Clubhouse I Site Improvements project on Thursday, Nov. 30, time to be determined.

Residents who wish to express their opinions on the proposed Site Plan only to the planning board must send written comments to board chairman Casey Anderson by Tuesday, Nov. 28, at 5 p.m. Residents can email their comments to (MCI-Chair@mncppc-mc.org) or mail them to the Montgomery County Planning Board at (8787 Georgia Ave., Silver Spring, MD 20910).

MNCPPC planning board hearings are webcast live at (<http://montgomeryplanningboard.org/meetings/watch-online/>).

Other Action Items

- The board voted to postpone a motion to approve the updated LWMC organizational chart to include the reorganization of the clubhouse and communications operations.
- A motion to amend the Education and Recreation Department's policies and procedures regarding room rentals reserved by recognized Leisure World groups and organizations was defeated.
- A motion to approve amending some of the language in Trust Agreements I and II soundly passed. "Essentially it says '[residents] can put money in a credit union if it's properly insured,' said board chairman David Frager.
- A motion to reinstate the "Capital and Operating Fund" and annually deposit a modest percentage of resale funds into it was defeated.

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Administration Building and Clubhouse I Site Improvements: Frequently Asked Questions

by Stacy Smith, Leisure World News

With the Thursday, Nov. 30, Montgomery County planning board hearing approaching, residents might seek answers to commonly asked questions regarding the proposed Administration Building and Clubhouse I Site Improvements project.

Q: Did the Leisure World Community Corporation (LWCC) board of directors consider renovating the existing Administration Building?

A: In 2012, the LWCC board of directors began reviewing three options for the Administration Building: renovate, expand or construct new. In 2013, the board voted to design and construct a new building.

"Sometimes when you start doing a renovation, you run into some more problems than what you anticipated," said project manager Nicole Gerke during a presentation given about the project to residents of The Overlook on Nov. 6.

Several engineering and structural issues were uncovered during the renovations made to parts of Clubhouse I in recent years, and these issues and others will likely be present in the Administration Building, wrote Jolene King, then assistant general manager for facilities and services, in a memorandum issued to the board in February 2017.

Some of the issues uncovered with the renovation of Clubhouse I included:

- Broken roof trusses (\$35,000)
- Broken and severely deteriorated underslab electrical conduit wiring (\$25,000)
- Full replacement of existing electrical panels and wiring (\$12,000)
- Inadequate or missing concrete floor slabs (\$15,000)
- Broken and severely deteriorated underslab plumbing (\$8,000)

The current Administration Building, originally constructed as the Rossmore Sales Office, and Clubhouse I were built concurrently in the 1960s, when building codes and environmental regulations largely differed from today's standards.

The typical life cycle cost of a renovated building is 15-20 years, whereas a new building's is 30-50 years, according to a 2014 Administration Building design report issued to the board. In 2012, two architectural firms, Streetsense and AR Meyers, advised the board that a new building would provide the longest-term value to the community.

Q: Did the board of directors consider completing an invasive engineering study on the existing Administration Building?

A: An invasive engineering study was considered by the board in November 2014. Board members weighed the proposed engineering study's expected cost, timeframe for completion, and amount of management staff's time required, against the benefits of completing such a study, and the motion failed to pass.

During a January 2017 meeting of the LWCC board of directors, King and Gerke discussed the study and gave oral responses to questions from board members and others.

Q: Why was the construction of a new Administration Building proposed?

A: The proposed Administration Building and Clubhouse I Site Improvements project is part of the Facilities Enhancement Plan (FEP), a series of projects designed to renovate existing, and construct new, Trust facilities. Completed FEP projects include the Clubhouse I Crystal Ballroom and the Fitness Center.

A new Administration Building would provide an estimated 3,866 square feet

of additional space, able to accommodate a larger staff size with expanded operations.

Streetsense and AR Meyers also advised that a new building would provide greater accessibility and maneuverability within the building without losing program functioning, and provide a more efficient layout to optimize operations and services for residents.

Q: How would Leisure World pay for this project?

A: Funding for all FEP projects comes from the Resales Fund, monies of which are derived from a two percent fee charged on each resale of property in Leisure World. The board elected not to borrow monies from outside Leisure World for FEP projects.

The two percent Resales Fund is sometimes referred to as the Facilities Enhancement Fund or Trust Fund.

The most current cost estimate for the project, completed in September 2016, approximated the total cost to be \$7.2 million. The cost includes the construction of a new Administration Building and all Clubhouse I site improvements, the demolition and removal of the existing building, and "soft costs," such as engineering, design, architecture and permit fees.

Although a new building costs more than renovating, Gerke said, a new building would include all new systems and design for increasing energy efficiency and reducing energy costs — leading to lowered operating costs, according to King's February 2017 memorandum.

Leisure World Management Corporation is working with a cost estimator to measure any cost impacts made by additions or changes to the architecture and design.

Q: How would this project affect parking and landscaping?

A: Proposed site improvements would provide

improved accessibility and parking in close proximity to the buildings, and include more than twice as many handicap parking spaces.

"[Residents with disabilities] won't have that long walk from the current parking lot to get into Clubhouse I or the restaurants, and I think that's one of the big plusses of this particular design," said board member Ken Muir.

The project's landscaping plan includes the addition of approximately 100 3-4 foot tall trees that, though not fully mature, are also not saplings.

"For trees to grow to the size that you see around here, they've been around well over 50 years. So [the new trees] will take a while to grow," Gerke said.

Trees will also line the outer edge of Leisure World Boulevard in front of the parking lot.

"You'll have a lot of greenery as you come into the community from [the main gate]," Gerke said.

The new Administration Building parking lot would also have several islands lined with trees, providing shade for crosswalks.

The proposed Administration Building is not a two-story building; but rather, a bi-level building. "It is going to be no taller than what you have with the current Clubhouse I," Gerke said.

Q: How long would this project take to complete?

A: Construction of a new Administration Building and Clubhouse I site improvements would take approximately 12-14 months from start to finish.

"That's from the first shovel in the ground, all the way through getting the new building constructed, furnished, moving everyone into the new building and then demolishing the existing building and [constructing] the parking lot area," Gerke said.

THOUGHTS & OPINIONS: *From Our Residents*

A Few Things to Remember

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- Respect:** Remember that your opinion is about ideas, not individuals, and please avoid personal attacks.
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Opinions are strictly those of the writers

Should LW Do an Invasive Study of the Existing Administration Building?

The Leisure World News article "Administration Building and Clubhouse I Site Improvements: Frequently Asked Questions" (Nov. 17 edition, page 4) touched on this topic, but, in my opinion, did not delve into sufficient detail. However, the Feb. 2017 Leisure World Community Corporation (LWCC) board of directors packet included a report entitled "Administration Building - Invasive Study" that provided much more information. It provided the scope of work required for a full Administration Building assessment, a schedule, and outlined the problems known in the Administration Building and other factors.

For example, the cost of an invasive study was estimated to be between \$100,000 and

\$150,000, including \$6,000 just to prepare the bid package. The entire project is estimated to take approximately nine months before the final report is submitted to the board.

The report also listed ten applicable State and County codes and addendums that would need to be investigated to bring the 50-year-old building into compliance with current standards. I believe that ongoing repairs and modifications to the Administration Building over time have already indicated deficiencies in these areas, such as removing asbestos, the need to provide upgraded and new mechanical systems, replacement of obsolete electrical systems, compliance with safety/fire code requirements (addition of sprinklers and fire alarm systems), plumbing system upgrades, and compliance with Montgomery County's new "Green Construction Code." This may mean a change to the windows and roof system also.

Additionally, the report noted that nearly \$100,000 had to be spent in required, previously unknown infrastructure repairs during the recent upgrading/rehabilitation of Clubhouse I. A list of the items was also included, and it was noted that Clubhouse I had been previously upgraded/rehabilitated in 1995/6. Because Clubhouse I was built at about the same time as the Administration Building, it's reasonable to believe that similar problems would exist.

There are also costs of delaying the construction of a new building. The report stated that approximately \$350,000 in maintenance and replacement reserve costs could potentially be saved on the existing building if the planned new building continues on schedule. Moreover, the report estimated that a delay in the schedule of the new building could possibly increase the construction costs by four percent to five percent a year.

During discussions at the LWCC board meeting, a point was made that, with an invasive study you "open things up." When things are sealed, certain adverse situations are not harmful. When opening a ceiling or wall in a 50-year-old building, we may find problems that must be fixed immediately - which could have consequences that must be immediately rectified, like staff relocation, disruption of administrative services, and unscheduled costs.

In summary, I believe the invasive study was not approved by the LWCC board

because the cost of doing the study would only just provide additional information on the known building problems in infrastructure, building code required changes, and that the invasiveness of the study is a risk in itself to the current administration operations. Additionally, if it were determined that rehabilitation of the existing building was not cost effective, the act of doing the study has the effect of increasing the cost for a new administration building, and spending additional years' worth of maintenance funds on the existing building.

Residents should evaluate the known problems and risk associated with renovation of the existing building relative to the other alternatives to fully understand why an invasive study of the existing administration building was not done.

— Henry Jordan

Classified Ads Can be Gems

I urge all readers of the Leisure World News to take special note of the "treasures" in the classified ads. As we are transplants from out-of-state, the ads have become the first place for us to look when we need a service - someone to buy a rug that we could no longer use, a number to call about used furniture that we might need, etc. And the best example of all so far is a retired doctor who took excellent care of our beloved, pampered senior dog. He gave her tender loving care and long walks

Submitting an Item to Thoughts & Opinions

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2. Receipt of submissions will be confirmed by email or telephone.
3. Submissions must state the writer's name, address, telephone number, and email address, if any, but if the material is published, it will include only the writer's name.
4. LW News cannot guarantee when or if a submission will be published.
5. See LW News Guidelines and Board Standing Rules at www.residents.lwmc.com.

Project's Site Plan Revised, Mutuals to Receive Updated Version

by Maureen Freeman,
Leisure World News

Revisions to the Administration Building and Clubhouse I Site Plan will be presented at monthly mutual meetings in the coming months.

In response to recommendations made by the Montgomery County Planning Board at a Nov. 30 application hearing for the project, the project's designers have made adjustments to the plan regarding building entrances and traffic flow.

Leisure World management will explain the revisions to the plan and answer residents' questions about the project at mutual meetings scheduled for late January and early February.

Representatives from Leisure World; Stantec, the engineering firm; and Streetsense, the architectural firm, met Dec. 8 with County Planning Board staff to discuss and develop options related to suggestions by the Planning Board on Nov. 30. The group expects to meet as often as needed until plans are finalized satisfactorily.

Planning Board staff, which

comprises professional site planners, engineers, architects and transportation specialists, had recommended the Planning Board approve the site plan at the Nov. 30 hearing.

Project Overview

The site plan is the most recent project to be addressed in Leisure World's Facilities Enhancement Plan (FEP), a series of construction and renovation projects for the community's Trust facilities that originated in 2012.

Completed FEP projects, designed and undertaken since 2014, include construction of the new Clubhouse II fitness center, renovations to the restaurants in Clubhouse I, renovations to the Clubhouse I ballroom and Maryland Room, dredging and landscaping improvements of the golf course irrigation pond, and renovations to the Physical Properties Department customer service area.

The site plan application calls for construction of a two-level building adjacent to Clubhouse I that will provide residential services, additional parking and

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A rendering by Streetsense included in the Nov. 30 site plan application to the Montgomery County Planning Board. A revised site plan will be sent to the Planning Board before the next application hearing in the spring of 2018.

Site Plan

◀ from page 1

pedestrian accessibility to Clubhouse I, further improvements to the Clubhouse I restaurants, a new drop-off and pick-up loop area between the two buildings, and extensive landscaping and tree plantings throughout the site.

In its presentation recommending Planning Board approval of the site plan application, Planning Board staff cited the project's compliance with improved pedestrian and vehicular access and circulation to Clubhouse I, Environmental Site Design stormwater management controls, and the county's International Green Construction Code.

Deferral

The Planning Board voted to defer its decision on the application at the Nov. 30 hearing, with some board members citing concerns about a set of steps included as access to the new building. Plans also called for two ground-level entrances and a ramp.

Eighteen residents testified at the Nov. 30 hearing in opposition to the project, citing environmental, aesthetic and cost concerns as well as the inclusion of steps leading into the proposed new building. Several asserted

that residents have not been sufficiently informed about the project by the LWCC board of directors and management.

The Planning Board expects to reconsider a revised site plan application at a hearing in the spring of 2018.

Take Two

In anticipation of the Board's future consideration of the application and associated hearing, written comments from Leisure World residents should be submitted to Planning Board Chairman Casey Anderson at (mcp-chair@mncppc.org) with a copy sent to Area 2 Lead Reviewer Lori Shirley at (Lori.Shirley@montgomeryplanning.org).

Once the continuance of the public hearing is scheduled, a Planning Board staff report will be posted 10 days before the Planning Board meeting at (montgomeryplanningboard.org). Staff comments will be shared with the applicant and added to the record for the Planning Board's consideration of the application.

For more detailed information and upcoming meetings, contact Nicole Gerke at (301-598-1026) or (ngerke@lwmc.com).

LEISURE WORLD NEWS 2018

THOUGHTS & OPINIONS: *From Our Residents*

A Few Things to Remember

- Relevance:** Make sure that your submission is relevant to the LW community as a whole and not to just one person, mutual, or organization.
- Respect:** Remember that your opinion is about ideas, not individuals, and please avoid personal attacks.
- Brevity:** Being concise will ensure that your opinion will have maximum impact.
- Accuracy:** Document all factual assertions. Opinions that are backed up with facts are more powerful, but only if the facts are accurate.
- Ownership:** All submissions are subject to editing but you will have the opportunity to approve the edits before publication.

Opinions are strictly those of the writers

New Administration Building and Accessibility

On the various email lists here in Leisure World, I have seen a new alternative to constructing a new Administration Building and demolishing the existing structure, which was developed by one of our fellow residents. The idea is to leave the existing Administration Building "as is" and the new construction would be a "Clubhouse III," for the benefit of the residents. Additional space for staff would be provided by the vacated space in Clubhouse I. There would be several entrances to the new building so that each would provide at-grade access, no matter where one parked in the existing parking lot, and of course, no stairs. I think the idea has merit, and, according to the email lists, others do too. If we can avoid tons of debris from demolition and the downing of close to 60 adult trees, I think that would be a great idea.

However, I'm sure there are more alternatives, if we just open our minds to them.

How about adding a lower level to the Clubhouse I lanai, starting from the woodshop around the pool to the Chesapeake room? Parking would also be extended from the wood shop all the way around to the Chesapeake room. This would give at-grade access to the pool level and there would be an elevator up to the restaurant level. That would eliminate the need for a new building and would prevent the cutting down of adult trees.

Let's open our minds and consider alternatives!

— Radha Pillai

Alternatives for Administration Building Project

As a former resident of one of Georgetown's "old" townhouses — circa early 1800s — I can appreciate what happens to those soundly built structures of yesteryear. Still,

razing the entire building to provide more level parking and office space seems far too drastic — and expensive. My own house was pretty much gutted and rebuilt on an open plan. From the outside, it retains its original character.

As a former member and chair of the Montgomery County Historic Commission, I remember that, in our view, razing was the last resort. We always tried to preserve historic appearances of buildings, for example, the old hardware store in Bethesda and many other sites.

Several alternatives to the present plan have been suggested, all of which seem a lot more sensible. I particularly like the town hall meetings idea, especially for something like this radical revision of Leisure World's appearance. Were any independent alternative studies done? Like how to make use of the existing structure? Level parts of the parking lot? Hire a valet service to operate at peak usage times? Or even a second story on the gutted building — with elevator of course.

Leisure World has become a "downsize" community for many who are still working and intend to keep working. Daytime meetings are useless for a good many residents who are consequently not in the planning loop. The result is what we have — a limited number of people who are doing their best to decide without much expert input or resident consensus. In my opinion, that mixture can hardly lead to the best solution.

— Priscilla Anne Schwab

Misleading LW News Article

I am sorry to have to say this, but I feel that the article "Project's Site Plan Revised, Mutuals to Receive Updated Version" published in the Dec. 15, 2017 edition of Leisure World News is misleading and must be corrected if the residents of Leisure World are to know what is really happening.

The article only speaks about the Planning Board's objection to steps in the proposed design. That was minor. The article ignores what I believe to be the most important thing that happened at the Nov. 30 Planning Board hearing.

The Planning Board members made multiple comments indicating they wanted to see effective involvement by the residents in this decision concerning new construction at Leisure World.

Commissioner Gerald R. Cichy said, "It doesn't seem like there's consensus in the community. It's difficult for us to move ahead."

Commissioner Natali Pani-Gonzalez said, "Our most successful projects are when the applicant truly engages the community."

Commissioner Cichy advised, "Have better discussions and consensus," and Commissioner Pani-Gonzalez said, "Talk to the people who live there and make consensus."

Planning Board Chair Casey Anderson said that the project was "not well considered."

Commissioner Cichy believed that the project was "not meeting the needs of the

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residents" who are paying the bills.

Commissioner Fani-Gonzalez, who made the motion to defer, gave two reasons, not just one as indicated in the Leisure World News article. The most important was, she said, "It's just bad that you don't have your community behind you. It's your job to make sure you have engagement" and "You can't just check off the box."

In my opinion, the Leisure World News article gives the impression that the Planning Board was generally favorable to

the current plan. I believe that nothing could be further from the truth.

The Planning Board wants real discussions with residents and a thorough consideration of alternatives. (One alternative might be to change the new Administration Building to a new Clubhouse III for the benefit of Leisure World residents).

Some may say it is too late to consider additional alternatives. In my opinion, this is

absolutely false. The Planning Board has not approved the current plan and is not likely to do so for months, if at all. While money has been spent on the current design, the Leisure World Community Corporation (LWCC) board of directors has changed its mind many times before finally approving it. With each change additional costs were incurred, so one more change of mind – especially if it brings peace to our commu-

nity – is exactly what I believe is needed now.

I feel, and the Planning Board made it clear that they agree, that the important thing is to meet the needs of the residents – structurally, environmentally and financially.

Will the LWCC board listen to the recommendations of the Planning Board to engage with Leisure World residents and achieve consensus? I hope so.

– Paul M. Bessel

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Updated Site Plan Comes to Mutuals

by Leisure World News

Leisure World Maryland Corporation general manager Kevin Flannery and project manager Nicole Gerke are presenting a brief overview of the Administration Building and Clubhouse I Site Improvements plan at each of the 29 mutuals.

Residents can expect to hear the presentation at their mutual's February or March board meeting, or during another specially scheduled meeting. Residents can contact their mutual assistant for the date and time of their mutual's site plan presentation.

Gerke will also explain updates to the plan based on points discussed at meetings

with the Maryland-National Capital Park and Planning Commission (M-NCPPC) planning board and staff. At the end of the presentation, residents are invited to ask questions or make comments.

Upon completion of these meetings, management will report to the Leisure World Community Corporation board of directors on the results.

The M-NCPPC planning board hearing for the Administration Building and Clubhouse I Site Improvements Plan was held on Nov. 30, 2017, and the planning board elected to defer a final vote on the project.

A second hearing is expected to be scheduled in March.

Feb. 7: Weekly Tax Prep Appointments Begin

by Bob Bridgeman

AARP Tax-Aide Program volunteers can help residents prepare their taxes every Wednesday beginning Feb. 7, with appointments from 8:45 a.m.-2:45 p.m. in Clubhouse I.

Sign up for a free appointment by calling (301-598-1300) or dropping by the Clubhouse I E&R office.

All volunteers are certified by the IRS and State of Maryland and can do most returns, with a few exceptions.

Residents who are self-employed and have either a home office or business expenses greater than \$25,000 are not eligible for the program.

Taxpayers with real estate income may also be ineligible

for assistance.

Volunteers can prepare both state and federal returns for residents who have moved to Maryland in the past year, however, volunteers will need to have the non-Maryland return reviewed by a certified preparer from the state in which it is from.

What to Bring

Residents are asked to bring all tax documents and copies of last year's tax return to the appointment. Please note that residents with stocks or bonds may not receive those documents until the end of February.

After the IRS reviews the return, residents are asked to return the week following their appointment to sign the return and receive a copy.

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Leisure World News
OF MARYLAND



Dining Location to Change Temporarily

Terrace and Stein Room patrons will be temporarily relocated to the Maryland Room in Clubhouse I beginning Monday, Feb. 5, through Thursday, Feb. 8, to accommodate repairs and flooring replacements that will be made inside the restaurants. Service hours will be unaffected by the temporary relocation.

-- Leisure World News

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An official publication of the Leisure World Community Corporation, Leisure World News is published twice monthly by Leisure World Staff in collaboration with the Communications Advisory Committee.

Leisure World News is published for the benefit of Leisure World residents. Its mission is to provide news and information about community governance and other relevant issues, events, and activities, and to provide residents a forum for their opinions and an opportunity to contribute articles of general interest. All matters concerning the Leisure World News will be decided with this mission in mind.

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Fitness Center Orientation Tours Extended

Kaye Haynes, the Fitness Center's personal trainer, continues to offer free orientation tours of the Center every Tuesday at 3 p.m. through March. Learn how to use the equipment and facilities. Registration is not required. For more information, call Haynes at (804-627-1582).

— Leisure World News



Personal trainer Kaye Haynes demonstrates how to use a lateral pulldown machine during an orientation tour in the Fitness Center Feb. 13. Photo by Maureen Freeman, Leisure World News

GOOD TO KNOW: 2018 ADVISORY COMMITTEE CHAIRPERSONS

by Leisure World News

Audit	Francis Teti
Budget & Finance	Phil Marks
Communications	Dr. Arthur Popper
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Restaurant	Joni Sommer
Security & Transportation	Herman Cohen
Tennis & Pickleball	Gerry Sommer

CORRECTION

An article in the Feb. 2 edition incorrectly stated that the IRS reviews a tax return before the taxpayer signs the return. A taxpayer must sign his or her tax return before it is submitted to the IRS.

Mutuals and Committees Hear Site Plan Updates

by Leisure World News

Plans are on track for Leisure World management to continue presentations on the Administration Building and Clubhouse I Site Improvements plan to all mutuals in the next few weeks.

All 29 mutuals have scheduled meetings that will include a presentation by general manager Kevin Flannery and project manager Nicole Gerke, who present an overview of the project and discuss the most recent updates to the plan.

The project is the latest in a series of renovations and new construction outlined in the community's Facilities Enhancement Plan of 2013.

As of Feb. 13, Gerke and Flannery had delivered updates at seven mutuals' meetings, with 15 more sched-

uled before the end of the month and several more in March.

Residents can contact their mutual president, mutual assistant, property manager or Melissa Pelaez, the director of mutual services, for the date and time of their mutual's site plan presentation.

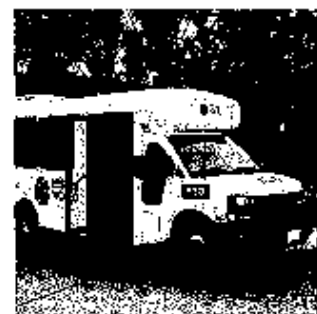
Gerke and Flannery also have presented the site plan overview to meetings of advisory committees that have been involved with the project's planning and development. They expect to complete presentations at the Security and Transportation, Community Planning, Education and Recreation, and Restaurant Advisory Committees.

Upon completion of all mutual and committee meetings, management will report to the Leisure World Community Corporation board of directors on the results.

Change in Service

Saturday shuttle bus service will run 9 a.m.-1 p.m. beginning Saturday, March 17, to coincide with the beginning of daylight saving time. Saturdays' spring hours remain effective through Nov. 4, 2018.

Visit (residents.lwnc.com) for full weekly shuttle bus schedules. Photo by Leisure World News



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Illogical Planning Process for Administration Building

At the Nov. 30, 2017 hearing, members of the Maryland-National Capital Park and Planning Commission stated that Leisure World's board of directors should include residents in their planning before proceeding to a final submission to the commission for the Administration Building and Clubhouse I Site Improvements project. It's quite obvious to me that a significant portion of the residents of Leisure World feel left out of the decision making process in our community. For example, the number of residents who signed a petition calling for a referendum on the project is currently 2,000 and counting. Resident groups have held two "town hall" meetings attended by 325 (some of

whom were standing) and 275, respectively.

I sense a feeling of angst in our community, a realization that important decisions are being made by a small group of "power elite," who seem to think they know what's best for us. I believe their attempts at "citizen participation" have been feeble and inconsequential, to say the least. That is why the town hall format is so important. You have probably heard of the New England Town Hall Meetings. They were conceived with one idea in mind - to find out the wants and needs of the community by having all of its members participate in open discussions about issues of importance to them. Such meetings became the birthplace of community planning in America.

In earning a master's degree in community planning, I was taught that effective citizen participation was critical in the efforts to produce a master plan

that would truly represent the needs and desires of the community. Steps in producing such a plan included survey and analysis of the community's physical geography and environmental conditions, land use, demographics, transportation and public facilities. Goals and objectives were determined that related to the implementation of the plan. A capital improvements program was formulated to get to the "brick-and-mortar" stage of the community planning process. In other words, "we have envisioned what we want - now let's build it." Notice the logical, sequential process of formulating the plan first, then deciding, through the capital improvements program, how to get to our goals and objectives on the ground.

What we are currently witnessing in Leisure World is totally opposite of a logical, sequential process - it's the proverbial "putting the cart before the horse." The "power elite" seems intent on proceeding to build a new Administration Building. The second, and presumably final, public hearing to allow the site plan to advance is scheduled for March. We learned from a Jan. 5, 2018 article in the Leisure World News that the Special Strategic Planning Committee wants to hire a consultant to develop a community plan for Leisure World. And, in a letter in the Jan. 19, 2018 edition of the Leisure World News, the Committee touts the importance of securing community participation in the process.

So, let me get this straight - we're going to formulate

a community plan that will reflect what the community wants, while at the same time, we will be proceeding to spend millions of dollars on a project that should be part of our capital improvements program after the plan has been completed? This makes no sense to me. The Administration Building and Clubhouse I Site Improvements project should be put on hold until after the strategic plan has been developed. If the whole thing had been put to a vote in the first place, as requested in the petition, we might not be sitting here today battling for the right to be heard.

— Tom Conger

Drinking Water in the New Fitness Center

I want to take this opportunity to thank all of the folks who were involved in creating the new fitness center in Clubhouse II. However, there is one issue related to the center that still needs attention. I'm referring to the lone drinking fountain that supplies water to many center users.

This fountain includes two water options. The top option is for users who wish to fill empty water bottles or other containers that hold water, while the bottom option is a regular drinking fountain that emits only a modest amount of water.

I've noticed that most center users gravitate to the bottom option that is a regular drinking fountain. With users putting their mouth in and about the

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Leisure World News

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State of the Community 2018

Examining the Past and Envisioning a Bright Future



Kevin B. Flannery. Photo by Leisure World News

by Kevin B. Flannery,
General Manager and CEO,
Leisure World of Maryland

Key to the success of any institution is its ability to engage in self-examination and continual planning that will chart a course that keeps it viable, vibrant and competitive in its market.

Our community, with its active, independent culture and rich diversity of residents whose ages span nearly five decades, continues to respond to its evolving needs and the changing times. This annual report provides a look at where we stand as we continue to move forward.

To properly evaluate the community's current status, we need to both examine its recent past and identify a vision for its future.

2010 Strategic Plan

In January 2010, a Special Strategic Planning Committee appointed by the Leisure World Community Corporation (LWCC) board of directors began to create a "forward looking, comprehensive, and coherent strategic plan" that would lay the groundwork for the community's future directions. The committee submitted its report to the board in June 2010.

Two exercises lay the foundation for its strategic plan: interviewing focus groups of Leisure World residents, employees and advisory committee chairs; and conducting an assessment of the Community's strengths, weaknesses, opportunities and threats (SWOT). These exercises identified three areas – customer (residents), financial and people (employees) – and specific objectives and action plans within each.

These area objectives can be summarized as:

- providing clear and timely information to create a better-informed population
 - conducting an efficiency review of business operations and a strategic review of capital/long-term funding requirements
 - identifying and promoting programs that would attract and retain high-quality staff
- Additionally, the committee's

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A foursome of golfers catch morning sun at the 7th hole on Wednesday, Feb. 28. Photo by Maureen Freeman, Leisure World News

Board Considers Building Project's Timeline

by Stacy Smith, Leisure World News

A motion to do construction on the Administration Building and Clubhouse I Site Improvements plan in phases soundly passed at the Leisure World Community Corporation's (LWCC) board of directors meeting on Feb. 27.

The motion allows the majority of exterior construction to Clubhouse I to be completed independently of, and before, construction would begin on the new Administration Building.

Expediting improvements to Clubhouse I will provide residents the benefit of sheltered entrances into the Clubhouse and its expanded Maryland Room, said board member Henry Jordan.

Updated Site Plan

With presentations on updates to the Administration Building and Clubhouse I Site Improvements plan either completed or scheduled at all 29 mutuals, management is on track to present the results to the LWCC board for approval at its next regular meeting on Tuesday, March 27.

General manager Kevin Flannery and project manager Nicole Gerke are presenting an overview of the project and discussing the most recent updates to the plan at meetings for each mutual, with the final presentation scheduled for Thursday, March 15.

Resident feedback will be

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A special committee provided an overview of the strategic planning process. For details, see page 6.

MedStar Still Looking for Volunteer Greeter

by Leisure World News

MedStar Health medical center at Leisure World is seeking a resident volunteer to greet guests as they enter the facility on Wednesdays and Thursdays from 10 a.m.-2 p.m.

The volunteer will be responsible for assisting guests with inquiries, directions and initial questions regarding the facility in a friendly, efficient and courteous manner. Other duties include:

- escorting guests throughout the facility
- engaging guests with personable conversation
- maintaining the cleanliness, comfort and overall appearance of the waiting area
- maintaining current knowledge of facility procedures and guest-related information
- maintaining current knowledge of emergency procedures, situations and safety procedures
- responding to safety hazards according to protocol
- performing other related duties as assigned

He or she is regularly required to stand and walk, must be up-to-date on tuberculosis tests and other required immunizations, and have customer service experience. The volunteer must also sign a HIPAA and confidentiality form.

The medical center is located at 3305 North Leisure World Boulevard adjacent to the Physical Properties Department.

Interested residents are asked to email their resume to Kamran Hassan, manager of operations, at (Kamran.s.hassan@medstar.net).

March 11: Enjoy More at the Clubhouse Grille

Beginning Sunday, March 11, the Clubhouse Grille will serve brunch every Sunday from 9:30 a.m.-3:30 p.m., with an expanded buffet and à la carte menu.

The restaurant will also begin serving dinner every Tuesday at 4 p.m. starting March 13.

— Leisure World News

March 28: Home Buying and Mortgage Seminar

by Leisure World News

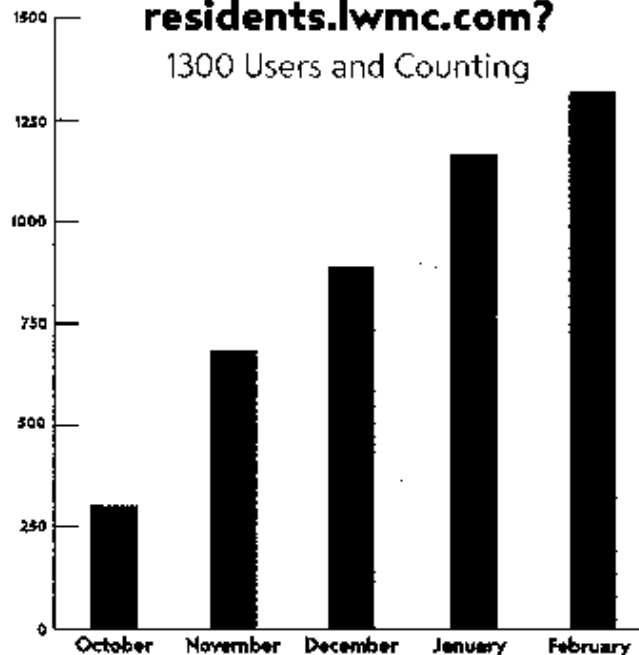
On Wednesday, March 28, Signal Financial Federal Credit Union hosts a free home buying and mortgage seminar for residents and their guests. The seminar is from 1-2 p.m. at the credit union in the Administration Building.

Come learn the ins and outs of buying or selling a home with the help of Signal's mortgage loan team and local real estate agents. Refreshments will be served.

The event is free and open to both credit union members and non-members. Contact branch manager Nabila Zayat-Calcutt at (nzayat@signalfinancialfcu.org) or (301-933-9100, ext. 320) to reserve a seat.

Have You Signed Up for residents.lwmc.com?

1300 Users and Counting



Board

◀ from page 1

shared with advisory committees for consideration when making final revisions to the project's plan. Final plans will be submitted to the LWCC board for approval before resubmission to the Maryland-National Capital Park and Planning Commission (M-NCPPC).

M-NCPPC is expected to schedule a second hearing for the Site Plan in March or April, after voting to defer a decision on the project at its hearing last November.

Strategic Planning

As correspondence to the LWCC board was considered, including a letter from a resident who is unable to attend daytime governance and other meetings, Flannery stressed that much is unknown about the population at Leisure World, including numbers of retirees and workers.

"We really need to gather good, professional data on the population of this community," Flannery said.

The Special Strategic Planning Committee (SSPC) has discussed strategic planning for Leisure World at three recent community forums, and is considering hiring an external consultant to conduct a demographics survey

of the community.

The SSPC will present the results of their forums at the LWCC board meeting in March. For more information about the strategic planning process, see page 6 of this publication.

Other Action Items and Updates

- Flannery and Leisure World's internet consultant will meet with a subcommittee of the Technology Advisory Committee at the committee's meeting on Tuesday, March 6, to evaluate the opportunity for bulk internet broadband service in the community.
- A motion to amend the Community Planning Advisory Committee's charter passed. The revised charter includes two new areas of responsibility for the committee: assisting other advisory committees in documentation of information requirements for Trust improvement projects, and reviewing and recommending design standards for senior community facilities, among other changes.
- Consideration of a motion to rename the proposed Administration Building to the Resident Services Building was postponed indefinitely.

Leisure World News

Community

◀ From page 1

SWOT analysis identified the following areas as weaknesses:

- Facilities/physical plant/equipment – aging infrastructure, technology and communications lag
- External perception and political advocacy/involvement
- Financial concerns – insufficient reserve funding and increasing operating cost of Medical Services

Informed by the framework of the 2010 strategic plan, we can now use some guiding questions to examine our current status and look to the future:

- What has been accomplished?
- Where is the Community today?
- Where is the Community going and how will the vision be attained?

Milestones Since 2010

In the years since the LWCC board accepted the 2010 strategic plan, the community has achieved a number of milestones:

- In 2010, the Community entered into a bulk video service contract with Comcast Communications that provided every home a reduced rate for cable television service – approximately 60 percent lower than standard market rates.
- In 2010, the food service vendor was paid \$136,800 in subsidies. In 2017, the cash payment was \$0.
- In 2012, health services was subsidized in the amount of \$906,000. In 2013, the Community contracted with Medstar Health to provide services under a management/operating agreement. In effect, the Community became the landlord and Medstar Health the tenant. In 2017, rental payments by Medstar created a surplus of \$176,000. The initial five-year agreement, which expired at the end of 2017, has been extended for an additional five years.
- A portion of the savings

from the health services outsourcing was used to fund a Facilities Replacement Reserve that addresses significant (greater than \$25,000) upgrades and replacements for building and facility components such as heating and air conditioning systems, roofs, and asphalt parking lots for Trust buildings.

- In 2013, Management submitted to the LWCC board a Facilities Enhancement Plan (FEP) consisting of eight major projects. To date, six have been completed, one is in the review process, and one is on hold.

Projects completed include renovation to the Clubhouse I Crystal Ballroom, the customer service area in the Physical Properties building, and the Terrace Room, Clubhouse Grille, Maryland Room and restrooms in Clubhouse I; rehabilitation of and landscaping around the golf course irrigation pond; and construction of the new Fitness Center at Clubhouse II.

Funded by fees collected from property transfers, these projects and improvements have no debt or mortgages associated with them.

- In 2016, a fiber optic “ring” was installed under Leisure World Boulevard, providing the backbone for installing a cloud-based telephony system to all Leisure World of Maryland Corporation offices. This investment of approximately \$390,000 created an annual savings of approximately \$45,000-\$50,000.
- In addition, the Corporation replaced or upgraded information technology equipment and network systems.
- In 2017, the Community launched a new outward facing website, (www.leisureworldmaryland.com). This new, professionally designed site presents a vibrant, informative view of Leisure World and its lifestyle to the general public, including prospective residents.

- Later in the year, a new

internal website for residents, (residents.lwmc.com), was launched, providing information to residents about both the community and their individual mutuals.

- In 2017, the LWCC board approved a re-organization of the Education and Recreation and Communications departments. By consolidating these operations, management envisions improved efficiencies and operating expense savings.

The Work Ahead

To achieve a “vision,” we – management, staff and community leaders working collaboratively and using residents’ input channeled through advisory committees – must address the work needed to prepare the community for its future.

In November 2018, I will provide the LWCC board a list of future FEP projects for consideration.

We must commit to keeping up-to-date with information technology hardware and system requirements. We have begun the process of evaluating resident and guest entry systems at the community’s gates, and bulk internet service for Leisure World homes.

Additionally, we are exploring new software products for the maintenance division that can improve billing

and scheduling processes, workflow and inventory management.

Operating budgets are challenged by non-discretionary influences, such as minimum wage increases in Montgomery County. Management will continue to seek cost-saving efficiencies and new sources of revenue to offset these challenges.

The Corporation must maintain a competitive position in the labor market. This means providing competitive wage and benefit packages, training and advancement opportunities, and a healthy workplace environment.

In 2018, “communication” is the operative word – communication between LWMC and LWCC and every resident/owner in the community.

All Leisure World owners and occupants are stakeholders in this community. Going forward, it is critical that information is provided in a timely manner, accurately, comprehensively and, most important, respectfully.

As we complete many of the tasks outlined in the community’s 2010 strategic plan, we now collectively focus our attention anew on strategies and plans that will keep Leisure World at its best in the coming years and well into a bright future.

I look forward to the challenges and opportunities 2018 presents.



THE INTER-FAITH CHAPEL

You are invited to join us each week for Sunday worship services held at 9:00 am and 11:00 am.

We are an inclusive Christian congregation celebrating diversity and seeking unity.

Visit www.inter-faithchapel.org for upcoming events.

3680 South Leisure World Boulevard
301-598-5312

GOVERNANCE & Information

March 8: MVA Mobile Office Returns

Need to do business with Maryland's Motor Vehicle Administration? The MVA on Wheels returns to Leisure World on Thursday, March 8.

The van will be located in the Clubhouse I parking lot, where the hours of operation are 10 a.m.-2 p.m.

Services offered include renewal of non-commercial driver's licenses, Maryland photo identification cards

and vehicle registration.

You also can obtain a duplicate driver's license, a certified copy of a driving record, disability placards, substitute stickers, return tags and duplicate registrations, as well as apply for a change of address.

If you need to register to vote and/or want to register as an organ donor, you can do that at the mobile office, too.

March 8: Presentation on Updated Landscape Plan

by Stacy Smith, Leisure World News

At the Landscape Advisory Committee meeting on Thursday, March 8, project manager Nicole Gerke presents an updated landscape plan for the Administration Building and Clubhouse I Site Improvements project.

The updated plan includes the removal of approximately 60 trees, to be replaced by 100 trees that would be planted in various locations around the new building, parking lot and drop-off circle area.

The variety of trees proposed by the Landscape Advisory Committee for inclusion in the plan include ginkgos, honey locust, red maple, Okame cherry, Foster holly and Carolina sapphires.

The landscape plan is still in development as changes to the site are discussed at advisory committee meetings and site plan presentations at the community's 29 mutuels.

Gerke will be available to answer questions after the presentation. The meeting is at 9:30 a.m. in Clubhouse II, and all residents are invited to attend.

March 17: Shuttle Bus Schedule Change

Saturday shuttle bus service runs 9 a.m.-1 p.m. beginning Saturday, March 17, to coincide with the beginning of daylight saving time. Saturdays' spring hours remain effective through Nov. 4, 2018. Visit (residents.lwmc.com) for full weekly shuttle bus schedules.



**Dial 301-598-1313
for recorded Daily Events**

2018 Broadcast Schedule - Channel 974

Executive Committee meetings are broadcast on Wednesday, Thursday and Friday the week after the meeting. Board of Directors meetings are broadcast on Monday, Wednesday and Friday the week after the meeting. All broadcasts are at 4 p.m. and 7 p.m.

Executive Committee Meeting
The March 16 meeting airs on March 21, 22 and 23.

Board of Directors Meeting
The March 27 meeting airs on April 2, 4 and 6.

Group Email Addresses

Residents wishing to contact Leisure World Management, the LWCC Board of Directors, or the Executive Committee may send an email to the appropriate email address listed below. It will automatically be forwarded to all members of that group who have an email address on record.

Messages to any of the email groups should pertain only to the management and operation of Leisure World trust properties, services, or activities. Please do not send emails to all three addresses, as there will be a duplication of recipients and will not result in a faster response to your question or comment. Messages pertaining to mutuels or anything else which Management, the Board of Directors, or Executive Committee does not control should also not be sent to these groups.

The group email addresses are:

- LWMC Management - management@lwmc.com
- LWCC Board of Directors - board@lwmc.com
- LWCC Executive Committee - execcomm@lwmc.com

Administration Parking Lot: One-Way Only

All traffic lanes in the Administration parking lot are one-way. Vehicles must travel from the top of the lot to the bottom. No traffic is permitted to travel towards the Administration building.

Drivers disregarding the established traffic pattern pose a serious risk to both pedestrians and vehicular traffic.

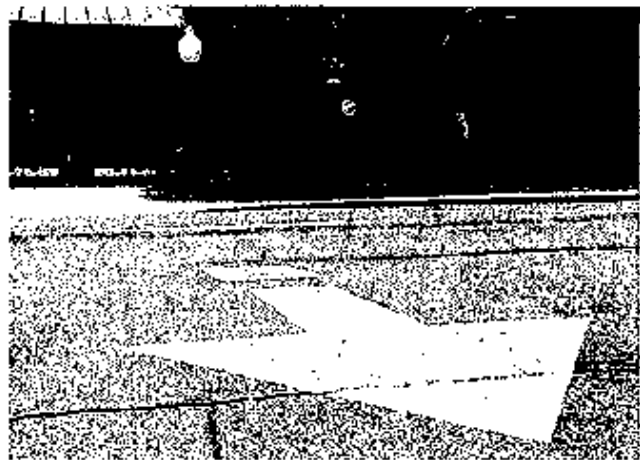


Photo by Leisure World News

THOUGHTS & OPINIONS: *From Our Residents*

A Few Things to Remember

- Relevance:** Make sure that your submission is relevant to the LW community as a whole and not to just one person, mutual, or organization.
- Respect:** Remember that your opinion is about ideas, not individuals, and please avoid personal attacks.
- Brevity:** Being concise will ensure that your opinion will have maximum impact.
- Accuracy:** Document all factual assertions. Opinions that are backed up with facts are more powerful, but only if the facts are accurate.
- Ownership:** All submissions are subject to editing but you will have the opportunity to approve the edits before publication.

Opinions are strictly those of the writers

Making Sense of the Administration Building Project

Question: What do Pisa, Italy, and Washington, D.C., have in common?

Answer: They both feature longstanding structures that were damaged. Pisa's leaning tower was damaged by an unfortunate choice during construction. The Washington Monument was damaged by an earthquake.

Question: So what?

Answer: These structures were respected, revered and restored. Not so with Leisure World's Administration Building. While the Administration Building is not on a par with the historic structures noted above, the option of renovating it was never thoroughly investigated before discarding that option.

Question: What can Leisure World learn from the State of Alaska? **Answer:** The State of Alaska provides an annual payment to its residents from

the excess revenues it collects from the oil industry, known as the "Permanent Fund Dividend." If Leisure World has enough money (no matter the source or original purpose) to demolish a building and build a new one for no legitimate reason, then obviously there is "money to burn."

Let's not burn it. Instead, let's spend a more modest amount renovating the existing Administration Building and making better use of the space in that building and the space in other Leisure World buildings.

Then, we could "rebat" the unused funds to the mutuals or directly to all residents. (I realize it wouldn't be every year, as in Alaska.) I also realize that this notion would require an amendment to the Trust documents, but there have been numerous amendments over time and this would simply be one more.

Alaska's program is based on the idea that the oil belongs to all Alaskans, so the revenues generated like-

wise belong to all Alaskans. Doesn't that idea make sense for Leisure World?

— Brenda Kirkpatrick

Get the Strategic Planning Process Right

There are many resources available to guide an organization through a process of strategic planning. One process I believe is effective involves four major steps: Listening, Defining, Clarifying and Reflecting, and Implementing.

The Listening phase can include individual interviews, surveys, town halls, and round-table discussions with stakeholders and experts to understand needs and wants, estimate costs, and recognize risk factors.

The Defining phase would include formation of committees and work groups, research, initiation of proposals of vision, values, goals and approaches, more town hall meetings and surveys, validated definitions of vision, values, goals, costs, risks, and approaches, and the designation of a steward for each goal.

Clarifying and Reflecting would include further prioritization, coordination across goal areas, drafting of project plans, coordination with permitting and other planning authorities, continued engagement with stakeholders and experts, and multi-level assessment, re-validation and approval of vision, values, goals, approaches, priorities, risks, costs and plans.

The Implementation

Phase would continue regular engagement with stakeholders and experts as work progresses to minimize disruption of normal activities and provide effective notice and discussion of necessary outages, probable hazardous conditions, and other issues, and evaluate changing conditions and priorities.

It seems that the flaw so far in the Leisure World planning process is that the Listening step was bypassed and delayed until the Implementation phase. Good questions to ask during the Listening phase would have been and are:

- What do residents want Leisure World to provide?
- What do residents want Leisure World to improve?
- What do residents want Leisure World to stop doing?
- Who are other stakeholders, and what do they want Leisure World to provide, improve or stop doing?

These questions would provide solid information for setting strategic goals and plans. My hope now is that Leisure World will begin a strategic planning process to address the future needs of Leisure World, rather than try to build support for plans made without listening.

— David Nachtsheim

Can Golfers Afford Our Golf Course?

There was an enthusiastic and thoughtful presentation by the Golf and Greens Committee and golf course staff at the Jan. 30 Leisure World Community

Submitting an Item to Thoughts & Opinions

1. Submissions must be emailed to actyn@lwmc.com or delivered to the LW News Office.
2. Receipt of submissions will be confirmed by email or telephone.
3. Submissions must state the writer's name, address, telephone number, and email address, if any, but if the material is published, it will include only the writer's name.
4. LW News cannot guarantee when or if a submission will be published.
5. See LW News Guidelines and Board Standing Rules at www.residents.lwmc.com.

Corporation board of directors meeting, and it was both encouraging and troubling.

Not only is the golf course a valuable Leisure World asset for those (few) residents who wish to play, but it is also a terrific visual and environmental feature of great value to all residents. Unfortunately, the upbeat report failed to focus on the imbalance in the cost-benefit analysis of this asset.

The "10-Year Comparison" table included in the written report clearly showed that in 2008, 247 members generated \$285,300, or \$1,155 per golfer, while gaining from all residents \$233,700, or \$946 per golfer. In 2017, 160 golfers generated \$251,100 in revenue, or \$1,569 per golfer, while all residents provided \$300,700, a subsidy of \$1,879 per golfer. Viewed another way, residents paid \$3.47 per unit, in 2008, but \$4.43 per unit in 2017.

I recall that a survey of new residents, conducted several years ago, indicated that the golf course was a very low

factor in attracting Leisure World purchasers. The report to the board offered efforts to increase the number of golfers, but little to decrease its cost. Also, little was said of the Facilities Enhancement Plan golf course plans, which have long been "on hold."

While I wish the Golf and Greens Committee and our paid golf staff well in their efforts, we need to recognize, and carefully consider the magnitude of their task.

— Bob Namowitz

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Leisure World News

OF MARYLAND

March 16, 2018 • Published Twice a Month • residents.lwmc.com

Mutually Yours

Four mutual websites receive 'A' rating for content and creativity

by Stacy Smith, Leisure World News

Each of Leisure World's 29 mutuals has its own website with a portal that is connected to the community's resident website (residents.lwmc.com), and four of them have recently been commended for their outstanding quality.

The mutual websites for Turnberry Courts (Mutual 21), Creekside (Mutual 27), Fairways South (Mutual 17A) and Vantage Point West (Mutual 23) have all received "A-" ratings or better from Dave Merritt, senior

business/systems analyst for Leisure World of Maryland Corporation.

"The mutuals have really grasped [the technology] that's there and have taken advantage of it," Merritt said.

In addition to providing basic information about their mutuals, the sites offer creative features that provide residents the option of requesting forms or completing applications and documents online rather than in person or over the phone.

Website Features

Liz Annato, Creekside's

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TURNBERRY COURTS

Home • Calendar • Your Mutual • Management Office 24/7 • Mutual Document Locator • Contacts

Nice to Know Info

Hand-out keys: Provided to you by the resident or previous owner, hold keys or make copies. The Main Gate safeguards all keys so there. Check the key out, make sure it works and then please red does.

Electronic key fobs: Sold at the property management office, for residents, owners, or Power of Attorney's (documentation must be)

Evacuation & Safety

Mutual Amenities

Mutual Services

Mutual Rules

Management Office

Nice to Know Info

Mutual Maps

Parking Information

Pet Policy

Reserve a Room

Turnberry Courts' mutual website features a "Management Office 24/7" drop down menu that provides residents with information on everything from emergency evacuation plans to front entry instructions. Screenshots by Leisure World News

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Learning Their Way Around, One Paw Step at a Time

by Stacy Smith, Leisure World News

Jane Carona was too excited and too proud to pay attention to obstructions in her walkway on the day last December when she fell and broke her arm.

Carona, who is blind, was in Morristown, New Jersey, walking outside with her guide dog, a two-year-old black Labrador retriever named Sailor.

"I was trucking down South Street showing off with my new, wonderful, fast dog," she said. "Pride goeth before a fall, and I did. I tripped over something."

After the incident, the nation's oldest guide dog school, The Seeing Eye, decided that Sailor needed a bit more training, and continued working with him in New Jersey. Meanwhile, Carona returned home to Maryland to "lick her wounds" and heal without the company of the dog she had waited months to meet.

But Carona took the setback in stride. She returned to the school a few months later, completing her training with Sailor on Feb. 22, and then brought him home to her new apartment at Leisure World about a month ago to fine-tune the skills he had already learned.

Other residents may have seen the pair out and about



Jane Carona walks to Clubhouse I guided by her Seeing Eye dog, Sailor, March 13. Photo by Stacy Smith, Leisure World News

on their frequent walks to the Leisure World Plaza and Clubhouse I. Carona worked with a mobility instructor to get a feel for the area after moving here Jan. 29 from her three-story home near Plaza del Mercado in Silver Spring.

"It's really nice here, because if you stay along Leisure World Boulevard if you're going to Clubhouse I or the shopping center, you know where you are," she said.

Sailor is a professionally-trained guide dog taught to lead Carona around

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Special Committee would like to hear from residents. For details, **see page 3.**

March 28: Signal Financial Presents Home Buying and Mortgage Seminar

by Leisure World News

On Wednesday, March 28, Signal Financial Federal Credit Union hosts a free home buying and mortgage seminar for residents and their guests. The seminar is from 1-2 p.m. at the credit union in the Administration Building.

Come learn the ins and outs of buying or selling a home with the help of Signal's mortgage loan team and local real estate agents. Refreshments will be served.

The event is free and open to Credit Union members and non-members. Contact branch manager Nabila Zayat-Calcutt at (nzayat@signalfinancialfcu.org) or (301-933-9100, ext. 320) to reserve a seat.

Flashback

3 Tie For First In Golf Tourney

Sam Rice
Finishes
Second

By Sam Rice
In a 1967 edition of Leisure World News, three men watch on banded knee as golfer Dave McDowell shows off his tournament-winning putting form. Screenshot by Leisure World News



In a 1967 edition of Leisure World News, three men watch on banded knee as golfer Dave McDowell shows off his tournament-winning putting form.

Screenshot by Leisure World News

Today the golf course is still used for tournaments and recreation by Golf Club members and long-time players, but any resident can play a round of golf for a single, one-time fee.

For about the cost to see a movie in theaters — \$15 — any resident can play nine holes of golf, and for \$22, he or she can play the entire 18-hole championship golf course.

Friends and family members who live outside of Leisure World can get in on the act, too. Daily greens fees

for guests are \$18 for a round of 9-hole golf and \$25 for 18 holes.

Residents who'd rather practice their stroke at the driving range can also pay a single, one-time fee. A flat fee of \$5 buys a small bucket of golf balls, and \$7 covers a large bucket.

The golf course is open for play from 9 a.m.-6 p.m. through March. Starting Sunday, April 1, tee time begins at 8 a.m. For more information, contact the Pro Shop at (301-598-1570).

Special Strategic Planning Committee Wants to Hear from You

by Leisure World News

What do you value about life at Leisure World? How would you like to see the community evolve in the next 10 years?

The Special Strategic Planning Committee (SSPC) is seeking resident input regarding strategic planning for Leisure World's future.

In April 2017, the SSPC was tasked by the Leisure World Community Corporation (LWCC) board of directors with the development of a long-range strategic plan to address Trust facility upgrades, infrastructure,

organizational support and financial requirements and the recommended steps for implementing the plan.

For more about the SSPC and strategic planning, including a PowerPoint presentation given by the committee during three recent community forums, visit (residents.lwmc.com).

Under the Resident Documents drop down menu, click on Resident Document Locator, and then click on the Advisory and Special Committees folder, "Community Forum Presentation" is found in the 2018 Strategic Planning Special Committee folder.

SHARE YOUR THOUGHTS

The SSPC encourages all residents to submit suggestions for strategic planning via email at:

(LWstratplan@gmail.com)

or by mail at:

(SSPC, 3701 Rossmore Blvd. Attention: K. Ibanez).

March 22: Joint Meeting of Advisory Committees on Site Plan Traffic Flow

by Leisure World News

A special joint meeting of several advisory committees will address traffic flow in the updated Administration Building and Clubhouse 1 Site Improvements plan.

The meeting is scheduled for Thursday, March 22, at 9:30 a.m. in Clubhouse 1.

Members of the Security and Transportation, Community Planning, Education and Recreation, and Restaurant Advisory Committees will discuss the plan's traffic flow options in the proposed parking areas near Clubhouse 1 and the Administration Building. A final recommendation will be forwarded to the Leisure World Commu-

nity Corporation (LWCC) board of directors.

The meeting comes a week after presentations to each mutual giving an overview of the site plan and its updates are expected to be completed. Leisure World general manager Kevin Flannery and site plan project manager Nicole Gerke have since late January given presentations to regular and special meetings of all 29 mutuals. Their final presentation was scheduled for March 15.

Presentations were given to each of the four advisory committees in February.

Management expects to report to the LWCC board of directors on the results of the mutual meetings at the board's March 29 meeting.

THOUGHTS & OPINIONS: *From Our Residents*

A Few Things to Remember

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- Brevity:** Being concise will ensure that your opinion will have maximum impact.
- Accuracy:** Document all factual assertions. Opinions that are backed up with facts are more powerful, but only if the facts are accurate.
- Ownership:** All submissions are subject to editing but you will have the opportunity to approve the edits before publication.

Opinions are strictly those of the writers

Times Have Changed and Leisure World Needs to Change

How many public telephone booths are available there? Is there a good golf course? Are there any tall buildings with views of the golf course? Is there good reception for my new 18-inch TV? Are there clubhouse facilities (like restaurants)? Is access to Leisure World limited with guarded access gates? Is there a full-service bank on site? Is there a medical facility on site?

In my view, these are some of the questions prospective buyers may have asked about the "new" Leisure World 51 years ago. Golf was a high priority (I doubt there were more than a few, if any, public golf courses available). They weren't concerned about cable TV (there wasn't any). They didn't think about access to their work site (I suspect few considered moving here until after retirement). Cell phone reception wasn't considered (there were no cell phones). They weren't concerned about disability access (if they were entering at age 55, they probably wouldn't contemplate such a need). They weren't looking for easy access to a great exercise facility (I believe few sought exercise facilities in the mid-1960s). They probably didn't worry about walking up a steep hill from the parking lot (if they were 55 and entering an active adult community). And, it is doubtful they were concerned about "gas guzzling security

patrols" (I suspect few worried about air pollution or consuming \$.30 per gallon gas).

In the mid-1960s, Leisure World was a great option for those approaching 55, and at that time, life expectancy was shorter. But times have changed — much more so than Leisure World of Maryland has changed.

A proposal is under consideration to undertake a strategic plan that might rethink the entire basis of our residential community. Some people are concerned that such an undertaking is too expensive and little needed.

In my view, the cost under consideration is actually too low. For example, how much does it cost to hire professionals for a year? (Nowadays, GS-13 Federal employees start at \$96,970 and GS-15s start at \$134,789 per year!)

The need is great, and long overdue. We need to proceed now with effective strategic planning — even if it costs two or three times the modest proposal expense of \$156,000!

— Bob Namouiev

Gut or Build New — Apples to Apples

Leisure World has yet to do an apples to apples analysis of whether and what to do about our current Administration Building. Based on the data we have, it seems that two options were not fully considered: a "gut" renovation (down to the studs), and a gut plus a second story.

Gutting includes all new HVAC, electrical, and plumbing systems, and would directly compare to new construction. At my mutual meeting, Leisure World management confirmed that both would be equally energy efficient and all of the asbestos/mold mitigation has to occur regardless of the option chosen. The main differences are cost, avoiding the loss of trees, saving a more than \$1 million asset, and management/staff would need to work out of (nice) trailers for 9-12 months. Some of the parking lot changes could still occur, including more handicapped spaces. We were told that the option of gutting plus a second story is not feasible, but without a partial structural engineering study, we don't really know.

Our Leisure World general manager stated that a new Administration Building is a "selling point" to buyers. Really? I feel that potential buyers, more and more of whom are interested in the environment and high-grade amenities, will see that we care little about those things. They will see our employees in new digs, while residents are left with old buildings being patched and poorly updated and with an entirely outdated auditorium.

Related are the "renovations" that have occurred in both clubhouses. In Clubhouse II, because attention was not paid to a healthy carpet upgrade, some of us cannot use those spaces, and those who do might be inhaling large amounts of volatile organic compounds. It might even be considered a partially "sick" building, if tested.

Then, there are the recent renovations to the Crystal Ballroom and Terrace Restaurant, portions of which had to be done over. And there is still no noise proofing in the restaurants. Yet, I believe the same architectural firm is slated to do the new building. Why?

Maybe there was some level of groupthink or wanting to "go along to get along" involved.

What I can say for sure is that there was a fatal flaw in the prior strategic planning process. As a member of the current Special Strategic Planning Committee says, it is a "living" process and must include continuing community engagement. But there wasn't, and still isn't, real community engagement. At our mutual meeting, Leisure World management presented updates, but didn't ask questions or survey us. So, what "resident feedback" are they going to "share with advisory committees and the Leisure World Community Corporation board of directors?"

I believe that tearing down and building new is 1960's thinking and that, if this community had been fully engaged since 2010, we would likely be of a different mind. Also, if the new Special Strategic Planning Committee is not allowed to consider a huge, expensive undertaking such as the Administration Building project, the process is fatally flawed from the start.

It doesn't need to be this way. We can be more thoughtful and do much better.

— Sharon S. Campbell

Submitting an Item to Thoughts & Opinions

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4. LW News cannot guarantee when or if a submission will be published.
5. See LW News Guidelines and Board Standing Rules at <http://bit.ly/2oHHKpd>

In the Interest of Fairness

I have attended three town hall meetings and one mutual meeting regarding the Administration Building and Clubhouse I Site Improvements project. I eventually realized that the more I learned about this project, the less I really knew, especially when I was presented with a fact sheet at my mutual meeting.

After the first town hall, I was upset because of what was revealed to me. In hindsight, it seems that what was revealed may have been an incomplete presentation of material fact. For example, the Leisure World Community Corporation (LWCC) board of directors' decision was presented as if it had been made without any accepted input from the residents - i.e., it is a "done deal" and no additional discussion is needed. During the second town hall, the emphasis appeared to be more of a personal criticism of the LWCC board and LWMC staff and less of a discussion of a new Administration Building project.

The most recent town hall on March 1 again focused on the Administration Building issue with the emphasis on opposition to the project, and I considered it fortunate that the LWCC board chair was present. However, I was concerned that misinformation was still being presented, such as the cost estimate for the building and the year of that estimate. Also, there was an emphasis on spending "my money" during some expressed criticisms of the project. I kept thinking that it really was a matter of "our money" and that the LWCC board members are Leisure World residents, too. In my opinion, no one knowingly commits to spending money to his or her own detriment.

At my mutual meeting, the fact sheet provided an unbelievable amount of information that I had not known before. It was explained that the cost estimates included a cost overrun addition (just in case), and that final figures cannot be known until actual bids are submitted.

And, according to the fact sheet, three architectural firms had been consulted regarding the project. This was the first time that I had become aware of this. It further mentioned

that there had been 80 open meetings of the LWCC board and committees regarding the project from September, 2012 through November, 2017, eight community meetings held between April 7, 2013 and September 27, 2017, and that between June, 2013 and September, 2013, 138 comments from 24 individuals were posted on the Leisure World website.

There is also an offered explanation as to why a majority of the LWCC board did not approve the invasive engineering study. While one may disagree with that explanation, it's not true that the LWCC board had no reason for refusing to conduct the study.

I do think that the LWCC board could do a better job of communicating with residents. I realize that this might be repetitive but, with new residents every month, it might be helpful to publish an article about the Administration Building project in every edition or every other edition of the Leisure World News. I certainly believe that printing the fact sheet in the newspaper would be beneficial, and I feel strongly that this kind of information is needed to counter misinformation, rumor and innuendo regarding a controversial subject.

- Peter La Lena

They Paved Paradise and Put Up a Parking Lot

The 2012 A. R. Meyers "space needs assessment" included estimates for renovating the existing

Administration Building, renovating with expansion, and new construction. The assessment identified \$5.2 million to construct and relocate a new building.

That 2012 estimate is the same figure that was referred to by Leisure World at the March 29, 2017 pre-submission meeting held in the Clubhouse II auditorium.

Common sense tells me that in five years, those estimates are out of date and unreliable. Renovating the existing Administration Building, with all the bells and whistles and including an addition, would save Leisure World millions of dollars, which is not "chump change."

According to a Feb. 14, 2018 Interplan "ballpark" estimate, an engineering study for the existing Administration Building could be conducted for approximately \$25,000. Even if the work envisioned by Interplan is not identical, the estimate is a far cry from the \$150,000 estimate provided by Leisure World staff, which I believe influenced the vote against the study.

The Montgomery County Planning Board held a public hearing on Nov. 30, 2017, and voted to defer a decision on Leisure World's application. But for the fact that the project did not have Leisure World owner consensus prior to submission, it might have been approved. Without residents making their objections known, in a packed room with approximately 20 residents speaking against the project (including a building with

many steps and an incline ramp), it might have been approved. Without almost 1800 names on petitions calling for a resident referendum on the type of project desired, it might have been approved. So, I want to thank all my fellow residents who showed up, spoke up or signed a petition. I truly feel they made a big difference.

I'm not saying, "Do nothing." I'm in favor of renovating and expanding the existing Administration Building and restructuring the parking lot to accommodate our disabled residents and guests - estimated at half the cost of the currently approved project and saving over 60 mature trees. As for our employees temporarily working in trailers, the school children do this all the time, often for more than a year when their schools are being renovated. If Montgomery County's children can do it, so could LW employees.

I fail to see the beauty or logic in this proposed construction and relocation of a new Administration Building. I don't think a single person will base their decision to purchase a home in this community because of this one commercial building. In fact, if all they see is what someone referred to as "a vast sea of asphalt" (parking lot) upon entering, they might just keep moving on. As the song says, "Don't it always seem to go/that you don't know what you've got till it's gone/they paved paradise and put up a parking lot!"

- Diane Knott

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GOVERNANCE & Information

April 12: MVA Mobile Office Returns

Need to do business with Maryland's Motor Vehicle Administration? The MVA on Wheels returns to Leisure World on Thursday, April 12.

The van will be located in the Clubhouse I parking lot, where the hours of operation are 10 a.m.-2 p.m.

Services offered include renewal of non-commercial driver's licenses, Maryland photo identification cards

and vehicle registration. You also can obtain a duplicate driver's license, a certified copy of a driving record, disability placards, substitute stickers, return tags and duplicate registrations, as well as apply for a change of address.

If you need to register to vote and/or want to register as an organ donor, you can do that at the mobile office, too.

April 19: Special Meeting on Site Plan Traffic Flow Rescheduled

by Leisure World News

A joint meeting of advisory committees to address traffic flow in the updated Administration Building and Clubhouse I Site Improvements plan has been rescheduled to Thursday, April 19, at 9:30 a.m. in Clubhouse I.

Members of the Security and Transportation and Community Planning Advisory Committees will discuss the plan's traffic flow options

in the proposed parking areas near Clubhouse I and the Administration Building. The Education and Recreation and Restaurant Advisory Committees will provide input on the plans via presentations to be made by LWMC management at their April committee meetings.

A final recommendation will be forwarded to the Leisure World Community Corporation board of directors.

The meeting is open to all residents.

April 23: AARP Safe Driving Course

The E&R Department is sponsoring an AARP Safe Driving Course on Monday, April 23, in Clubhouse I from 9:15 a.m.-3 p.m., with a one-hour break for lunch.

You must pre-register for the course, which is for residents only. Please bring your Leisure World ID. A check payable to AARP, \$15 for AARP members and \$20 for non-members, is required at the time of

registration. (Please note: AARP members must show a current membership card to receive the AARP discount.) Register in the Clubhouse I E&R office. The number of participants is limited to 25, so plan to register early.

Participants should bring their driver's license and a pen or pencil to the course. If you have any questions, contact Clubhouse I E&R office at (301-598-1300).

Dial 301-598-1313

for recorded Daily Events

2018 Broadcast Schedule - Channel 974

Executive Committee meetings are broadcast on Wednesday, Thursday and Friday the week after the meeting. Board of Directors meetings are broadcast on Monday, Wednesday and Friday the week after the meeting. All broadcasts are at 4 p.m. and 7 p.m.

Executive Committee Meeting

The April 13 meeting airs on April 18, 19 and 20.

Board of Directors Meeting

The April 24 meeting airs on April 30, May 2 and May 4.

Group Email Addresses

Residents wishing to contact Leisure World Management, the LWCC Board of Directors, or the Executive Committee may send an email to the appropriate email address listed below. It will automatically be forwarded to all members of that group who have an email address on record.

Messages to any of the email groups should pertain only to the management and operation of Leisure World trust properties, services, or activities. Please do not send emails to all three addresses, as there will be a duplication of recipients and will not result in a faster response to your question or comment. Messages pertaining to mutuals or anything else which Management, the Board of Directors, or Executive Committee does not control should also not be sent to these groups.

The group email addresses are:

- LWMC Management - management@lwmc.com
- LWCC Board of Directors - board@lwmc.com
- LWCC Executive Committee - execcomm@lwmc.com

Fitness Center Orientation Tours Extended

Kay Haynes, the Fitness Center's personal trainer, continues to offer free orientation tours of the Center every Tuesday at 3 p.m. through April. Learn how to use the equipment and facilities. Registration is not required. For more information, call Haynes at (804-627-1582).

— Leisure World News



Photo by Leisure World News

Leisure World's Post Office

- Located in the Administration Building
- Open Monday through Friday, 8 a.m.-2 p.m.
- Offers stamps, mailing boxes and certified and insured mail services; does not offer Express or International Business services
- Payment by check or cash only



THOUGHTS & OPINIONS: *From Our Residents*

A Few Things to Remember

- Relevance:** Make sure that your submission is relevant to the LW community as a whole and not to just one person, mutual, or organization.
- Respect:** Remember that your opinion is about ideas, not individuals, and please avoid personal attacks.
- Brevity:** Being concise will ensure that your opinion will have maximum impact.
- Accuracy:** Document all factual assertions. Opinions that are backed up with facts are more powerful, but only if the facts are accurate.
- Ownership:** All submissions are subject to editing but you will have the opportunity to approve the edits before publication.

Opinions are strictly those of the writers

Looking Forward to a New Administration Building

The new Administration Building is an issue for the residents of Leisure World to ponder, voice their opinions, express concerns, and rally around, because that is the way this community was structured at its inception. All of the rules and policies that govern Leisure World are open to review by current and future residents. If a resident moves in without doing due diligence, should our community be expected to change these policies and structures without following the proper protocol? When we "bought" into Leisure World, we paid a percentage of the cost to ensure the well being of our community for future years.

The men and women representing all mutuals, who give freely of their time and effort to serve our community, should be thanked and given the respect they have earned in service to the well being of Leisure World and its residents. As residents who chose to buy into our community and abide by those rules, they follow the existing rules and structure given to them. Can rules be changed over time? Of course they can. I believe that if change is what you are looking for, you should read the rules and find out how to accomplish your goals, knowing that not everyone in the community will share your views.

In 2009 my husband and I moved to Leisure World for reasons and concerns that matter to us, but we realize that others in the community may have different reasons for doing so. We respect their right to hold those expectations. If any residents decide that their preferences and needs are not being met, we each have the option to work within the system for change, or to move elsewhere.

The Administration Building project is not a new item on the list of future plans for Leisure World. According to the "Fact Sheet," project planning began in 2012. The time has come to implement the plan. This new, state-of-the-art Trust property will be used by all residents and staff at some point in time while living or working at Leisure World of Maryland and will represent us as a forward-thinking community.

— Ellen M. Dart

Color-Design-Function: They Can Go Together!

After attending a presentation on the Facilities Enhancement Plan (FEP), a "Fact Sheet" handout was provided by the general manager describing the proposed building and additions for the Administration Building and Clubhouse I Site Improvements project. One of

the Current Objectives listed in the "Fact Sheet" was "improve the overall ambience of the site."

The purpose of this letter is to encourage more emphasis on improving the interior décor of Clubhouse I. We have spent a lot of money on renovations to the Crystal Ballroom and restaurants, yet the entrances to these venues seem cheerless and disappointing. I see muddy, dark brown carpet, brown walls, poor lighting and a lobby that looks unappealing and lifeless.

I urge the relevant advisory committees and the Leisure World Community Corporation board of directors to consider allocating some funds from the already expensive FEP to hire a competent interior decorator with experience in commercial projects such as hotels, cruise ships, etc. There are many, many colorful and functional carpet and fabric choices available today that can withstand heavy wear, and yet can create an inviting modern lobby and hallways to the restaurants. I'm convinced that quality design and décor attracts new residents and uplifts our current ones.

I believe that, with a current FEP cost estimate of nearly \$14 million, the relatively modest expenditure described above deserves careful consideration, both for the impact it can have visually for the community now and for marketing to active seniors in the future.

— Barbara Bergmann

What to Do?

I believe that most residents feel that they made a good choice and are willing to live with the good and bad of community living. And they are offended when their choice is demeaned, especially outside Leisure World. It may be necessary to accept criticism as a necessary prelude to corrective action, but is it really necessary to make people doubt their choice? And this becomes extremely difficult to accept when often unfounded or disrespectful and exaggerated comments are circulated outside of Leisure World. What do we expect non-residents to think when they read these remarks?

I think it is especially unfair to residents that need to sell their residences or shares. Our recovery from the crash is not necessarily robust. We sell a lot of units, but that might be partially based on the relative bargains we offer. Please consider someone that needs to go to progressive care or to a child's place of residence to gain support. How fair is it to them to cast doubt on the value of their property and possibly force them to sell at a loss?

How can you have an impact when you feel something is amiss? It seems that Montgomery County and Maryland officials have received a great many complaints, but how much has our community benefited? I suspect that management has many examples of wasted time on the part

Submitting an Item to Thoughts & Opinions

1. Submissions must be emailed to actwn@lwinc.com or delivered to the LW News Office.
2. Receipt of submissions will be confirmed by email or telephone.
3. Submissions must state the writer's name, address, telephone number, and email address, if any, but if the material is published, it will include only the writer's name.
4. LW News cannot guarantee when or if a submission will be published.
5. See LW News Guidelines and Board Standing Rules at <http://bit.ly/2oHHKpd>

of our government officials or our own staff, on issues that neither required, nor resulted in, corrective action.

Then, what to do? Here is my prescription: First of all, determine if it is a mutual matter involving your residence or immediate vicinity that needs a gentle, or not so gentle, shove. In that case, communicate with your directors and property manager (or mutual assistant). Communicate with the mutual board via email or written correspondence, and attend your monthly meetings. Multiple signatures emphasize the need for action.

If it is a Leisure World issue, the Leisure World Community Corporation (LWCC) board of directors, which has a group email, and Leisure World Management Corporation officials such as Kevin Flannery should be similarly contacted. They will also put a letter in the board packet if you desire. Don't hesitate to contact members of the LWCC executive committee; they also have a group email address.

One caveat; don't expect that disrespectful or personal

attacks will be accepted and have any impact. I know from personal experience that the best way to lose an argument is to lose your temper! I really believe the people mentioned above want to make your experience here as comfortable as possible, so that you will encourage others to join us.

— David S. Frayer

Honoring Our Veterans in Film and Song

While talking recently with friends, we discussed the show honoring the veterans of WWII. It was wonderful! The weather that night was terrible and some of our friends didn't go to the show. They said that they wished there had been more performances.

We especially enjoyed the film clips of World War II, seeing the battle scenes and faces of the time. Especially memorable was seeing and hearing Marlene Dietrich singing "Lili Marlene," plus other songs from those years

that were sung live. And what a wonderful way to pay tribute to our war veterans! Leisure World not only has such grand talent, but also has a good heart.

We were told that the show is going to be repeated, not only for those who missed it, but for those, like us, who would truly enjoy seeing it again.

We urge all residents to take advantage of this wonderful and moving event!

— Charlotte and Lionel Shapiro

Strategic Planning – Start the Ball Rolling


I recently had a pleasant conversation (by email) with one of the members of the Special Strategic Planning Committee (SSPC). I believe they are on the right path, but they are severely under-resourced. Their proposal to hire a contractor to assist them is a good idea and should be approved and funded by the Leisure World Community Corporation (LWCC) board of directors.

Unfortunately, they have

been perceived by some as attempting to paper over opposition to the Administration Building project, but I don't think that's their goal. In my view, they are taking the right approach to listen to residents to gather information to define strategic values and then goals.

A good example of a statement of strategic values is the Preamble to the U.S. Constitution: "We the People of the United States, in Order to form a more perfect Union, establish Justice, insure domestic Tranquility, provide for the common defence, promote the general Welfare, and secure the Blessings of Liberty to ourselves and our Posterity, do ordain and establish this Constitution for the United States of America." Who doesn't like to read that?

When the SSPC asks you for your ideas for the Leisure World strategic values, please think along those broad lines. I can think of a few, such as: preserving the value of resident's property, delivering needed services, providing safe and attractive facilities, employing highly-qualified staff and providing resilient utilities



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and other infrastructure. I suspect that you all have some strategic values the SSPC needs to hear. So, I urge you to write a strategic value that is important to you and send it to the SSPC in accordance with the instructions in the box on page 5.

There is no need to provide your name. Say what you're for, not what you're against. Let's start the ball rolling. I believe the SSPC is serious about wanting to listen to the broadest possible selection of residents. Do your part. Speak up. You don't have to attend a meeting to do so. With a solid set of values, the SSPC can start to listen to us about goals that align with our values. Our collected voices can steer the LWCC board of directors to uphold our values, meet our goals and implement our solutions.

David Nachtsheim

Out with the Old, In with the New!

Last year I bought a new car. Not a new used car, a new 56 miles on the odometer

new car. People say that it is a terrible investment. As soon as you drive the car off the lot, it becomes a used car with a large depreciation. I worked long and hard over the years with some savings and I just wanted a new car.

I am quite sure I could have had an auto service center do an invasive study of my old car; it really wasn't that old. They could have replaced all the worn parts, tuned up the engine, washed and waxed the exterior and made it clean and reliable for far less than the new car. But then I would still have a really nice used car and that is not what I want.

One of the greatest assets of Leisure World is also one of its biggest problems. We have a wide diversity of people living in Leisure World. We have homes that sell for less than \$100k and homes that sell for more than \$600k. There are so many interesting people, you never know who you will be sitting next to at a club or committee meeting. It is not surprising that this diverse group of people do not always agree on what the Leisure

World community should look like.

We could keep the Administration Building just the way it is. It's old, inefficient and out of code, but we could live with it. I want more from Leisure World. I want a new, modern building with energy-efficient lighting, energy-efficient HVAC and where everything is new and coordinated. A rework of the existing Administration Building, no matter how extensive, would still be a "used" old building. Sorry, but that is just not what I expect from Leisure World.

There are people with dozens of reasons to be against the new Administration Building and others with an equal number of reasons in favor of the new building. That is the wonderful diversity of Leisure World. After all the meetings, presentations and votes over the past years it seems to me that the majority of residents want a new building, and we need to move ahead with the proposed site plan.

- Fred Seebode

The Power of Civility

There are many people living here in Leisure World who care about what is going on in this large community of ours. I know, because I am one of them. Like many other residents, I decided to move here because of its convenient location and beautiful landscape. After moving here in 2015, I have met many nice people, but I have also met a few not-so-nice people. Ironically, some of these few people occupy positions of power. Some are volunteers and some are paid.

During my time here, I have joined three clubs and two organizations. The organizations have encouraged me to attend advisory committee meetings to get more informed about Leisure World governance. I believe that all residents should consider attending at least one of these meetings to see what they are like. At some of these meetings, I have been pleased with certain outcomes, but I have also been very concerned about the behavior, judgment and attitude of some of the advisory committee members. Instead of using their positions of authority wisely and selflessly for the good of all residents, I feel that some resort to badgering and insulting some of the non-members who volunteer their time to attend these meetings. I suspect that most non-members who conscientiously attend these monthly meetings do not do so for their health.

We go to the meetings to listen, learn, and ask legitimate and important questions. All we want are straight and complete answers and to be treated with the same respect that the members seek from us. We are residents just like they are - no more, no less. I respectfully request that members of these committees not assume they know the motives of the non-members attending their meetings. In my mind, unless all committee members respect us, how can we, the residents, be assured they are rightfully representing us?

Without going into detail, I had an unfortunate situation while using one of the services available to all residents. Security was called, and I believe that was totally unnecessary.


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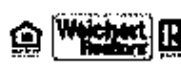
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The situation escalated and I was appalled. I considered this a complete breakdown of civility in our community. I have never had any run-ins with security or police in my entire life, but after moving into the Leisure World 55+ community, I am now the subject of an "incident report." Has this happened to any of my fellow residents? To my mind, we should practice being civil to one another instead of treating Leisure World residents like criminals.

I urge staff and volunteers alike not to strong-arm residents by calling security as a first resort. In my opinion, if someone doesn't have the self-control, sensitivity or wisdom to prevent a non-incident from becoming an "incident report" over nothing, they shouldn't be in any position of authority in Leisure World.

— Carolee Rotese

Please Do a Strategic Study!

In reviewing recent editions of Leisure World News, I noticed that, once again, the Thoughts and Opinions

section is flooded with letters about the proposed new Administration Building. Time and again, people are voicing their opinion about this project. No matter how you slice it, it is a hot topic here in Leisure World. Some are in full support of the project; others think it's a very bad idea. Who is right?

I believe that the constant churn regarding this project screams out for a strategic study. We are told that the current building is too small for our ever-expanding staff and that "we would be surprised" at how many people are required to run this community. We are told by our leadership that "we would be surprised" at how many people use the credit union, post office and realtor and that "we would be surprised" at how many people protested the proposed removal of the lawn bowling court in favor of handicapped parking. Okay, please surprise us! We have absolutely no data whatsoever to support any of the decisions that are

being made on our behalf. We desperately need a community study so that we can judiciously use our limited income to the best advantage of the majority of the community, both now and into the future.

As an example, let's consider the credit union. Is its presence absolutely necessary to service the banking needs of the preponderance of the community? If the answer is a resounding yes, we need data to back that up. Another example is the post office. Who is using the post office and how often is it used? Banking, real estate and postal service options are all available in Leisure World Plaza. Do we need to duplicate those services? Can we augment transportation services to include drop off/pick-up at those sites? Are there in-between solutions available? What actually makes sense for us?

Please understand that I am not advocating that we eliminate these services, but I am asking whether these services are viable for the future of

this community and we will not know that without the appropriate data. Do we want to construct a building that in five to 10 years has no tenants because the cost/benefit to the tenant no longer works? Would the community favor another type of tenant?

In my opinion, we simply do not know the future needs and wants of this community. Construction of a new building that is supposed to last far into the future based upon the hypothetical needs of the current population is a large financial risk. Decisions are being made based upon anecdotal evidence. There is no eye to the future with this new building plan, other than it will be new and it will have a longer life.

Let's do the strategic study first. Let the community be heard. Maybe it would actually make sense to construct a new building as currently proposed. But we really don't know. The lack of knowledge drastically increases our risk with this project. Do we want to assume that risk?

— Joyce Smythe



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THOUGHTS & OPINIONS: *From Our Residents*

A Few Things to Remember

- Relevance:** Make sure that your submission is relevant to the LW community as a whole and not to just one person, mutual, or organization.
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Opinions are strictly those of the writers

Reasons to Build a New Administration Building – A Rebuttal

I recently saw an article in my mutual's newsletter that gave reasons why Leisure World should build a new Administration Building. Because this article echoed various opinions and assumptions that have been heard throughout the Leisure World community, I feel compelled to offer some facts and counter-opinions in rebuttal:

"We have a small group... who suddenly do not like or approve... and have criticized what was done... with false arguments and charges..." The opposition is not "sudden"; it has been around for years. Nor is the group small. The number of letters in the Leisure World News that oppose the project far exceeds the number supporting it, and I have not seen a "false argument" in any of them.

"A new building would have additional space." There is plenty of space in the present building, so much that a whole suite of offices is rented to a real estate agency and another suite is rented to Montgomery Mutual, not to mention thousands of square feet for a private credit union, much of which is unused. Montgomery Mutual could provide its own space and we have no obligation to provide space for private companies. (Nor, in my opinion, should we.)

"Building would be energy efficient..." This may be true, but most people don't tear down a building at a cost of millions of dollars to save a few dollars on electricity.

"...and meet current building codes..." I don't think that existing buildings are required to meet current building codes, but even if they are, it would likely be cheaper to adapt to the new code than to tear down the building. How many 50-year-old buildings do you know that have been torn down because of changes in the building code?

"A new building would require a much lower maintenance cost." Sensible people don't tear down a building because it needs repairs, unless the cost of repairs is comparable to the cost of a new building. When Clubhouse I needed extensive repairs, the building was not torn down; instead, the repairs were made. Why is the Administration Building different?

"Stuff would not have to move into temporary quarters and there would be no disruption to resident services..." With proper planning, a temporary move would not disrupt resident services, and anyway, some kind of move would be required even if a new building is built.

"Creation of 60-70 new parking spaces for handicapped..." Handicapped spaces can be added or allocated in the existing parking lot and on surrounding land, if needed.

"This will increase the

number of people using our restaurants, which will help keep prices down." I doubt that more parking spaces will increase restaurant patronage, and even if it does, I don't think a slight increase will affect prices.

"Many of our residents are in need of better access to our Clubhouse I... There is an 8 degree uphill access... which is difficult to maneuver." The "uphill" is actually a ramp at the beginning of the walkway to the Clubhouse I entrance, similar to (but longer than) the ramp near the Administration Building entrance. If it is now considered too steep, I believe it would be a simple matter to relay a few slabs of concrete, without tearing down the building.

In my opinion, the only "benefit" cited above that could come close to justifying a new building is lower maintenance cost, and only if the cost of the necessary repairs is comparable to that of a new building. I mean, who would tear down a building so that a mutual can have space that other mutuals don't have? Who would tear down a building to avoid relaying a section of walkway? Who would tear down a building to avoid reallocating parking spaces? However, if repairs are needed, I think our Leisure World Community Corporation board of directors should tell us specifically what they are and then get a cost estimate for fixing them from a reliable contractor. This information should be given to the Leisure World community before spending \$5.2 million (and growing) on this project. This is a lot of money and it's money that

came from our pockets when we bought our units. Let's not waste it!

—Rodney Brooks

Kudos to the Restaurant Team

We've had to host guests many times this year. Our home is now downsized and we cannot host large dinner parties there, so we started inviting friends and family to our two restaurants at Leisure World. In both the Clubhouse Grille and the Terrace Room, we have been extremely pleased with the results.

It's a very talented team that can offer the friendly, neighborhood atmosphere of the Terrace Room and the Stein Room, but also be able to put on a somewhat formal and well-executed dinner party in the Clubhouse Grille.

Recently, we had a group of 15 and the event ran like a Swiss watch. The table was immaculately set and everything was ready and in order prior to the time of arrival. Each order was taken and delivered flawlessly, and the plates looked great and were served promptly, hot and delicious. The drinks from the bar were right each time, well made and quick. The food and drinks were outstanding and the service was truly exceptional. The professionalism and the pleasantness of the entire team impressed all of our guests.

Congratulations to the team for doing an excellent job and for providing some outstanding memories!

—Hank and Bea Weiss

SUBMITTING AN ITEM TO THOUGHTS & OPINIONS

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Leisure World News

OF MARYLAND

June 1, 2018 • Published Twice a Month • residents.lwmc.com

Board Approves Changes to Building Site Plan

by Stacy Smith, Leisure World News

In a nearly unanimous vote, the Leisure World Community Corporation (LWCC) board of directors approved changes to the site plan for the Administration Building and Clubhouse I Improvements project during its regular meeting on May 22.

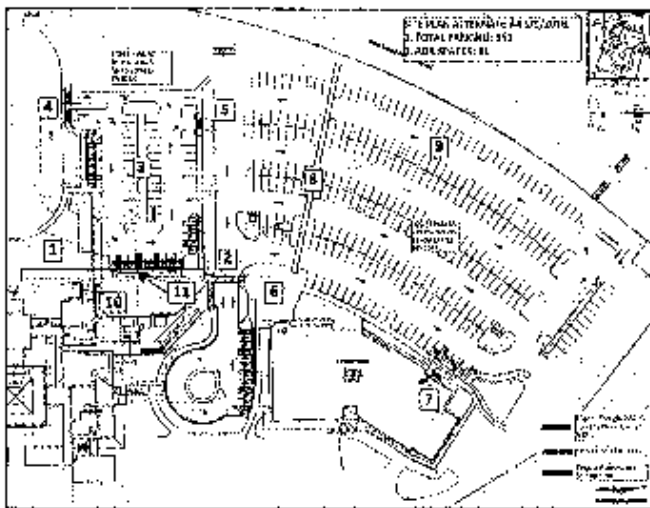
The approved motion authorizes management to submit the final engineered plans to the Maryland-National Capital Park and Planning Commission (M-NCPPC) for site plan approval.

A previous revised site plan, Alternate A3, was reviewed by the Community Planning, Security and Transportation, Education and Recreation, Restaurant and Landscape Advisory Committees at a joint committee meeting in April.

Based on a final engineering review, some minor revisions were made to the site plan post-meeting.

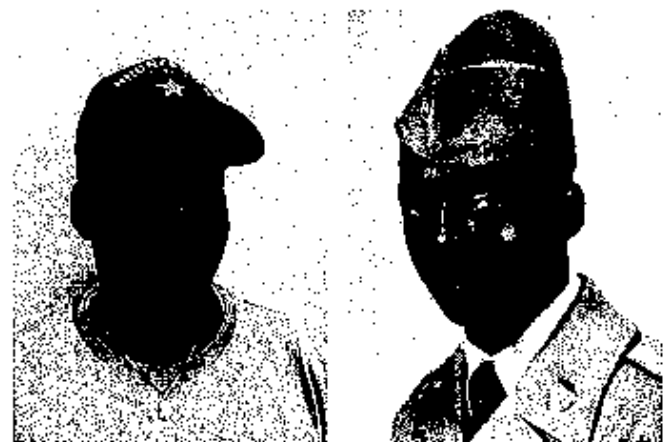
The resulting site plan, Alternate A4, includes several revisions to traffic flow, including a one-way outer parking lane in the existing

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The Alternate A4 site plan for the Administration Building and Clubhouse I Site Improvements project includes revisions to traffic flow, such as a one-way outer parking lane (number 9) in the existing lower lot that will allow residents to return to the upper end of the lot without having to exit and reenter the parking lot via Leisure World Boulevard. Architecture rendering by Startec

Bronze Star Medal Recipient to Lead July 4 Parade



From left, Vietnam veteran Nelson Warren and as a 16-year-old in his first military photo in 1954. Courtesy photo

by Stacy Smith, Leisure World News

At 16-years-old and just 101 pounds – four pounds shy of the Army's weight requirement – Nelson Warren nonetheless joined their ranks thanks to an unscrupulous recruitment officer who let him stuff sinker weights in the bottom of his boots.

No one knew then, least of all Warren's grandmother, "Big Ma," who chuckled at him in disbelief when he called to say goodbye before basic training, that one bent rule would be the start of a 22-year military career that took Nelson, a Bronze Star Medal recipient, through two tours in Vietnam.

On Wednesday, July 4,

Warren leads the community's annual parade procession as grand marshal. He is believed to be the first African-American in Leisure World's long parade history to serve in the role, according to master of ceremonies Stephen McCleary.

Army Life

Warren, or "Tiny" as his family nicknamed him, joined the Army in April of 1954, several years before the U.S.'s involvement in Vietnam escalated.

He went to Fort Knox, Kentucky, for an eight-week basic training, and then spent another eight weeks at engineer school at Fort Belvoir, Virginia, where he also used

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Leisure World preps for its close up. For details, see page 3.

Board

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lower lot that will allow residents to return to the upper end of the lot without having to exit and reenter the parking lot via Leisure World Boulevard.

Alternate A4 site plan also includes 351 total parking spaces, 31 of which are ADA accessible.

Twenty parking spaces were lost in the revision to accommodate a shift in stormwater management areas that will prevent removal of some existing trees.

The revised site plan package is expected to be submitted to M-NCPPC for review, which would also include reviews by Montgomery County Department of Permitting Services for stormwater management concept and the Montgomery County Department of Fire and Rescue Services for emergency vehicle access.

For more information

about the revised site plan Alternate A4 or to view it, visit (residents.lwmc.com) and click on Documents under the Documents dropdown arrow.

Click on the Board of Directors folder and select the May 22 folder from the Meeting Agendas and Minutes folder.

Gate Access

The LWCC board passed a motion directing that the request for gate access software and hardware be considered in the 2019 budget process.

The type of gate access proposed would use Radio Frequency Identification technology, or RFID as it's commonly called, to augment security as vehicles enter and exit through the gates, according to the Security and Transportation Advisory Committee.

The proposed project does not suggest eliminating the gate guards, but rather makes the entire process at the gates "more efficient by not having [guards] multitask between

lifeline [calls], answering phones, watching traffic [and] watching foot traffic. This takes a lot of the distraction away," said board chair Paul Eisenhaur.

In the coming weeks, management will review preliminary budget assumptions with the Budget and Finance Advisory Committee in preparation for 2019 budget planning.

Old Fitness Center

The board approved the recommendations of the E&R Advisory Committee, Budget and Finance Advisory Committee and management to convert the current multi-purpose room in Clubhouse II to a meeting room and the old fitness center to a ping pong/card room at a cost not to exceed \$47,000.

The room conversion project will result in expanded space for ping pong players -- from two tables to three -- and the return of a second meeting room in Clubhouse II.

Funding for the project will

be drawn from the Regales Fund, a two percent fee, paid by the buyer, and charged on each resale of property in Leisure World.

Other Motions

- The board approved modifications to the Health Advisory Committee's charter. The new charter incorporates areas of interest and concern for Health Advisory Committee members that were not represented in the former charter, such as personal safety, wellness, disease prevention, management of chronic illness, security and other health-related issues.
- A motion to waive a bylaw that disqualifies residents from serving on the LWCC board of directors if they are employed by an organization that maintains a business within Leisure World failed.

The next regular meeting of the LWCC board of directors is Tuesday, June 26, at 9:30 a.m. in Clubhouse I.

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Note

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THOUGHTS & OPINIONS: *From Our Residents*

A Few Things to Remember

- Relevance:** Make sure that your submission is relevant to the LW community as a whole and not to just one person, mutual, or organization.
- Respect:** Remember that your opinion is about ideas, not individuals, and please avoid personal attacks.
- Brevity:** Being concise will ensure that your opinion will have maximum impact.
- Accuracy:** Document all factual assertions. Opinions that are backed up with facts are more powerful, but only if the facts are accurate.
- Ownership:** All submissions are subject to editing but you will have the opportunity to approve the edits before publication.

Opinions are strictly those of the writers

Voting Information

Below are some important dates that all voters in Leisure World should know, concerning the upcoming primary election:

1. First, you should know that only those who have registered with the Montgomery County Board of Elections will be permitted to vote in this year's election. You should call the Board of Elections to be certain that you are registered. Their number is (240-777-VOTE).

Even if you are sure you are registered, it's still a good idea to call to be absolutely sure.

2. Only those who are registered with the Board of Elections in the Democratic Party can vote in the Democratic primary. Only those who are registered Republicans can vote in the Republican primary.

If you registered as an unaffiliated voter (the 2nd highest number of voters), you will have very few elections in which you will be

permitted to vote. You will not be allowed to vote in the primary election (which is often the only important election) for U.S. Senator, Maryland Governor, State Senator, State Delegates, County Executive, County Council Members, and other elections. Even if you think of yourself as unaffiliated, it's a good idea to register as a Democrat or Republican.

3. Fortunately, you can easily change your party affiliation now, by calling the Board of Elections at (240-777-VOTE), and they will mail you a form. The deadline to register to vote or change party affiliation for the primary election is Tuesday, June 5, at 9 p.m.

4. If you want to vote by mail (formerly called absentee voting – and you don't have to give any excuse; – just ask for an absentee ballot) you can obtain a form to do so from the Board of Elections at the phone number listed above. You can also obtain it online, but it's better to be sure by calling the Board of Elections. The deadlines to return

absentee ballots (voting by mail) are below.

5. Early voting begins on Thursday, June 14, from 10 a.m.-8 p.m., and continues until Thursday, June 21, same times each day. The closest early voting site to Leisure World is the Mid-County Recreation Center at (2004 Queensguard Rd., Silver Spring, MD 20906). There is usually no line to wait in to vote in early voting, and it's located about a 10-minute drive from Leisure World.

6. Tuesday, June 19, is the deadline for a registered voter to request an absentee ballot to be sent to you by mail or fax – 5 p.m. if you request by mail; 11:59 p.m. if you request by fax. If you want to request an absentee ballot to be sent to you by email, the deadline is Friday, June 22.

If you have an absentee ballot, you must postmark it by Tuesday, June 26, and it must be received at the Board of Elections by Friday, July 6, at 10 a.m. It's much safer to mail it in at least a week before primary Election Day.

7. Tuesday, June 26, is primary Election Day. The times are different from early voting. You can vote at your assigned precinct from 7 a.m.-8 p.m.

8. Some people have spread the false information that LW voters can vote at any of the three precincts in Leisure World. This is inaccurate. You must vote at your assigned precinct.

You can call the Board of Elections to be sure which is your assigned precinct. It might not be the one closest to where you live in Leisure World.

I hope this information is helpful to voters in Leisure

World. However, it is subject to change. Please call the Board of Elections to confirm any questionable items.

– Paul M. Bessel

Save the Administration Building

What do Pisa and Washington, D.C. and Alaska and Kuwait have in common?

Pisa's leaning tower and Washington's Monument were both damaged, by a construction mishap in the former and by an earthquake in the latter.

Connection? Significance? Neither was considered for razing because both are respected, revered and restored. Not so for Leisure World's Administration Building.

Both Alaskans and Kuwaitis receive an annual allotment of money from their governments. If Leisure World has enough money that a building not as ancient as those mentioned here can be razed without legitimate reason, obviously there is money to burn. Let us not burn it.

Return unused funds to our 29 mutuals for repairs and renovations, and refund any remainder to all residents living here for five years or more (not absentee landlords). The monies in both cases can be distributed biennially.

– Brenda Kirkpatrick

Ease of Communication (or Lack of Communication) at Leisure World

Several times recently staff from the Physical Properties

SUBMITTING AN ITEM TO THOUGHTS & OPINIONS

1. Submissions must be emailed to aclwn@lwmc.com or delivered to the LW News Office.
2. Receipt of submissions will be confirmed by email or telephone.
3. Submissions must state the writer's name, address, telephone number, and email address, if any, but if the material is published, it will include only the writer's name.
4. LW News cannot guarantee when or if a submission will be published.
5. See LW News Guidelines and Board Standing Rules at <http://bit.ly/2oHHKpd>

Department (PPD) have gone out of their way to deal with issues in my home. I am a firm believer that if someone does something particularly well, it is appropriate to write their supervisors to recognize quality work.

Since I try to be a 21st century person, I prefer to communicate via email, and I find that I am more likely to send email than snail mail – no hassle of printing, envelopes, postage, etc.

However, when I checked the resident website, (residents.lwmc.com), I couldn't find contact information for PPD staff, or anyone else in Leisure World's departments. While there is a limited directory of administrative offices, the only information given is phone numbers.

I did manage to figure out whom to contact in PPD, only because I serve on a committee with a senior manager and so have his email, and he will forward my compliment.

I would think that with updated web pages, there would be a list of Leisure World

departments with full contact information for all administrators, directors and department heads, beginning with general manager Kevin Flannery.

Perhaps there is concern that residents would take advantage of this information and complain, but I think many would do as I did and compliment staff excellence.

Indeed, one of the hallmarks of Leisure World is lack of communication between resident leaders and administrative leaders. Perhaps putting emails on secure residents' webpages would enhance communication with positive and negative feedback.

I would also go further and suggest that residents' webpages list members of various committees with contact information.

The bottom line is that in 2018, when probably over half of all current (and 100 percent of future) residents of Leisure World communicate primarily by email, our new web pages provide us with only mid-20th century means of contact.

— Arthur N. Popper

Enhancing Activities for Residents

As we herald the arrival of spring, most want to venture outside to enjoy the warmth and beauty of the season.

In view of this, the following is a list of how our committees can make this an opportunity:

Plan and develop a number of park-like groves for those who like to barbecue or picnic. Each grove would have picnic tables and benches, stately gazebo, built-in grills, stocked fishpond and on-the-ground games, like checkers. Outlets for electric hookups and fountains for water would be necessary, as would parking and restrooms.

Provide once weekly outdoor serenades, live or recorded. Residents could use the benches already installed or bring their own seating.

Ask residents that garden to contribute their skills by planting borders and flowers. As often as is feasible, hold competitions or contests for the gardeners and other participants.

Decorate the trees around the groves with sparkling white lights to romanticize a monthly "dancing under the stars" event.

Focus on the skills, talents and artistry of residents by hosting a comedy night, a play, karaoke, a poetry reading, a "show and tell" and other presentations from the various clubs and organizations.

Such efforts as those previously mentioned will undoubtedly require staffing/volunteers, equipment, supplies, a cleanup crew and advertising, plus more ideas submitted by residents to advisory committees. I almost forgot, this project will require funding.

If we don't demolish the present Administration Building, but simply repurpose it to meet our needs, we will save a considerable amount of money. These monies could be used to construct and maintain our outdoor activities, plus a grove(s) could be rented to outside agencies/groups to raise further funding.

— Brenda Kirkpatrick



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2 bedrooms,
2 baths with fully
remodeled kitchen
& baths. Sunny
Florida room, 1-car
garage & located
on large corner lot.
List \$349,900



FOR SALE
3210 Leisure
World Blvd. #B19
Vantage West
885 SF, 1 bed-
room, 1.5 baths.
Fully remodeled
kitchen, granite,
& stainless, plus
updated baths.
List \$169,900



FOR SALE
Chilwick Ct. Coop
2 bedrooms, 1 bath.
Glass-enclosed
balcony with lovely
tree view. Living
room and separate
dining room. All new
carpet. Large room
sizes and lots of
closet space.
List \$96,000



COMING SOON
Fairways South
1 bedroom,
1.5 baths, Living
room, separate
dining room,
sunroom. Table
space kitchen
with window. New
paint & carpet.
garage space
List \$144,900



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