Appendix M – January 2018

Shirley, Lori

From:	admin@justus.group
Sent:	Tuesday, January 2, 2018 3:54 PM
To:	justus organization; LW Green; lwdogs@justus.group; LW BOD; mncpcc@justus.group
Subject:	Tom Conger - 1/2/18 statement to Mut. 18 BOD

Tom Conger presented this today to the Mutual 18 BOD - the response was blank stares.

slk

January 2, 2018 To: Board of Directors Mutual 18 From: Thom
Fitzhugh Lane Silver Spring, MD 20906

"It's a fait accompli;" "It's a done deal." These are statements that we
Leisure World when people are talking about the proposed new adm
to take issue with these statements. It's not a done deal until building
construction begins. Park and Planning staff reports
"reviewed" with the various mutuals of our community. We wish to p
Directors of Mutual 18--that you do more than "review" the site plan
2017 states that the Montgomery County Planning Board "urges Leis
work things out with residents." Leisure World executives? We don't
to "work things out" for us. We want for our community to decide wl
First, a community forum should be held at a place other than this bc
to speak. Members of our mutual (both owners and renters) should l
would expect for there to be a gathering on the scale of our annual n
allow our community members to inform themselves on the issues:
new building versus upgrading the existing structure; impact on the v
they enter Leisure World if the current site plan is carried out; enviro
loss of many trees and replacements with immature saplings, noise a
of the existing building, transport of debris to landfills in West Virgini
Sometime following the forum, the Mutual 18 Board of Directors wo
following: Are you in favor of procee
upon us or not? Thank-you for your consideration.

Thomas Conger

slkatzman
President, JustUs
admin@justus.group
"JustUs" advocates to enhance the quality of life for all Leisure World residents

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

Appendix M

Shirley, Lori

From:	Barbara Studwell <bbstudwell@gmail.com>
Sent:	Thursday, January 4, 2018 12:25 PM
To:	Shirley, Lori
Subject:	Fwd: 1-5-18 LWCC BOD organizational meeting
Attachments:	logo.jpg; 1-5-18 LWCC BOD organizational meeting agenda.pdf

I would appreciate your sharing this e-mail, published today, January 4, 2018, regarding a Leisure World meeting being held tomorrow, with the members of your Park and Planning committee. Thank you and Happy New Year to all.

---------- Forwarded message ----------
From: **admin@justus.group** <admin@justus.group>
Date: Thu, Jan 4, 2018 at 9:13 AM
Subject: 1-5-18 LWCC BOD organizational meeting
To: justus organization <justus@justus.group>, LW Green <lwgreen@justus.group>

slkatzman
President, JustUs
admin@justus.group
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Appendix M

LEISURE WORLD OF MARYLAND

Board Meeting No. 1 Agenda
Leisure World Community Corporation
January 5, 2018 9:30 a.m. | Montgomery Room

I. Leisure World Community Corporation Organizational Meeting

a) Call to Order

b) Adoption of Agenda

c) Election

i) Appointment of Inspectors of Election

ii) Election of Officers of Leisure World Community Corporation Board of Directors (Chairman, Vice Chairman, and Executive Secretary-Treasurer) *

iii) Election of Four Executive Committee Members at Large*

**Each nominee will be asked to provide a three-minute summary of their participation in the Community.*

d) Management Report

e) Adjournment

II. Leisure World of Maryland Corporation Organizational Meeting

a) Call to Order

b) Adoption of Agenda

c) Confirmation of Officers

i) President – Kevin Flannery

ii) Vice President – Thomas Snyder

iii) Vice President – Melissa Pelaez

iv) Secretary – Crystal Castillo

v) Treasurer – Dawn Gaynor

d) Adjournment

III. Next Meeting: The next regular meeting of the Board of Directors is scheduled for Tuesday, January 30, 2018, at 9:30am in the Montgomery Room of Clubhouse I.

Appendix M

Shirley, Lori

From: John Stewart <ocstewart@gmail.com>
Sent: Thursday, January 4, 2018 1:21 PM
To: Shirley, Lori
Subject: Re: response to your question(s) about the Leisure World Administration Building and Clubhouse I Site Plan No. 820170120

Lori,

I have forwarded these attachments to my fellow Energy Advisory Committee (EAC) members- thank you.

Nicole has informed that me that the charging stations are to be wired for 220 and 330 volts. However, there may also be a need for 110 volt charging stations for residents as well as more 220 and 330 volt stations as we discussed. The traffic office here at Leisure World has informed me that there are currently approximately 184 hybrid cars registered by their office.(the number could be more because the traffic office only goes on what information is provided verbally by residents). Also, they don't know how many of these cars need electrical outlets. The traffic office does not keep separate records for all electric cars such as the Chevy Volt.

I plan to discuss this matter further at our next EAC meeting, January 16.

John Stewart

On Tue, Jan 2, 2018 at 3:08 PM, Shirley, Lori <lori.shirley@montgomeryplanning.org> wrote:

Hi John,

Here are two attachments to partly answer your question(s) about the electric car charging stations proposed at the Leisure World site in No. 820170120. The first attachment is a picture from the Universities at Shady Grove in a 2015 Mandatory Referral application. This picture was taken at an existing parking lot at the campus where there are charging stations. As I said in my voice mail a short while ago, this is what the station looks like; the current site plan details sheet does not have a standard detail for what these stations will look like. Typically after the Planning Board approves a site plan this type of standard detail has to be shown on the Certified Site Plan set before signature approval.

The second attachment is a snipping tool-made pdf from the Leisure World's Utility Plan. On this plan the four proposed electric car charging spaces are identified with the capital 'E' on them. Two are proposed in the new parking lot and two are proposed in the existing parking lot. Since we just ended our phone conversation, I've looked up the formula in the Parking section of the current Zoning Ordinance (Section 6.2.3.E Spaces for Charging Electric Vehicles reads): Any parking facility constructed after May 12, 2014, containing 100 parking spaces or more, must have a minimum of one parking space ready to be converted to a station for charging electric vehicles for every 100 parking spaces or fraction thereof. Because the Applicant proposes 380

parking spaces in this site plan (that went to the Board on 11.30.17) four electric vehicle charging stations are required.

I'll be in touch later after the question is raised to Nicole G., and whether these are intended to be short or long-term charging stations (long-term as in overnight).

Lori Shirley

Planner Coordinator

Area 2 Division

Montgomery County Planning Department

8787 Georgia Avenue

Silver Spring, Maryland 20910

T 301-495-4557

F 301-495-1313

E Lori.Shirley@montgomeryplanning.org

W MontgomeryPlanning.org

M-NCPPC

Shirley, Lori

From:	admin@justus.group
Sent:	Friday, January 5, 2018 11:24 AM
To:	mncpcc@justus.group; justus organization; LW Green; lwdogs@justus.group; press and tv media*f*; Montgomery County Council; LW Board of Directors
Subject:	3 letters

THOUGHTS & OPINIONS: A

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,

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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

residents" who are
bills.

Commissioner Fa
who made the motic
gave two reasons, n
as indicated in the L
World News article.
important was, she
just bad that you do
your community bel
your job to make su
engagement" and "
check off the box."

In my opinion, th
World News article
impression that the
Board was generally

the current plan. I be
nothing could be furt
the truth.

The Planning Boar
real discussions with
and a thorough consi
of alternatives. (One
might be to change th
Administration Build
Clubhouse III for the

slkatzman
President, JustUs
admin@justus.group
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Albert Einstein – **"We cannot solve our problems with the same level of thinking that created them."**

Shirley, Lori

From: admin@justus.group
Sent: Friday, January 5, 2018 2:21 PM
To: MNcpcc@justus.group; justus organization; LW Green; lwdogs@justus.group; press and tv media*f*
Subject: 4 more -

Susan Jaquith, Leisure World·
There were several letters re the proposed admin building. The LW News is available online (I google "Leisure World of MD News), if folks haven't had a copy delivered in this weather. I have an issue with the design - even if steps are removed, that still leaves a ramp. Ramps present an added obstacle for a lot of older LW residents (as opposed to,a level entry). For folks who are frail, yet still relatively mobile and not confined to a wheelchair or in need of a mobility scooter, ramps require greater lower-limb strength when ascending and more effort for those with decreased lung function and heart-related diseases. From a caregiver's viewpoint, I found it difficult to push my father up a ramp when he was wheelchair-bound. It's also difficult for caregivers (often women) to maintain control of a wheelchair when descending a ramp, especially if the person in the wheelchair is fairly heavy.

Barry Anderson, Leisure World·
Never stop fighting we are behind you.

Tom Fisher, Leisure World·
I reiterate these suggestions in the spirit of constructive criticism to LWCC Board (3 of my letters are posted in "Documents" here on LW Nextdoor) : 1) delay further action until you have a comprehensive strategic plan; 2) seriously explore options, i.e. leasing space, repurpose existing facilities, etc.; 3) find out what a majority of the LW stakeholders really want; 4) get some outside independent unbiased expert advice from people who have relevant skills, knowledge and experience in the current active adult community market place. Thank you Paul and others for well reasoned and written letters here and in LW News.

Norman Estrin, Leisure World·1m ago
Good job, Paul! We must remember that LW should be allowed to compare and contrast the benefit of the proposed Admin building with other priorities that may be identified by LW Residents. To do this, we must have real numbers for the costs, and consideration of placement, size, inconvenience in time and noise, loss of other LW benefits (like Bocce Ball, etc.), and other issues for this and possible alternative projects. We need to develop a means of getting LW Resident input on ideas and needs and presenting those to the planning board. The LW Board appears to have no interest in what needs LW residents believe are important and, apparently, wants to present this Admin project in a vacuum, with no other considerations. if this is true, then the LW Board is just representing itself and not the LW residents at large and, no longer should speak for the residents.

slkatzman
President, JustUs
admin@justus.group
"JustUs" advocates to enhance the quality of life for all Leisure World residents

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Shirley, Lori

From:	admin@justus.group
Sent:	Friday, January 5, 2018 9:02 PM
To:	justus organization; mncpcc@justus.group; LW Green; LW Board of Directors; lwdogs@justus.group
Subject:	Tom Conger: Sequential Steps in the Planning Process

From: Fred Shapiro <fshapiro@comcast.net>
Date: January 5, 2018 8:35:12 PM EST
To: admin@justus.group
Cc: mncpcc@justus.group, justus organization <justus@justus.group>, LW Green <lwgreen@justus.group>, lwdogs@justus.group, Montgomery County Council <county.council@montgomerycountymd.gov>, media@justus.group
Subject: Re: Tom Conger: Sequential Steps in the Planning Process

Agree. In my 40 plus years as a management consultant, heavily involved in strategic planning from both the perspectives of management, technology and governmental regulations, the comments by Tom are well placed.

None of this ever happens in Leisure World. the only thing that seems to count here are the egotists who know everything and a management that does not only want outside review, but take a look and see how little concern there is for succession and having adequate personnel who can move forward into the higher management positions including the chief.

That is why we have what we have - and surely do not ask the resindets what they think. That is because they make think and n to just obey orders.

Fred

On Jan 5, 2018, at 5:40 PM, admin@justus.group wrote:

From: Tom Conger <lkutun@msn.com
Date: January 5, 2018 4:49:57 PM EST
To: "admin@justus.group<mailto:admin@justus.group>" <admin@justus.group<mailto:admin@justus.group>>
Subject: Sequential Steps in the Planning Process

To the leisure World Community:

As a community planner (MCP, University of Cincinnati--1965), we were taught that a comprehensive master plan was developed first, followed by a capital improvements program (CIP) that would aid in implementing the plan. In 1969-70, I worked in the Office of Program Coordination in Montgomery County Executive's Office, helping to develop such CIPs to implement the County's Master Plan. Subsequently, I served as Planning Director for Charlottesville, VA, and was Planning Consultant for the all of the counties of Northern Nevada.

Here in Leisure World, the Board of Directors and management employees seem to want to reverse the planning process, spending millions of dollars first, then developing a strategic plan (reference Leisure World News, January 5, 2018). What kind of logical sense does this make? None whatsoever. Put the brakes on the runaway locomotive that is referred to as the new administration building. Then, go ahead with the proposed planning process. After the community has had its input into this process, then decide if we wish to spend millions of dollars on this proposed capital improvement.

slkatzman
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admin@justus.group
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Shirley, Lori

From:	admin@justus.group
Sent:	Saturday, January 6, 2018 12:00 PM
To:	justus organization; lwdogs@justus.group; LW Green; LW Board of Directors; mncpcc@justus.group
Subject:	Fred Shapiro re: Frager: his "message" to Creekside re: Admin. Bldg/FEP
Attachments:	Fred letter to henry.pdf; Frager- 2018 FEP-Admin.Bldg.Message to Residents.pdf

Subject: Re: Frager: his "message" to Creekside re: Admin. Bldg/FEP
From: fred shapiro <fshapiro@comcast.net>
Date: January 6, 2018 11:36:11 AM EST
To: admin@justus.group
Cc: justus organization <justus@justus.group>, lwdogs@justus.group, LW Green <lwgreen@justus.group>

Since David thinks Henry did as wonderful job, I am attaching the letter I sent to Henry. What he put on paper is not necessarily what the residents of VPE think, nor is the way things handled in VPE to the satisfaction od consideration for the health and well being of the residents. The Planning Commission wanted the residents to voice their concerns about the planned destruction of the Admin Bldg and the construction of a new one, not to have the same unqualified people continue to push the project forward.

Tom Conger said it right in his letter.

Fred

From: "admin@justus.group" <admin@justus.group>
Date: January 6, 2018 11:01:16 AM EST
To: justus organization <justus@justus.group>, lwdogs@justus.group, LW Green <lwgreen@justus.group>
Subject: Frager: his "message" to Creekside re: Admin. Bldg/FEP

Subject: Information for Residents
From: Jim Hurley <ew.hurley1190@bellsouth.net>
Date: January 5, 2018 8:42:21 PM EST

> **From:** David Frager <davidfrager@gmail.com>
> **Date:** January 2, 2018 at 12:01:15 PM EST
> **To:** LW Board of Directors <board@lwmc.com>
> **Subject: Information for Residents**
>
> A number of you have asked for a copy of the information document I sent to all our residents at Creekside. It was based on the really terrific piece of work we received from Henry Jordan. Hope this helps.
>
> Dave

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President, JustUs
admin@justus.group
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MADELINE AND FRED SHAPIRO
3200 North Leisure World Blvd., Apt. #515
Silver Spring, MD 20906

301-598-794

December 21, 2017

Henry Jordan and Board of Directors
Vantage Point East

Dear Henry,
Your letter in the newsletter today about the Administration Building plans is self serving and a disservice to the residents of this building..

The Planning Commission very clearly indicated it wanted full participation by the residents of Leisure World, not by the committees or Board. This means a meeting of the Mutual at which both sides of the issue can be presented and the residents can vote as to which way they want you to vote on the LW Board.

Having served as Chair of the E&R Committee when Marilyn George was the E&R supervisor and then Vice Chair of the Leisure World, and with my 40 years of background as a Management and Engineering consultant, I feel that what the Planning Commission has asked is what has always been at question here in Leisure World – an unbiased, technically qualified evaluation of the plans. This is not too different from what your W Board Chairman David Frager has proposed.

There is much to be said and heard on both sides, but not simply by a lengthy letter from you without hearing from the residents of this Mutual.

If you want one thing to consider, you have mentioned in your letter to the LW News about the condition of the present Administration Building. If the building is not in good condition is that not a sign of poor management. How can we move ahead when we see other similar poor quality even in the projects that you have covered as part of the other works in the plans for the clubhouses?

You never gave a second thought to having a building meeting when you want4ed the antennas placed on VPE. Give the residents of this building an opportunity to voice their opinions about the Administration Building plans and decide how you should vote on the LW Board discussion of the subject as their representative.

Please arrange for a meeting . A good person to respond to your position is Norman Holly.

Fred Shapiro

Appendix M

Shirley, Lori

From:	admin@justus.group
Sent:	Saturday, January 6, 2018 5:48 PM
To:	mncpcc@justus.group; justus organization; LW Green; LW Board of Directors
Cc:	eandr@justus.group
Subject:	Pat Duran re: Carolee Rowse - "Spending our money to make changes was more important than making improvements./Renovation is the answer."

From: Pat Duran <patd1598@gmail.com>
Date: January 6, 2018 3:34:29 PM EST
To: admin@justus.group
Subject: Re: Carolee Rowse - "Spending our money to make changes was more important than making improvements./Renovation is the answer."

I, too, was very disappointed in the results of the Terrace Room renovation. There is now less seating, and the very cozy and comfortable booths are gone. The acoustics are now so poor that you cannot easily carry on a conversation, and the chairs are so heavy that I have actually seen two guests together struggling to pull a chair away from the table. The design/decor and layout are unappealing, and, adding insult to injury, the food is as bad as it ever was.

I also concur with the observations about the auditorium. The space is outdated, small and dingy. The curtains in the stage are torn and tattered. Just think what kind a performing arts space LW could have with 7 million dollars, but instead that money will be spent on a palace for management.

Subject: **Carolee Rowse - "Spending our money to make changes was more important than making improvements./Renovation is the answer."**
From: admin@justus.group
Date: January 6, 2018 1:23:06 PM EST
To: mncpcc@justus.group, justus organization <justus@justus.group>, LW Green <lwgreen@justus.group>, press and tv media*f* <media@justus.group>

From: **Carolee Rowse** <carolee.rowse@gmail.com>
Date: Thu, Dec 28, 2017 at 4:11 PM
To: <admin@justus.group>

I'm sorry, I don't know how to spell your first name. I am very glad that I finally found out about the group you started.

Each new story I hear about how this community is being governed, makes me more and more determined to fight for our rights as members of a senior community.

After all we pay to live here and what we have lived through in our lives as seniors, we deserve the best living environment possible.

It is interesting to me that after a few months of living here and seeing how they "renovated" the Terrace Room restaurant, I could begin to see that quality of living spaces was not that important. Spending our money to make changes was more important than making improvements. I moved here just before they closed the Terrace Room for renovations. I was looking forward to the improvements but in the end was very disappointed in the results. It seems not much thought and creativity was put into the plans.

I just attended the free movie in the auditorium. During the movie, I was looking around the space and noticing, as I have done before, how outdated and small the space is. This high school auditorium was never designed with senior needs in mind---bigger screen, spaces for wheel chairs, higher seats, better sound system etc. Then I start thinking about how Flannery and the Board want to spend over 7 million of our money to make their work spaces better. Renovation is the answer. Reconfigure the walls to create new and better spaces with two front entrances with better accessibility etc. Build a new road that connects Gleneagles and LW Blvd. behind Clubhouse 1. I have lots of ideas but the current people in power would not be interested in my creative ideas.

The residents, the location and some staff make this community a great place to live. Unfortunately, the relatively few but powerful who control the residents here don't seem to care what we need and want in our living environment.

The "contempt for residents" article in LW paper may have been describing the lawyer hired to defend the few in power, but it clearly speaks more to the atmosphere created by the person and people at the top. Where there is anger, there most often is fear as well. What are the few in charge afraid of? Are they afraid of Flannery? What is Flannery afraid of? Does he own any property here? Has LW ever been audited?

Do you know Flannery's work history here? How long has he been president? What positions did he hold before? Was he in positions before where he had the power to put more power into the position he holds today? Was he in any position before where it could be perceived as conflict of interest today? If we investigated him, would we find any conflict of interest associated with him?

Thank you for providing me with a venue to express my feelings freely.

slkatzman
President, JustUs
admin@justus.group
"JustUs" advocates to enhance the quality of life for all Leisure World residents

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Shirley, Lori

From: Paul Eisenhaur <p_eisenhaur@comcast.net>
Sent: Monday, January 8, 2018 10:11 AM
To: MCP-Chair
Cc: Shirley, Lori
Subject: re 820170120 Leisure World

Of Course There Was Resident Input

As with all facilities enhancement project in Leisure World, the LW Board of Directors did NOT become actively involved with any financial decision making before a lengthy and deliberate data collecting, feasibility, vetting process, and final recommendations by LW Advisory Committees made up of residents with relevance to their charter. Every single advisory meeting was open and welcomed input from any resident. This was a 'concept phase' in the project process... and as is normal during a major construction process, the appropriate time for idea development.

For the Administration Bldg project, the process was the jurisdiction of the LW Community Planning Cmte and took almost two years and eight modifications before a final recommendation went to the LW BOD.

These are relevant facts. NO decision was made by the LW BOD in a vacuum or without a well- supported justification. Any statements that there was no community input are simply wrong. As the current Chair of the Leisure World Board, I've been an active Board member since the beginnings of the entire effort. And I KNOW there was community input. And it was ALWAYS a consideration.

Note: the members of the Board and all advisory committees are volunteer LW residents and were such even prior to being a member of the governance. All decisions are made with the welfare of residents as a priority.

Respectfully,
Paul Eisenhaur / Board Chairman / LWCC

Appendix M

Shirley, Lori

From: besselpaulm@comcast.net
Sent: Monday, January 8, 2018 7:40 PM
To: Shirley, Lori

"Cc:" Bruce MacDonald "(MR_eieio@hotmail.com)" "<MR_eieio@hotmail.com>;"
"cloudy1220@aol.com;" Carole Portis "(onomistee@aol.com)"
"<onomistee@aol.com>;" John Stewart "<ocstewart@gmail.com>;" Darlene Merry Hamilton
"(monet_2@comcast.net)" "<monet_2@comcast.net>;" Natalie Brodsky "(nataliebrodsky@hotmail.com)"
"<nataliebrodsky@hotmail.com>;" Sheryl Katzman "(admin@justus.group)" "<admin@justus.group>;" Sue Gray
"(suetigerpaws@sbcglobal.net)" "<suetigerpaws@sbcglobal.net>;" Marybeth Ardike "<marybeth.bob@gmail.com>;"
"ngerke@lwmc.com;" Scott Wallace "(swallace@linowes-law.com)" <swallace@linowes-law.com>, "Joyce
<joyce.garcia@mncppc-mc.org>; Philip H. Marks (psmarks2@juno.com)"
<psmarks2@juno.com>, Steve <steve.findley@montgomeryplanning.org>,
Ed <ed.axler@montgomeryplanning.org>,
Atul <atul.sharma@montgomeryplanning.org>,
"Bridget <Bridget.Schwiesow@montgomeryplanning.org>; Thomas Snyder"
<tsnyder@lwmc.com>,
"Patrick <patrick.butler@montgomeryplanning.org>; MCP-Chair"
<mcp-chair@mncppc-mc.org>
From: Paul M Bessel <besselpaulm@comcast.net>
Subject: Status of LW Admin Bldg plan
Message-ID: <94b58ead-1162-6f49-657d-7c9599887178@comcast.net>
Date: Mon, 8 Jan 2018 19:39:44 -0500
User-Agent: Mozilla/5.0 (Windows NT 10.0; WOW64; rv:52.0) Gecko/20100101
Thunderbird/52.5.2
MIME-Version: 1.0
Content-Type: multipart/alternative;
boundary="------------73F3F16FCF4B227824B9A575"
Content-Language: en-US

This is a multi-part message in MIME format.
--------------73F3F16FCF4B227824B9A575
Content-Type: text/plain; charset=utf-8; format=flowed
Content-Transfer-Encoding: 8bit

To Members and staff of the Montgomery Planning Board:

As you will recall, at the Nov. 30, 2017, hearing on the Leisure World plan for a new Admin Bldg and related items, the Planning Board members strongly called for the LW Board of Directors to talk with LW residents and compromise. Some of the comments by the Planning Board members included:

"It doesn't seem like there's consensus in the community. It's difficult for us to move ahead."

"Our most successful projects are when the applicant truly engages the community."

"Have better discussions and consensus."

"Talk to the people who live there and make consensus."

The project was "not well considered."

The project was "not meeting the needs of the residents" who are paying the bills.

"It's just bad that you don't have your community behind you. It's your job to make sure you have engagement."

"You can't just check off the box."

I want to give you a progress report --- The Leisure World has made NO EFFORT to comply with the comments of the Planning Board. The only thing they have told the residents is that they will inform the "mutuals" (that's what they call the condo and homeowner associations and coop in LW) of the minor changes the Planning Board staff ordered. It appears that LW management has no plan to even talk with residents. And when the lawyer for LW threatened to sue the Planning Board if you do not do what he wants, please remember that it would be the LW residents who would be forced to pay his huge bills even though he would be attacking us.

I am sorry to say that it appears to me and other residents that the Planning Board staff is complicit in ignoring the desires of the Planning Board members. First, the staff ignored my point that the pre-submission meeting should be declared void and a new one ordered because the person who ran the meeting lied over and over in response to questions. And it appears that whenever the LW Board rep and LW lawyer meet with the Planning Board staff, the staff does whatever LW management wants and ignores the LW residents and ignores the Planning Board Members' comments at the Nov. 30 meeting. I hope the Planning Board Members can help steer their staff in the right direction and order them to put pressure on the LW reps to do what the Planning Board members said they want -- talk with the residents and find an acceptable compromise.

I have written directly to the LW Board, and have posted messages on the LW yahoogroup ("Voices of Residents of Leisure World") and "Next Door" message services, and have written a letter that was published in our community newspaper, all quoting what the Planning Board members said at the Nov. 30 meeting about wanting the LW Board to have real and serious discussions with the LW residents and make a real efforts to achieve compromise. I have not received any reply from the LW Board.

I hope the Planning Board Members can take action to (a) direct your staff to stop aiding LW management to undermine what the Planing Board members said they want at the Nov. 30 meeting, but instead implement the policies you stated at that meeting, and (b) make it even clearer to LW management that if they want their project to proceed they will have to hold real and serious discussions with residents and work toward a compromise such as making the proposed new Admin Bldg a new Clubhouse for residents instead -- and then use space in the old clubhouse for LW staff.

Thank you for considering my comments.

Paul M. Bessel
Leisure World resident in Mutual 13

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<html>
<head>

<meta http-equiv="content-type" content="text/html; charset=utf-8">
</head>
<body text="#000000" bgcolor="#FFFFFF">
<font size="+1">To Members and staff of the Montgomery Planning Board:

As you will recall, at the Nov. 30, 2017, hearing on the Leisure World plan for a new Admin Bldg and related items, the Planning Board members strongly called for the LW Board of Directors to talk with LW residents and compromise. Some of the comments by the Planning Board members included:

"It doesn't seem like there's consensus in the community. It's difficult for us to move ahead."

"Our most successful projects are when the applicant truly engages the community."

"Have better discussions and consensus."

"Talk to the people who live there and make consensus."

The project was "not well considered."

The project was "not meeting the needs of the residents" who are paying the bills.

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Shirley, Lori

From:	Paul M Bessel <besselpaulm@comcast.net>
Sent:	Monday, January 8, 2018 7:51 PM
To:	Bruce MacDonald "(MR_eieio@hotmail.com)" "; "\"cloudy1220@aol.com;\" Carole Portis \"(onomistee"@aol.com, ; John Stewart; monet_2@comcast.net; (nataliebrodsky@hotmail.com) <nataliebrodsky@hotmail.com>, (suetigerpaws@sbcglobal.net); (swallace@linowes-law.com); Findley, Steve; Axler, Ed; Sharma, Atul; Schwiesow, Bridget; tsnyder@lwmc.com; Butler, Patrick; MCP-Chair; Shirley, Lori
Subject:	Status of Leisure World Admin Bldg project

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Thank you for considering my comments.

Paul M. Bessel
Leisure World resident in Mutual 13

Appendix M

Shirley, Lori

From: Joyce Smythe <jester0830@yahoo.com>
Sent: Tuesday, January 9, 2018 1:03 PM
To: MCP-Chair
Cc: Shirley, Lori
Subject: Leisure World Administration Building

I have been a resident of Leisure World for 7 years and I adamantly oppose moving forward with building the proposed new Administration building.

It is a sad commentary on our community that the Board, Executive Committee and the hired management here will not listen to our concerns regarding the need for this building. Personally, I do not believe that this project adds ONE additional service to the community. A $7 million + project should provide an improvement to services, but it does not.

There is presently no justification on the table for this new building, other than to provide a new facility for our management. As stated over and over, there has never been an engineering study to determine whether the existing building can be renovated. Moreover, and this is an issue that I have not heard discussed, there has been no study on the current operation to determine whether they are using their current square footage on an efficient basis. There is a paper retention problem and a task redundancy problem which requires more people to perform tasks. Some tasks could be completely eliminated by employing technology and allowing residents to have available a self-service tool, for instance, a kiosk to access documents, passes and the like.

Also, there are unnecessary services that take up rented space in the building. We do not need a financial facility - there are three banks in the adjoining plaza and LW provides transportation on a regular basis to the plaza. We do not need a real estate presence. Weichert has an office in the plaza. We do not need the post office. There is a post office in the plaza. The current building has an enormous atrium in the center of the building. This could be removed and the square footage could be used to serve the residents in some capacity.

Would irresponsible use of land be within your purview? Because this is irresponsible use of land.

The handicapped parking issue can be relieved without building a new building. The current parking lot could be reconfigured and unused/underused space adjacent to the parking lot could be turned into parking.

If our overall issue is not within your purview I would ask that you defer the approval until we can take action to force the Board to allow a referendum.

Thank you,

Joyce Smythe

Appendix M

Shirley, Lori

From: admin@justus.group
Sent: Wednesday, January 10, 2018 4:37 PM
Subject: (LW proposing saplings-NOT mature trees)-- New Montgomery County International Green Construction Code

From: admin@justus.group
Date: January 10, 2018 4:34:34 PM EST
To: justus organization <justus@justus.group>, LW Green <lwgreen@justus.group>, mncpcc@justus.group
Cc: tbonestewcam@hotmail.com
Subject: (LW proposing saplings-NOT mature trees)-- New Montgomery County International Green Construction Code
Reply-To: admin@justus.group

From: Carolee Rowse <carolee.rowse@gmail.com>
Date: January 10, 2018 3:55:17 PM EST
To: admin@justus.group
Subject: Re: New Montgomery County International Green Construction Code

Dear Justus,

Thank you for your logical explanation as to why LW was in such a rush to try and get their undemocratic admin. bldg. tear down and rebuild plan approved before end of year. Can someone explain to me why a 55+ community with between 8,000. - 10,000. residents is being told that they will be spending over 10 million to tear down their admin. bldg. for no reasonable cause? We don't need more room in the building. Just get rid of the credit union (no one uses) and there will be more room. Save some money and do a beautiful, thoughtful and smart renovation of the admin. bldg. with senior needs and wants in mind. Create a new road connecting Gleneagles and LW blvd. behind outdoor pool area and add some new parking spaces in more strategic places etc. The most recent "revision" of the Streetsense plan, or as I call them street nonsense was not even voted on by the planning committee this week. It was so bad they didn't even want to take the time to vote yes or no. Maybe if the powers that be here would allow the residents to vote whether they want the admin. bldg. torn down or renovated, their frivolous plan so far, would go more smoothly. But as it is and has been since the beginning, the higher powers here have decided that it is going to be a tear down. A far less expensive renovation is not even being considered. The absolute most expensive choice is the only one being considered here. Why is that? Are the parties who will be benefiting the most financially from this plan being given more consideration than the residents who live here?

From: stewart <tbonestewcam@hotmail.com>
Date: January 10, 2018 1:25:41 PM EST
To: "admin@justus.group" <admin@justus.group>
Subject: New Montgomery County International Green Construction Code

Justus,

FYI- the new MC International Green Construction Code requires that all buildings after December 1, 2017 over 5,000 sq. ft. must reduce energy consumption by at least 50% and mitigate heat island impacts by at least 50% compared to the base year of 2000. Probably the best way to migrate heat island impacts is by mature trees. Something to consider in the New Administration Site Plan. Perhaps that it why the LW admin people wanted to get the sit plan approved before the end of November, 2017?

See link below

IR Resident

https://mygreenmontgomery.org/2017/montgomery-county-adopts-international-green-construction-code/

Montgomery County adopts the International Green .

mygreenmontgomery.org

Montgomery County is taking a major step forward to reduce greenhouse ga meet climate protection goals with today's unanimous Council approval of ...

slkatzman
President, JustUs
admin@justus.group

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

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

Appendix M

Shirley, Lori

From: admin@justus.group
Sent: Wednesday, January 10, 2018 4:38 PM
To: mncpcc@justus.group
Subject: LW Residents and the Planning Board
Attachments: henry jordan-proposed new admin.bldg.pdf

From: admin@justus.group
Date: January 10, 2018 4:11:13 PM EST
To: justus organization <justus@justus.group>, LW Green <lwgreen@justus.group>
Subject: LW Residents and the Planning Board

This is LW propaganda campaign w/Mont. Planning Commission:

From: Paul Eisenhaur <p_eisenhaur@comcast.net>
To: LW Board of Directors <board@lwmc.com>; David Frager <davidfrager@gmail.com>
Sent: Wed, Jan 10, 2018 12:14 pm
Subject: Re: LW Residents and the Planning Board

...We did have Henry's letter published in our newsletter. I have written the planning board to give a review of the extensive time and effort by CPAC before any recommendation was made and BOD decisions made.

My frustration is the insinuation that the BOD made a unilateral decision based on a whim. That is far from reality.

I've encouraged Carole Kenon to encourage CPAC members to write the permitting people to remind them that AC's are all residents and all cmte mtgs are open and posted.

paul

> On January 10, 2018 at 10:55 AM David Frager <davidfrager@gmail.com> wrote:
>
>
> I hope you all have plans in progress to provide information to your residents about the proposal for a new Administration Building. We expect to have the General Manager and Nicole Gerke meet with the residents probably at our next Mutual Board meeting. I sent my version of the history of the FEP's development, based on Henry Jordan's exceptional summary of events, to everyone and have received good feedback.
>
> Don't you wish the proposed structure had been named the Residents' Services Building, because that is a far more descriptive title. It will provide a post office, bank, mutual support services for all the mutuals that don't have resident property management - including MontgomeryMutual with 890 units, vehicle decals and security support, paperwork for resales, individual ID cards and passes for routine visitors - and I probably forgot something important. **These facts have been minimized or forgotten by the residents who oppose the plan and appeared at the last Planning Board meeting.**
>

> We read about the need for compromises - like having a new Clubhouse 3. Our existing Clubhouses accommodate a full range of educational and entertainment options - not to say athletic amenities like the new Fitness Center. After all the funds invested in upgrading the restaurants in Clubhouse 1, could anyone really justify moving these restaurants to another building?
>
> **Let's face it - we blew it by not having as many supporters of both the process and the features leading to a new Resident Services Building at the Planning Board meeting as the residents who opposed it.** I believe the history of developing requirements can go back at least 11 or 12 years when the Community Planning Advisory Committee first considered moving the Post Office into the Atrium to make more room for staff! This evolved, under the leadership of Ken Zajic, into a comprehensive community wide improvement plan.
>
> I believe our management anticipated discussions within the Planning Board's perview of the architectural features of the proposed new building. Based on resident comments, **the Planning Board admittedly went outside its normal review to include resident satisfaction - some would call this "going off the reservation."** It's part of a great American tradition - in colonial times, juries often totally ignored the existing law and ruled based on their personal knowledge of people and events. Today I believe we call that **jury nullification.**
>
> Hopefully, **depending on agreements made before the follow-up hearing, many of our most ardent supporters of the current proposal will pack the room and give their views on the years of project development** - all the discussions of requirements, in particular. There is a case to be made for having all the services in one location adjacent to a building that provides amenities. But this case must be presented forcefully and completely - **you can't blame the Planning Board for giving credibility to complaints that resident concerns were not considered and the building is too expensive for the purposes it would serve.**
>
> So please support the effort to provide information to your residents before management comes to your Mutual - and ensure that the residents are informed as far in advance as possible. At Creekside we are changing the location of our board meeting so that we can accommodate what will hopefully be a significant turnout.

slkatzman
President, JustUs
admin@justus.group
"JustUs" advocates to enhance the quality of life for all Leisure World residents

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

Appendix M

To: **The Residents of Vantage Point East**

From: **Henry Jordan – President**

Subject: **The Proposed New Administration Building**

During the past year there has been a lot of controversy over a proposed new Administration Building. Some of you are new residents in Leisure World and some of you have been on the periphery of what has been going on. My intent of this letter is to give you some background and where we are now.

This is a very important question because it involves spending a lot of money as well as dealing with varied opinions in the community.

History on how this proposal originated

In 2012, the Leisure World Community Corporation Board asked Management to develop a comprehensive Facilities Enhancement Plan (FEP) including proposals for an Administration Building and recommendations from various Leisure World Advisory Committees. The purpose was to assure that Leisure World would remain an attractive residence for those 55 and over. (See "Facilities Enhancement Plan Invests in Community's Future", *Leisure World News*, Oct. 6, 2017)

The Community Planning Advisory Committee presented the Administration Building renovation options in August 2012, as proposed by A. R. Meyers + Associates, an architectural firm. Early in 2013, five Leisure World Advisory Committees (Golf and Greens, Education and Recreation, Tennis, Physical Properties, and Restaurants) presented ideas for improvements in the areas for which they are responsible.

When compiled, the FEP included seven projects: Rehabilitation of the Crystal Ballroom, Clubhouse Grill, Stein Room and Terrace dining rooms; Reconfiguring the Maryland Room; Renovating the PPD Customer Service area; Cleaning the golf course irrigation pond; Building a new Fitness Center, and finally, Administration Building and Clubhouse I improvements. Some Golf Course enhancements were part of the original FEP project but were placed on hold by the Board.

The Meyers firm looked at the existing Administration Building, adequacy of space, and building systems. In their 2012 report, they presented three floor plans: (1) the Existing Building reconfigured to incorporate updated space requirements; (2) the Existing Building with an Addition; and (3) A Proposed New Administration Building.

What were the pros and cons of each?

Renovating the existing building was estimated to cost $2,240,200 and would involve:

- Moving all staff to portable buildings in the parking lot for about nine months;
- Reconfigured and updated but no additional total space (16,634 sq. ft.);
- Loss of rental income from Weichert Real Estate and Bank during renovation;
- Removing asbestos & upgrading all existing systems to meet Code requirements.

Renovating the existing building and adding a 3,075 sq. ft. addition (next to existing administrative offices, across the driveway from Veterans Park) was estimated to cost $3,123,975 and would involve:

- Moving all staff to portable buildings in the parking lot for about nine months;
- Adding 3,300 sq. ft. of additional space to accommodate all proposed functions for efficient operations;
- Loss of rental income from Weichert Real Estate and Bank during renovation;
- Removing asbestos & upgrading all existing systems to meet Code requirements.

Building a new two-floor, 19,709 sq. ft. Administration Building on the south side of the parking lot, demolishing the current building and converting it into a parking area, estimated to cost $5,178,250.

The Leisure World Community Corporation Board was not happy with the Administration Building proposed changes and asked for additional options.

A Final Plan for the Administration Building

Almost two years later with the help of skilled professional architectural and engineering support, and after extensive review at its November 2015 meeting, the Leisure World Community Corporation Board approved Site Plan H, as recommended by the Community Planning, Education & Recreation, Restaurant and Security & Transportation Advisory Committees and management. The site plan includes a driveway, next to the existing walkway between Clubhouse I and the current Administration Building, and close in handicapped parking adjacent to Club House 1, At the entrances to the Clubhouse Grill, Terrace Room, and a new Administration building, there will be short, covered walkways to a vestibule for each entrance, making access much easier for the handicapped. (The proposed facility and new site plan were inscribed in a *Leisure World News* article, April. 7, 2017)

Why did I as a Leisure World Community Corporation Board Director choose the new building option?

- Space analysis studies performed by two architectural firms determined that the square footage required for all administrative functions is 20,000 to 22,000 square feet. The current building size is 16,634 square feet.

- The current Administration Building dates to the 1960s; it was built as a sales office, not as an administration building. The administration staff has grown considerably over the 50 years as the community has grown. The building's mechanical and electrical systems are very outdated and there are too many unknown required code update costs that may arise in trying to makeover an old building. (Nearly $100,000 in needed repairs was discovered in the rehab of Club House I Ballroom and Restaurants). In the end, we would still have a too-small 1960s building, however nicely remodeled. The lack of employee space and adequate meeting facilities would still exist.

- Building a modern new building, not only up to code, but with the latest conservation techniques, will reduce operating and maintenance costs for many years. Those lower costs could reduce each owner's share of the cost of operating Trust properties. Additionally, the building will be designed with upgraded meeting facilities for community use.

- Currently, access to Club House I activities and restaurants can be very difficult for those who are handicapped. If dropped off at the front door, there is still a long walk to Restaurants and other facilities and drivers have to go a long way to park their car. The new site plan makes access to Club House 1 and its Restaurants / facilities much easier for our aging residents.

- Remodeling or adding to the existing building would mean putting temporary offices in the parking lot and disrupting employees and the flow of work for 9 months and limited parking availability for Club House 1. I don't think that's a reasonable proposal.

- I understand that many trees will be cut down to make room for the new building, but many more will be planted as replacements. They won't be as mature, but the area will be much "greener" in the long run.

Are the cost estimates in current dollars?

No, except for the new road and Club House 1 plan improvements, these are the initial 2012 cost estimates, but includes a contingency fee for unforeseen costs. Estimated construction costs for the new building and Club House 1 improvements are $7.2 million. Undoubtedly it will cost more today than was estimated five years ago, but this is true for any option chosen.

How is this to be paid for, whatever option is chosen?

All but original buyers in Leisure World pay a 2% (of selling price) Transfer Fee to Leisure World as part of their settlement costs. The money is available only for improving community facilities. Currently, unit sales have been producing about $1.5 million annually. The annual amount depends on the current sales market. All Facility Enhancement Plan costs are to be paid from **Transfer Fee funds**. There are no plans for incurring any debt, or making assessments against current or future residents.

Is that realistic?

Yes, I think so. Estimates, whether of costs or revenues, are just that—estimates. Reality may be different. Financial projections and FEP costs have been estimated through 2020. These projections show that Transfer Fee revenues will cover construction costs each year, with the balance in the Transfer Fund ranging from a high of $4 million to a low of $741,838 in the beginning of 2020, and increasing again from there.

How have I voted at Leisure World Community Corporation meetings?

As your elected representative to the Leisure World Community Corporation Board, I have consistently voted for construction of a new Administration Building, as has the vast majority of the Board. At last count there have been 13 different votes on the project, from the initial approval of the new administration building proposal. Finally, there was an appropriation for consultants to complete the regulatory submission process which is now underway.

Where are we now with the Administration Building?

On November 30, 2017 Leisure World presented a site plan to the Montgomery County Planning Board which controls and governs construction in the county. Their responsibly is of a technical nature to insure the construction details and environmental concerns are all accounted for. I attended the November 30, 2017 hearing as a member of the audience. I believed the hearing was going to address the technical aspects of the Leisure World Site Plan for a new Administration Building and Club House 1.

After the technical presentation, a number of residents spoke on the legality of the elected representatives to the Leisure World Community Corporation Board as they were not voted into office by the residents and that supposedly residents were not being consulted on the Administration Building site plan and the plan merit.

The Montgomery County Planning Board did not vote on the site plan as they had a technical issue with steps and seem to be concerned of the issues brought out by the residents who spoke at the meeting. A new hearing will be scheduled by the Montgomery County Planning Board in a couple of months. Leisure World has met with the planning board staff to resolve the site plan technical issues.

I am going to comment on the issues that residents addressed at the meeting. Although these issues are not of a technical nature which the planning board can address, it seemed that the residents' complaints were part of the decision to not approve the site plan in November.

The residents complained on three issues. The legality of the elections of Directors to the Leisure World Community Corporation Board, Residents not being part of the decision process, and lack of an Invasive Study of the existing Administration Building.

I believe as your representative from Vantage Point East on the Leisure World Community Corporation Board you need additional information relative to the concerns expressed by some residents. There are always two or more sides to any issue.

Leisure World Governance

Leisure World has 29 separate communities (a Home Owners Association, Condominiums and a Co-op, each known as a Mutual). Each Mutual has its own separate governance and is governed by its individual governing documents. A Mutual, based on its governance documents, elects a representative to a Leisure World Community Corporation Board which is a master Home Owners Association governing body for the trust properties. Some Mutuals based on their number of units have a number of directors on the Leisure World Community Corporation Board.

Your Vantage Point East Board of Directors in accordance with our Bylaws chooses who will represent our Mutual at the Leisure World Community Corporation Board. Leisure World Community Corporation Trust documents specify that an individual on the Leisure World Board must be a current or past Mutual Board member. I am currently your elected representative based on the bylaws of Vantage Point East.

Resident Participation

The Leisure World community has sixteen Advisory Committees at which each Mutual can have a representative. Every year I ask all the residents of our Mutual if they wish to participate in the overall community governance and make decisions for the benefit of Leisure World. Many of our Vantage Point East residents are members of these Advisory Committees. These Advisory Committees meet every month in an open meeting with an agenda to do the business of a community with over 8000 residents. These Advisory Committees recommend changes and enhancements to the community and delve down into the details for implementation to improve the life style of the community. To name just a few Advisory Committees that are relevant to the site plan for the Administration Building and Club House 1; Community Planning, Education and Recreation, Energy, Landscaping, Physical Properties, Restaurant, Golf & Greens, and Security and Transportation.

Over the past four years these Advisory Committees, in open meetings, have recommended changes to the community facilities for better service to the residents. Any resident can attend and can speak at a committee meeting and give their comments and suggestions on any project. I have and other residents of our Mutual have attended these meetings and offered

suggestions for community improvements. From a personal view, some of my recommended changes were accepted and some were not. This all took place in fair open discussions where I was allowed to speak and have my views heard as a resident.

These committees with over 200 members representing the community, in coordination with each other, established the Facility Enhancement Plan (FEP) to upgrade the community facilities. At each of these open meetings the members voted on the changes. Representatives from our Mutual currently are and were members of these Advisory Committees. The proposed changes to the community facilities were publicized in the Leisure World newspaper, shown on TV, and also discussed at community wide open meetings.

The enhancements included: Upgrading the Crystal Ballroom, Clubhouse Grill, Stein Room and Terrace dining rooms; Reconfiguring the Maryland Room; Renovating the PPD Customer Service area; Cleaning the golf course irrigation pond; Building a new Fitness Center, Clubhouse I entrance improvements, and finally the Administration Building with adequate space for staff and conference rooms.

This was all accomplished with the help of skilled professional architectural and engineering support who looked at the physical and logistic needs for services at an administration building. The committees presented options with technical plans to the Leisure World Community Corporation Board for public comment and a final vote. The overall site plan was integrated with the need for changes to the Club House 1 entrances with respect to better access and parking for individuals who are physically challenged.

In summary, there are always two or more sides to any issue. Over a four year period with resident input to the Facility Enhancement Plan, the plan was implemented. This was accomplished without complaints from residents as to the legality of the elected representative for governance Leisure World Community Corporation Board and residents not having a say in what was going on. Only when a new Administration Building was selected by the Leisure World Community Corporation Board were complaints made by some residents.

Administration Invasive Study

An explicit concern expressed by some residents on the Facility Enhancement Plan was that residents had requested that the Leisure World Community Corporation Board look at doing an invasive study of the current Administration Building to see if the building could be continued to be used. This was voted down in November 2014 by the Leisure World Community Corporation Board in a very close vote. Residents still insisted that this be looked into. In late 2016 the World Community Corporation Board requested that a report be provided to the community relative to an Administration Building Invasive Study.

An Administration Invasive Study report was presented at a meeting in February 2017 which looked at the 50 year old building infrastructure. The building, originally built as a sales office, now handles the financial administration services for 29 Mutuals, unit resales, individual property management services, post office services, security services, a bank for the

community, and supports over 5200 residential units and over 8000 residents. It also houses offices for Montgomery Mutual as well as a small meeting room for Mutual and trust business.

In the report it stated the lack of space, requirements and costs to renovate, expand or construct new, as well as the infrastructure problems that needed to be addressed. The report 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.

- 2015 International Building Code
- 2010 American Disabilities Act Accessibilities Guidelines
- 2015 Mechanical Code
- 2014 NFPA70 National Electric Code
- 2015 International Energy Conservation Code
- 2013 NFPA72 Fire Alarm Code and 2013 State Adoption Fire Prevention Code
- 2015 NFPA 101 Life Safety Code and 2015 State Adoption Fire Prevention Code
- WSSC Plumbing Code
- 2013 HFPA 13R/13 Commercial Sprinkler Code and 2013 State Adoption Fire Prevention Code
- 2012 International Green Construction Code (new code adopted in 2016 by the county)

It was reported that continuing ongoing repairs and modifications to the Administration Building over time have already indicated deficiencies in these areas, such as having to remove all the asbestos, mold issues, provide upgraded and new mechanical systems, replacement of obsolescence 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."

The report noted that nearly $100,000 had to be spent in required, previously unknown infrastructure repairs during the recent upgrading/rehabilitation of Club House I. A list of the items was also included and it was noted that Club House I had been previously upgraded/rehabilitated in 1995/6. Because Club House I was built at about the same time as the Administration Building, it's reasonable to believe that similar structural problems exist.

The entire invasive project was estimated to take approximately nine months before the final report is submitted to the board. 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 report noted the costs of delaying the construction of a new building. The report stated that approximately $550,000 in maintenance and replacement reserve unit owner 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 4% to 5% a year.

During open discussions at the 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 will find problems that must be fixed immediately (like asbestos & mold) which could have consequences that must be immediately

rectified, staff relocation, disruption of administrative services, and unscheduled costs. This would entail unanticipated costs which would be borne by the unit owners and in the worst case the cost of relocation of the staff and support services in the building because of the invasiveness process.

In summary, in February 2017 the Leisure World Community Corporation Board of Directors in a 32 to 2 vote, voted to not approve an invasive study because the cost of doing the study would only just provide additional information on the known building problems in infrastructure, building code required changes, that the invasiveness of the study is a risk in itself to the current administration operations and that other Club House 1 access issues would not be solved.

Some Conclusions

There are always two sides to every issue and you should have an opportunity to have information from both sides. As your representative to the Leisure World Community Corporation Board I hope I have provided you with some additional information on this subject and how and why I voted on a new Administration Building.

Revisions to the current Administration Building and Club House 1 site plan as requested by the Montgomery County Planning Board will be presented at a future Vantage Point East Mutual Board meeting.

If you wish to discuss any Leisure World Community Corporation Trust issues and development programs please do call me.

Henry Jordan

President, Vantage Point East

Shirley, Lori

From: admin@justus.group
Sent: Wednesday, January 10, 2018 4:51 PM
Subject: LW propaganda machine @ work re: Administrative Bldg

From: "admin@justus.group" <admin@justus.group>
Date: January 10, 2018 4:41:53 PM EST
To: mncpcc@justus.group
Cc: justus organization <justus@justus.group>, LW Green <lwgreen@justus.group>
Subject: LW propaganda machine @ work re: Administrative Bldg

From: Natalie Brodsky <nataliebrodsky@hotmail.com>
Date: January 10, 2018 4:38:58 PM EST
To: "admin@justus.group" <admin@justus.group>
Subject: Administrative Bldg

Fairways North residents received the attached memo with Henry Jordon's letter which he passed out to every member of the LWCC meeting.

Our building in 2013 voted against the new administrative building, but our mutual president is suppose to act for the wants of residents but he decides for himself how to vote .

Fairways

NORTH AT LEISURE WORLD

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out the Proposed Administration Building

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lan, President of Vantage Point East, to
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irways North to explain the reasons for
FEP and why I voted in favor of
administration building. I wish to thank
n Muir for their input and allowing me to
plain the history and reasoning behind
administration building. If you have
this project, I can be reached at 301-

Sent from my iPhone

slkatzman
President, JustUs
admin@justus.group
"JustUs" advocates to enhance the quality of life for all Leisure World residents

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

Appendix M

Shirley, Lori

From: admin@justus.group
Sent: Wednesday, January 10, 2018 4:53 PM
To: justus organization; LW Green; Mont.Co.PlanningBoard@justus.group
Subject: LW Residents and the Planning Board

From: Pat Duran <patd1598@gmail.com>
Date: January 10, 2018 4:44:01 PM EST
To: admin@justus.group
Subject: Re: LW Residents and the Planning Board

I attended several of the CPAC meetings where the FEP was discussed, and there was a lot of disagreement with the project, as I recall. It seemed to me that the 2 or 3 committee members who had a problem with the plan were shut down and that the decision to approve the FEP was a foregone conclusion. I always had the impression that the FEP was rammed through by management and its lap dogs on the Board. I think one of the members who tried to get the plan examined a little more closely was Joel Swetlow, if I'm not mistaken.

On Wed, Jan 10, 2018 at 4:11 PM, <admin@justus.group> wrote:

This is LW propaganda campaign w/Mont. Planning Commission:

From: Paul Eisenhaur <p_eisenhaur@comcast.net>
To: LW Board of Directors <board@lwmc.com>; David Frager <davidfrager@gmail.com>
Sent: Wed, Jan 10, 2018 12:14 pm
Subject: Re: LW Residents and the Planning Board

...We did have Henry's letter published in our newsletter. I have written the planning board to give a review of the extensive time and effort by CPAC before any recommendation was made and BOD decisions made.

My frustration is the insinuation that the BOD made a unilateral decision based on a whim. That is far from reality.

I've encouraged Carole Kenon to encourage CPAC members to write the permitting people to remind them that AC's are all residents and all cmte mtgs are open and posted.

paul

> On January 10, 2018 at 10:55 AM David Frager <davidfrager@gmail.com> wrote:
>
>
> I hope you all have plans in progress to provide information to your residents about the proposal for a new Administration Building. We expect to have the General Manager and Nicole Gerke meet with the residents probably at our next Mutual Board meeting. I sent my version of the history of the FEP's development, based on Henry Jordan's exceptional summary of events, to everyone and have received good feedback.
>
> Don't you wish the proposed structure had been named the Residents' Services Building, because that is a far more descriptive title. It will provide a post office, bank, mutual support services for all the mutuals that don't have resident property management - including MontgomeryMutual with 890 units, vehicle decals and security support, paperwork for resales, individual ID cards and passes for routine visitors - and I probably forgot something important. **These facts have been minimized or forgotten by the residents who oppose the plan and appeared at the last Planning Board meeting.**
>
> We read about the need for compromises - like having a new Clubhouse 3. Our existing Clubhouses accommodate a full range of educational and entertainment options - not to say athletic amenities like the new Fitness Center. After all the funds invested in upgrading the restaurants in Clubhouse 1, could anyone really justify moving these restaurants to another building?
>
> **Let's face it - we blew it by not having as many supporters of both the process and the features leading to a new Resident Services Building at the Planning Board meeting as the residents who opposed it.** I believe the history of developing requirements can go back at least 11 or 12 years when the Community Planning Advisory Committee first considered moving the Post Office into the Atrium to make more room for staff! This evolved, under the leadership of Ken Zajic, into a comprehensive community wide improvement plan.
>
> I believe our management anticipated discussions within the Planning Board's perview of the architectural features of the proposed new building. Based on resident comments, **the Planning Board admittedly went outside its normal review to include resident satisfaction - some would call this "going off the reservation."** It's part of a great American tradition - in colonial times, juries often totally ignored the existing law and ruled based on their personal knowledge of people and events. Today I believe we call that **jury nullification.**
>
> Hopefully, **depending on agreements made before the follow-up hearing, many of our most ardent supporters of the current proposal will pack the room and give their views on the years of project development** - all the discussions of requirements, in particular. There is a case to be made for having all the services in one location adjacent to a building that provides amenities. But this case must be presented forcefully and completely - **you can't blame the Planning Board for giving credibility to complaints that resident concerns were not considered and the building is too expensive for the purposes it would serve.**
>
> So please support the effort to provide information to your residents before management comes to your Mutual - and ensure that the residents are informed as far in advance as possible. At Creekside we are changing the location of our board meeting so that we can accommodate what will hopefully be a significant turnout.

slkatzman
President, JustUs
admin@justus.group
"JustUs" advocates to enhance the quality of life for all Leisure World residents

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

Appendix M

Shirley, Lori

From: admin@justus.group
Sent: Wednesday, January 10, 2018 4:54 PM
To: justus organization; LW Green; Mont.Co.PlanningBoard@justus.group
Subject: (LW proposing saplings-NOT mature trees)-- New Montgomery County International Green Construction Code

From: "Norman Holly" <amtak518@gmail.com>
Date: January 10, 2018 4:47:55 PM EST
To: <admin@justus.group>
Subject: RE: (LW proposing saplings-NOT mature trees)-- New Montgomery County International Green Construction Code

It IS our money that is being squandered on a poorly designed administration building, after all. And there are better things that we could do with it that would benefit us instead. For example, why not install solar panels to save us a bundle and benefit the environment? There are plenty of installers in this area competing for a job. And in the time it would take to put up a new admin building, electric cars will be the rage – but few residents of LW will be able to purchase one, because we have no charging stations. So let's forgo the paid help's shopping list and move into the 21st century.

Norman Holly

From: admin@justus.group [mailto:admin@justus.group]
Sent: Wednesday, January 10, 2018 4:35 PM
To: justus organization <justus@justus.group>; LW Green <lwgreen@justus.group>; mncppc@justus.group
Cc: tbonestewcam@hotmail.com
Subject: (LW proposing saplings-NOT mature trees)-- New Montgomery County International Green Construction Code

From: Carolee Rowse <carolee.rowse@gmail.com>
Date: January 10, 2018 3:55:17 PM EST
To: admin@justus.group
Subject: Re: New Montgomery County International Green Construction Code

Dear Justus,

Thank you for your logical explanation as to why LW was in such a rush to try and get their undemocratic admin. bldg. tear down and rebuild plan approved before end of year. Can someone explain to me why a 55+ community with between 8,000. - 10,000. residents is being told that they will be spending over 10 million to tear down their admin. bldg. for no reasonable cause? We don't need more room in the building. Just get rid of the credit union (no one uses) and there will be more room. Save some money and do a beautiful, thoughtful and smart renovation of the admin. bldg. with senior needs and wants in mind. Create a new road connecting Gleneagles and LW blvd. behind outdoor pool area and add some new parking spaces in more strategic places etc. The most recent "revision" of the Streetsense plan, or as I call them street nonsense was not even voted on

by the planning committee this week. It was so bad they didn't even want to take the time to vote yes or no. Maybe if the powers that be here would allow the residents to vote whether they want the admin. bldg. torn down or renovated, their frivolous plan so far, would go more smoothly. But as it is and has been since the beginning, the higher powers here have decided that it is going to be a tear down. A far less expensive renovation is not even being considered. The absolute most expensive choice is the only one being considered here. Why is that? Are the parties who will be benefiting the most financially from this plan being given more consideration than the residents who live here?

From: stewart <tbonestewcam@hotmail.com>
Date: January 10, 2018 1:25:41 PM EST
To: "admin@justus.group" <admin@justus.group>
Subject: New Montgomery County International Green Construction Code

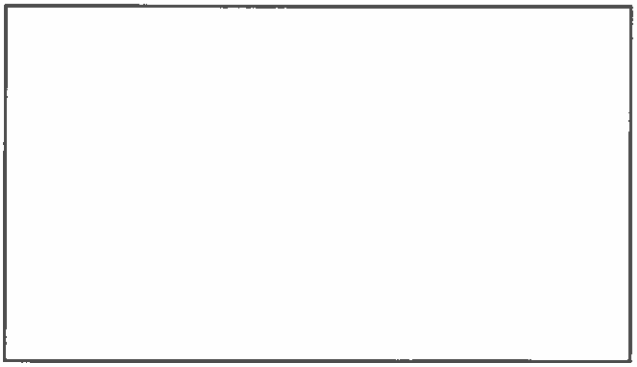
Justus,

FYI- the new MC International Green Construction Code requires that all buildings after December 1, 2017 over 5,000 sq. ft. must reduce energy consumption by at least 50% and mitigate heat island impacts by at least 50% compared to the base year of 2000. Probably the best way to migrate heat island impacts is by mature trees. Something to consider in the New Administration Site Plan. Perhaps that it why the LW admin people wanted to get the sit plan approved before the end of November, 2017?

See link below

IR Resident

lhttps://mygreenmontgomery.org/2017/montgomery-county-adopts-international-green-construction-code/



Montgomery County adopts the International

mygreenmontgomery.org

Montgomery County is taking a major step forward to reduce gree emissions and meet climate protection goals with today's unanimc approval of ...

slkatzman
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Appendix M

Shirley, Lori

From:	admin@justus.group
Sent:	Wednesday, January 10, 2018 5:33 PM
To:	Mont.Co.PlanningBoard@justus.group
Cc:	justus organization; LW Green
Subject:	LW propaganda machine @ work re: Administrative Bldg

From: Fred Shapiro <fshapiro@comcast.net>
Date: January 10, 2018 5:26:13 PM EST
To: "justus.group" <admin@justus.group>, "mr.longpants" <mr.longpants@gmail.com>
Cc: mncppc@justus.group, justus organization <justus@justus.group>, LW Green <lwgreen@justus.group>
Subject: Re: LW propaganda machine @ work re: Administrative Bldg

Interesting that Henry's letter is being used everywhere, although he doesn't have the backbone to ask our residents of VPE what we think.

As a good measure of what and who he is - we have a very serious air condition and pollution problem in our building - a reason I have been spending this week in my apartment with a reparatory problem He refuses to recognize that units that were not functioning properly from the start need replacing- a problem brought on in VPE by another egotist Know-it-all.When tested for flu and pneumonia, the test were negative, but upon explaining the conditions of the cold air drafts and dust and possibly mold etc. blowing through our apartment from the hall, Dr. Ferris understood where my respiratory problem stemmed. BUT NOT Henry Jordan. He would rather spend our money on the lobby to look good as opposed to the welfare of the residents.

So how can I believe anything Henry says or does.

My experience as chair of the E&R Committee and later Vice-Chair of the Board was to oppose anything that management wanted to do if it was not in the best interests of our residents. And to get my committee to not act as a rubber stamp for top management. And we succeeded partly due to the excellent woman who was Director of E&R, worked here for over 30 years, and did not cowtow to her boss, If it was something she disagreed with, she would ask me to bring it to the committee. And we did and we changed things to do it better and more efficiently. You want details, I can write a book.

So - let's go back to the beginning. **At what point are we going to have a referendum of the residents, even if by mutual, and heed the voice of the residents. The cost keeps climbing but the inadequacies are still there.** But the EGOS remain, sadly.

Fred

From: Natalie Brodsky <nataliebrodsky@hotmail.com>
Date: January 10, 2018 4:38:58 PM EST
To: "admin@justus.group" <admin@justus.group>
Subject: Administrative Bldg

Fairways North residents received the attached memo with Henry Jordon's letter which he passed out to every member of the LWCC meeting.

Our building in 2013 voted against the new administrative building, but our mutual president is suppose to act for the wants of residents but he decides for himself how to vote .

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

Shirley, Lori

From: Sharon Campbell <scampbell.lw@gmail.com>
Sent: Thursday, January 11, 2018 10:12 AM
To: Shirley, Lori
Cc: Sharon Campbell
Subject: LW Construction project, Nov 30 hearing results

Hello, Ms. Shirley: I trust you are having a good new year so far, but for the frigid temps.

I'm going to be in meetings today but wanted to make contact to see what exactly the results of the Nov. 30th hearing were and what P&P is requiring of LW in preparation for the next hearing in the Spring. At 4pm today, a few of us are meeting to discuss exactly what I'm asking you, below.

Those of us who were there or listened (me) to the Nov. 30 hearing, have the distinct impression that LW must have meaningful dialogue with owners/residents that has not yet occurred, including, but not limited to determining other factors as to whether/how this project really benefits us.

For instance, did P&P provide a written follow-up to the Nov. 30 hearing to LW or its contractors? If so, would you please forward a copy of that to me (today would be great and helpful)?

My mutual has made no effort so far and some of us are attempting to be as professional and accurate as possible in making requests. It was quite informative, for instance, to finally have a copy of the 2012 Assessment posted on 1/2/2018. Also, the report dated Nov. 30 (actually apparently written Nov. 17) appears to be a pre-meeting document and, while it's on P&P stationary, it seems it may have been prepared by the LW contractors. I am confused in these regards.

If you would offer some assistance in our understanding of the most important decisions, requirements, documents and LW actions that will be considered at the Spring hearing, we would be most appreciative.

Thank you,
Sharon Campbell
--
Author, *Medicare Enrollment Personal Workbook*

Appendix M

Shirley, Lori

From: Barbara Cronin <ba.cronin@comcast.net>
Sent: Thursday, January 11, 2018 3:25 PM
To: Shirley, Lori
Subject: Fwd: Subject: Leisure World Administration Building and Clubhouse I Site Plan No. 820170120

Good afternoon,

I sincerely apologize. I typed your email address incorrectly on the original message.

Barbara Cronin

-------- Forwarded Message --------
Subject: Subject: Leisure World Administration Building and Clubhouse I Site Plan No. 820170120
Date: Thu, 11 Jan 2018 15:17:12 -0500
From: Barbara Cronin <ba.cronin@comcast.net>
To:lor.shirley@montgomeryplanning.org, mr_eieio@hotmail.com, kflannery@lwmc.com, mfreeman@lwmc.com, board@lwmc.com, MCP-Chair@mncppc-mc.org
CC:ngerke@lwmc.com, swallace@linowes-law.com, tsnyder@lwmc.com

I hope that this email will help to give you some facts that refute the voices of the residents who spoke at the November 30, 2017 hearing loudly decrying the lack of opportunity for resident input into the process that brought the Leisure World Administration Building and Clubhouse I site plan to you at the November 30, 2017 hearing.

I served on the Leisure World Community Corporation (LWCC) Board of Directors from 2010 until October 2017, serving as Chair in 2012, 2013, and 2014. Early in my tenure on the Board, members of the community and management were already engaged in looking at a number of the physical amenities in the community to determine needs for updating them. The administration building was recognized as being in need of a major modernization.

The Community Planning Advisory Committee was working with an architect and brought his ideas to the full board at several points so that the members of the Board could be informed of the options. All of these meetings were public and residents were present and allowed to speak. During this early time frame (2011-12), the architect, who had performed a space needs and work flow assessment and a preliminary systems analysis, informed the Board and the community that the current building was not large enough for the current and future needs and would also need extensive work to bring it up to current codes. While one option was to just renovate the existing building; two others were---- an addition to the building and a new building.

As chair, I worked with the Board and management to create an organized plan that laid out a number of projects in the community that needed to be addressed. The resulting Facilities Enhancement Plan (FEP) became the comprehensive plan for accomplishing these projects. The Board held open work sessions and six community Advisory Committees, in addition to the Community Planning Committee, were all involved throughout this process. All of these committees are made up of volunteer residents in the community and the committees' members were not always in agreement. However after review of the extensive information provided by professionals and much discussion; votes were taken by the committees and their recommendations were brought to the Board prior to any action being taken by it. All of the Board meetings and work sessions were open to community residents and they were encouraged to attend.

As the Administration Building project progressed, numerous changes were made to the originally proposed site plan based on input from residents, who were requesting more handicap and closer parking and easier access to Clubhouse I, which many residents find difficult to manage as it now exists. In addition, there were town hall and annual budget

meetings where explanations of the funding of all the FEP projects were given as well as articles in the *Leisure World News* informing the community what was happening with the FEP projects.

Also along the way, the idea of doing an invasive engineering study of the building prior to moving forward was put forward. This idea resulted in a great deal of discussion both pro and con around the Board table, at the various committee meetings, and from residents attending those meetings. Various professionals in construction spoke to this idea. Finally, in November 2014, the Board agenda called for an up/down vote on doing a study. At that meeting, which was moved to the ballroom to accommodate the residents, a petition was presented. The petition presenter noted that there were over 500 signatures asking that an invasive study be done. As chair, I accepted the petition and noted that it would be filed. The vote was then taken------- and the motion failed. In subsequent votes taken on this project and even though there have been changes in the members of the Board of Directors; the vote has been the same – build the new building. And it should be noted that the vote has been increasingly in favor of the new building with each of these votes.

I certainly recognize that every one of the 6000 to 8000 residents who live in our community will not always agree with the decisions made by the Board of-Directors ; however, I do not agree with those who say they have not had the opportunity to state their views. They were not ignored; the Board, which has the authority to make the decisions regarding Trust amenities and structures, simply didn't agree with their position. The LWCC Board Directors is the governing body for the Trust properties and its members have a fiduciary responsibility to make decisions they think are in the best interest of the community as a whole, not just a few.

The Planning Board now has the responsibility for reviewing and determining if the site plan which is before them meets the various codes, regulations, etc. for moving the project forward. I hope that the revisions asked for in November 2017 will be seen as adequate for approving this project.

Sincerely,

Barbara Cronin

3330 N. Leisure World Blvd. Apt. 126

Silver Spring, MD 20906

Shirley, Lori

From:	admin@justus.group
Sent:	Thursday, January 11, 2018 6:52 PM
To:	mont.Co.PlanningBoard@justus.group; LW Board of Directors; LW Green
Subject:	Letter to: Mutual 18; Leisure World Board of Directors; Montgomery County Planning Board (MNCPPC) From:Tom Conger 3536 Fitzhugh Lane Silver Spring, Md 20906

From: Lois Kutun <lkutun@msn.com>
Date: January 11, 2018 4:00:07 PM EST
To: "admin@justus.group" <admin@justus.group>
Subject: Letter to: Mutual 18; Leisure World Board of Directors; Montgomery County Planning Board (MNCPPC) From:Tom Conger 3536 Fitzhugh Lane Silver Spring, Md 20906

On January 2, 2018, I presented to Mutual 18 Board of Directors a letter (**see enclosed below**) that was from my wife and myself regarding the proposed administration building. In the letter, a number of our concerns were pointed out--such as the cost of the new administration building; the lack of an invasive engineering study to determine if the existing administration building could be upgraded to meet our needs; impact on the view that people will have upon entering Leisure World (a parking lot!) if the current site plan is carried out; environmental consequences such as the loss of many mature trees and replacements with immature saplings, noise and air pollution due to demolition of the existing building, transport of debris to landfills to far-away West Virginia, and others.

My wife and I also pointed out to Mutual 18 Board of Directors that the Sullivan Room is totally inadequate to handle the number of Mutual 18 people that should be encouraged to attend the presentation by Park and Planning staff and Leisure World executives (and their zoning lawyer). We would hope that enough interest would be generated to produce an audience approaching the size of our Mutual's annual meetings. We also suggested in the letter, that, sometime soon following the Mutual's meeting, the residents of Mutual 18 would be polled to determine if they are in favor of the proposed new building or not.

On January 10, 2018, the residents of Mutual 18 received a letter from the Mutual president, Jim Grimes, which included a verbatim report put together by another Mutual's president (Henry Jordan of Vantage Point East), a strong and vocal proponent for the new building. Nowhere in Jim Grimes's letter to our Mutual 18 community is any mention whatsoever of the letter that I presented to the Board of Directors on January 2, 2018, on behalf of my wife and myself! In totally neglecting to present our side in any way, shape, or form to our Mutual's members, is it possible that president Jim Grimes has shown that he is more interested in getting this building built than he is in finding out what his own community thinks?

Tom Conger, homeowner, Mutual 18

From: Tom Conger <lkutun@msn.com
Date: January 5, 2018 4:49:57 PM EST
To: "admin@justus.group<mailto:admin@justus.group>" <admin@justus.group<mailto:admin@justus.group>>
Subject: Sequential Steps in the Planning Process

To the leisure World Community:

As a community planner (MCP, University of Cincinnati--1965), we were taught that a comprehensive master plan was developed first, followed by a capital improvements program (CIP) that would aid in implementing the plan. In 1969-

70, I worked in the Office of Program Coordination in Montgomery County Executive's Office, helping to develop such CIPs to implement the County's Master Plan. Subsequently, I served as Planning Director for Charlottesville, VA, and was Planning Consultant for the all of the counties of Northern Nevada.

Here in Leisure World, the Board of Directors and management employees seem to want to reverse the planning process, spending millions of dollars first, then developing a strategic plan (reference Leisure World News, January 5, 2018). What kind of logical sense does this make? None whatsoever. Put the brakes on the runaway locomotive that is referred to as the new administration building. Then, go ahead with the proposed planning process. After the community has had its input into this process, then decide if we wish to spend millions of dollars on this proposed capital improvement.

Thomas A. Conger, resident Mutual 18

slkatzman
President, JustUs
admin@justus.group
"JustUs" advocates to enhance the quality of life for all Leisure World residents

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

Shirley, Lori

From:	admin@justus.group
Sent:	Friday, January 12, 2018 6:32 PM
To:	Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; mont.Co.PlanningBoard@justus.group
Cc:	justus organization; LW Green; lwdogs@justus.group; LW Board of Directors; mutual18 @justus.group
Subject:	Leisure World Citizens Input in regard to Site Plan #820170120 To: Montgomery Planning Board (MNCPPC)-From: Thomas A. Conger 3536 Fitzhugh Lane Silver Spring, MD 20906

Attention:
Montgomery County Planning Board Commissioners:

From: Lois Kutun <lkutun@msn.com>
Date: January 12, 2018 5:48:21 PM EST
To: "admin@justus.group" <admin@justus.group>
Subject: Leisure World Citizens Input in regard to Site Plan #820170120 To: Montgomery Planning Board (MNCPPC) From: Thomas A. Conger 3536 Fitzhugh Lane Silver Spring, MD 20906

Dear Ladies and Gentlemen:

The Planning Board on November 30, 2017, in deferring a decision on site plan #820170120, made it abundantly clear that they expected the residents of Leisure World to be brought into the planning process in a meaningful way to assess the shortcomings of the Leisure World administration building site plan.

The Leisure World power elite--the Leisure World Board of Directors and the staff headed by Mr. Kevin Flannery-- have obviously convinced the individual mutuals of Leisure World (mine is called Mutual #18) to merely meet with **Leisure World contractors** and Flannery's zoning lawyers at a regularly scheduled mutual board of directors meeting (Mutual #18's meeting is scheduled for March 6, 2018).

In the case of my own mutual (#18), our board of directors convenes in what is called the Sullivan Room, which, when you seat the board members in there, there's room for about six additional people. This is really some way to "meaningfully involve the community of Leisure World." What a joke!

If the Leisure World power elite cared one whit about hearing what people of our community think, they'd have a series of meeting in the ballroom of Club House 1, which seats well over 300 people.

Why are they so afraid of getting the Leisure World residents involved in a process that was obviously intended by the Planning Board Commissioners when they voted to defer on November 30, 2018?

slkatzman
President, JustUs
admin@justus.group
"JustUs" advocates to enhance the quality of life for all Leisure World residents

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

Shirley, Lori

From:	admin@justus.group
Sent:	Thursday, January 18, 2018 3:12 PM
To:	justus organization; LW Green; lwdogs@justus.group; Town Hall organizing committee; mont.Co.PlanningBoard@justus.group
Subject:	letter re: admin. bldg - from Elaine Malloy
Attachments:	letter from Elain Malloy.pdf

slkatzman
President, JustUs
admin@justus.group
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Appendix M

December 6, 2017

MONTGOMERY MUTUAL EXECUTIVE COMMITTEE

Dear Mr. Fisher,

I am a new resident of the Leisure World community who resides in Montgomery Mutual. This letter is to voice major concerns about the proposed new project to replace the Administration Building. I preface that I am not knowledgeable on the many undergoing that has gone into this decision, but I have attempted to research some of its findings and have made a conscious decision that the necessary due diligence for a project of this magnitude was very limited in obtaining those in different areas of expertise for their guidance before this decision was made. It seems that the pulse of the community shares my perception, not necessarily because they oppose the project, but not included in these vital decisions that will affect our lives.

SUMMARY

The LWCC Board of Directors of LW voted to build a new Admin Bldg at an enormous cost. The questions and concerns raised are the cost to whom? 2. Have there been feasibility studies? 3. Were at least 70% of the populist from each mutual contacted?

The intent is to tear down the existed admin bldg, resulting in major site reconstruction that would

undergo trees removal and replacements, hence five to 10 years maturity growth, creating total disruption to the community and its amenities: admin services, safety issues that would have immediate effect on our mobility of movement, especially for those with special needs.

I contend the rights of its residents have been violated by denying residents due and fair process as stated under governing by laws and procedures in addressing their concerns. Moreover, I contend that adequate and proper procedures were not implemented to ensure that residents were notified to the extent necessary to ensure important data was explained and disseminated on what this project entail. Therefore, the limited outreach has resulted in major division within the community.

The duty and responsibility of the officers whom have been given authority to represent their mutual by ensuring their views and concerns as it relates to issues brought and voted before the LWCC Board members were not adhered to. I contend that the vote given at these meetings were premature and did not address serious concerns of the community in providing comprehensive studies of a project of this magnitude that gave no protection to residents of potential fees if project resulted in unforeseen costs and expenses.

And that LWCC under no provision cannot modify agreement that cost of this project would not be paid via trust on resale of leisure property(s) only which contradicts Section 2.

(SEE) ARTICLE IX FINANCIAL ADMINISTRATION

Section 2 the board may amend a budget at any time to meet unanticipated changes in income or expenses.

Directors shall perform their functions in good faith and shall employ the best efforts to promote the interests of the Corporation. However, that function should not be in contrast to the needs of the community but to coexist.

BYLAWS. In all of its activities the Corporation shall give special consideration to the communal nature of its function and the independence of the welfare of the several Mutual, and shall recognize the high importance of promoting a spirit of unity and a sense of equity and cooperation throughout the community.

I contend that The Corporation/Board decision were not based on "best practices" and it did not practice prudent business judgment by not thoroughly investigating other alternatives such as remodeling the existing Administration Building, making adjustments to the parking lot to make it more level, or any other actions that would be least intrusive, least expensive, and least invasive to the environment and its inhabitants.

Moreover, in November 2014, it is my understanding that the LWCC Board voted on a motion to do an invasive engineering study on the existing Administration Building became tainted

due to the motion the chair's call for "all in favor" and "all opposed," the General Manager blurted out "the motion fails" when that was not true. No clarity on the motion was ratified thereby resulting in confusion on the action that resulted. And followed by unsubstantiated and least factual Board members comments in 2017, perpetuating, "It's a done deal," "It's too late," and "The train has left the station."

The Bylaws of LWCC require the use of Robert's Rules of Order, which clearly states that decisions can be rescinded or amended even after they have been made.

A petition was circulated among the residents asking the LWCC Board to conduct a survey of the LW residents to determine their views about the project to build a new Administration Building and tear down the existing one. This petition has over 2,000 signatures which supports my contention that proper due diligence was not implemented which has contributed to the diverseness among residents. Moreover, the LWCC Board rejected collaborated efforts on introducing any assertive efforts on outreach initiative to ensure residents awareness of this enormous project that could affect their lives for years to come.

On March 29, 2017, in accordance with the requirements of the Montgomery County Planning Board, the LWCC Board held a community meeting to provide information about the Administration Building. The take away over time has created anxiety and confusion as to

project costs and expenses. Note. Leisure World News, the community's newspaper article saying the cost of the new Administration project would be $7.2 million as opposed to 5.2 million.

CONCLUSION

1. Present a motion to the floor to rescind the replacement of the Administration Building.

2. LW Board of Directors shall use the platform of the Strategic Planning Committee to ascertain feedback from the community's opposition or support of the Administration Building between December 1 and March 15, 2018.

I respectfully request that my concerns are reviewed and open for discussion during the LWCC Executive Committee Meeting on DEC 11.

Thank you for any consideration afforded to me.

Sincerely,

ELAINE MULDROW MALLOY
BLDG 87-2A
CONTACT: emtkw@gmail.com or phone 202-215-4232

Appendix M

Shirley, Lori

From: Fred Seebode <freddys330@aol.com>
Sent: Friday, January 19, 2018 1:10 PM
To: MCP-Chair
Cc: Shirley, Lori
Subject: Leisure World Site Plan

Dear MNCPPC,

This letter is in response to the mis-information that was presented to Park and Planning at the last public hearing on the Leisure World Site Plan. I am a resident of LW and I have attended over 40 meetings on this subject over the last 3 years. These were open meetings with published agendas. My comments and the comments of everyone attending these meetings were not always implemented but they were always listened to and considered.
I have many friends in LW and most of the people I know are in favor of the site plan and new administration building. There is a vocal minority against this project and their argument has been considered in all the votes that have been taken on this subject.
Please approve the Leisure World Site Plan so that we can move forward with construction.

Fred Seebode
freddys330@aol.com
301-944-4760

Appendix M

Shirley, Lori

From:	admin@justus.group
Sent:	Friday, January 19, 2018 6:26 PM
To:	Mont.Co.PlanningBoard@justus.group; justus organization; LW Green; lwdogs@justus.group; LW Board of Directors
Cc:	townmeetingorganization@justus.group
Subject:	"Additional Space Not Needed" - Rodney Brooks

Additional Space Not Needed

In all the discussion about a new administration building, it seems to be taken for granted that more space is needed. That is not true.

To begin with, Montgomery Mutual rents a suite of offices in the building. If they provided their own offices as other mutuals do, that would free up a lot of space. I believe that asking Leisure World residents to pay more than $5 million for a new building to accommodate one mutual's needs is wrong.

Then there's the bank. As if there aren't other banks nearby. Or, as if there is no such thing as online banking. And even if the bank were to be retained, it seems that its space could be cut in half without any hardship.

Also, the existing building has a large atrium and this area could be converted into office space by erecting partitions.

As for structural problems, why not see if there are contractors who will give a free estimate of the cost to fix them, after which a decision can be made? I think that's what most managers would do. But instead, hundreds of thousands of dollars of our money have been spent on "design studies" and I can't see one tangible result to show for it.

Please, let's get rational about this!

January 19, 2018 •

-Leisure World News

slkatzman
President, JustUs
admin@justus.group

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

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

Appendix M

Shirley, Lori

From:	admin@justus.group
Sent:	Friday, January 19, 2018 9:02 PM
To:	paul eisenhaur; LW Board of Directors; mont.Co.PlanningBoard@justus.group
Cc:	cindy and baxter; justus organization
Subject:	Question "how much is this costing?"

Ms. Henson asks for an answer:

From: Cindy Hensen <MRGADGET68@hotmail.com>
Date: January 19, 2018 5:25:44 PM EST
To: "admin@justus.group" <admin@justus.group>
Subject: Question

I have been reading all the information about the upcoming new Administration Building (which we don't want) and I have a few questions, if anyone can answer? Please help.

1. All the pamphlets, mailings, lecture put out about this, how much has this cost?
2. WWII was a prime example of propaganda, what is the difference with this proposal?
3. Aren't we being over-loaded with papers, emails and meetings?
4. Even our Mutual II newsletter has 8 pages, front and back giving us a "historical timeline of the proposed new administration building". And there is to be a presentation at our monthly meeting.
5. So back to the first question, how much is this costing, trying to get us to change our minds.

I'm new to this forum, but would appreciate any help with these questions.
Thank you

Cindy Hensen
If God brings you to it, He will bring you through it.

slkatzman
President, JustUs
admin@justus.group

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<logo.jpg>

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Appendix M

Shirley, Lori

From: admin@justus.group
Sent: Sunday, January 21, 2018 12:32 PM
To: mont.Co.PlanningBoard@justus.group
Cc: justus organization; LW Board of Directors; LW Green; lwdogs@justus.group
Subject: Kevin Flannery is Leisure World's TRUMP! -

Barry Anderson, Leisure World

Kevin Flannery is Leisure World's TRUMP!

Appendix M

Shirley, Lori

From:	admin@justus.group
Sent:	Sunday, January 21, 2018 12:34 PM
To:	mont.Co.PlanningBoard@justus.group; townmeetingorganization@justus.group; justus organization
Cc:	LW Board of Directors; LW Green; lwdogs@justus.group
Subject:	Tom Fisher - "Proposed "New Administration Building Project"

Tom Fisher, Leisure World

Proposed "New Administration Building Project"

Dear Leisure World Owners & Neighbors,

I'm posting a letter I sent to the Mutual 15 Board of Directors (below) regarding LW Owners property ownership rights and interests in the Community Owned and shared LWCC properties, amenities and services. (My letter referenced therein is posted on Nextdoor in Documents "November 20, 2017")

We (the OWNERS) bought, own, and pay $170.00 a month to maintain and use these Community Owned and Shared LWCC properties, amenities and services. The LWCC Board of Directors, as Trustees of the Trust holding these valuable property rights and interests in Trust for us, have a fiduciary duty to oversee and manage these properties and represent our best interests therein.

If we have no effective rights to have a say in these matters, I feel some of these property rights are effectively taken from us and we have been disenfranchised. In my opinion this is wrong, unfair, undemocratic, and perhaps illegal. I seriously doubt this is what was intended when this Trust was established.

At our January 18, 2018 Mutual 15 Board of Directors meeting we passed a resolution to poll our owners to determine their position(s) and how they would like to have their interests represented regarding the Proposed New Administration Building. Ironically, the only dissenting vote was cast by our representative to the LWCC Board.

Regarding the New Administration Building Project January 12, 2018 Open letter to M15 Board of Directors Dear fellow M15 Board Members, It is my intention and hope that we will provide our residents with the opportunity to hear and consider all relevant reasonable arguments and positions and have the opportunity to express their thoughts and wishes regarding this matter.

This is the only chance they have to "vote" on this very important issue that will affect their rights and interests in the Community Owned and shared LWCC properties, amenities and services involved. I believe we have the fiduciary duty to provide them this opportunity and represent their interests accordingly. These facilities and funds are commonly owned by all of us. We should use the same care in representing them on this matter as we would with M15 issues. I think we should mail whatever we decide to include to every owner and make all reasonable efforts to make accurate relevant information available via Spotlight and M15/LWCC web sites and any other reasonable means likely to be effective. Let's be objective and transparent!

To help expedite the discussion and use our time at our next meeting efficiently, and for whatever it is worth, I'm attaching my last letter to the LWCC Board which I believe raises legitimate points and concerns. I know the issue is

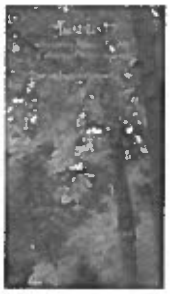
controversial (and that some or all of you disagree with my position on this) but I think we all share the same goal of doing the best we can to make LW the best place to live and own a property as we can. Respectfully considering a diversity of ideas and opinions, whether we agree with them or not, is part of our job and will help us make good decisions. I think a good argument can be made and many feel that the governance of LWCC has become detached from the community members at large and they are upset with their powerless position to represent their interests.

Advisory committees have no actual power or authority and serve at the leisure of the LWCC Board. All of the committees (5 involved in this project?) and the LWCC Board constitute about 100-150 people (?); thousands have expressed their concern and/or opposition with the project. If Mutuals struggle to get quorums (51%), that means of less than 6,000. Total units/votes, less than 3,000 votes are a controlling majority. Clearly that suggests, the owners opposing this project are underrepresented by the voting at the LWCC Board, which implies some Mutual LWCC Board reps are not representing their Mutual's owners accurately. As I understand it, this has been proven in some other Mutuals where polls have been taken. That does not seem right to me. Let us be a model for how the system is supposed to work and let our members have their votes count. If it doesn't go the way we want (whatever our respective position), so be it. The community will be better for it whatever the outcome.

Respectfully,

Tom Fisher

slkatzman
President, JustUs
admin@justus.group
"JustUs" advocates to enhance the quality of life for all Leisure World residents



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

Shirley, Lori

From: admin@justus.group
Sent: Sunday, January 21, 2018 1:14 PM
To: mont.Co.PlanningBoard@justus.group; justus organization; LW Board of Directors; LW Green; lwdogs@justus.group
Subject: Kevin Flannery is Leisure World's TRUMP! -

Subject: **Re: Kevin Flannery is Leisure World's TRUMP! -**
From: margaret nicholson <meonezone@yahoo.com>
Date: January 21, 2018 1:04:46 PM EST
To: admin@justus.group

I agree with the posting that Kevin Flannery is a Leisure World TRUMP!

From: "admin@justus.group" <admin@justus.group>
Date: January 21, 2018 12:32:10 PM EST
To: mont.Co.PlanningBoard@justus.group
Cc: justus organization <justus@justus.group>, LW Board of Directors <board@lwmc.com>, LW Green <lwgreen@justus.group>, lwdogs@justus.group, townmeetingorganization@justus.group
Subject: Kevin Flannery is Leisure World's TRUMP! -

Barry Anderson, Leisure World

Kevin Flannery is Leisure World's TRUMP!

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Shirley, Lori

From: admin@justus.group
Sent: Sunday, January 21, 2018 1:15 PM
To: mont.Co.PlanningBoard@justus.group; justus organization; LW Green; townmeetingorganization@justus.group
Subject: re: Tom Fisher - "Proposed "New Administration Building Project"

From: Anne Marie Martinez <annemariechuck@gmail.com>
Date: January 21, 2018 12:55:20 PM EST
To: JustUs admin <admin@justus.group>
Subject: Re: Tom Fisher - "Proposed "New Administration Building Project"

We live in Mutual 14, and wholeheartedly believe in what Mutual 15 has undertaken. We thank you and we will do whatever we can to assist in stopping this waste (and fraud) of money, that should truly be used on the housing properties, and not the staff.

Charles & Anne Marie Martinez
Mutual 14
Bldg. 16, Unit 1-D

Subject: **Tom Fisher - "Proposed "New Administration Building Project"**
From: admin@justus.group
Date: January 21, 2018 12:33:44 PM EST
To: mont.Co.PlanningBoard@justus.group, townmeetingorganization@justus.group, justus organization <justus@justus.group>
Cc: LW Board of Directors <board@lwmc.com>, LW Green <lwgreen@justus.group>, lwdogs@justus.group

Tom Fisher, Leisure World

Proposed "New Administration Building Project"

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To help expedite the discussion and use our time at our next meeting efficiently, and for whatever it is worth, I'm attaching my last letter to the LWCC Board which I believe raises legitimate points and concerns. I know the issue is controversial (and that some or all of you disagree with my position on this) but I think we all share the same goal of doing the best we can to make LW the best place to live and own a property as we can. Respectfully considering a diversity of ideas and opinions, whether we agree with them or not, is part of our job and will help us make good decisions. I think a good argument can be made and many feel that the governance of LWCC has become detached from the community members at large and they are upset with their powerless position to represent their interests.

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Respectfully,

Tom Fisher

.

slkatzman
President, JustUs

admin@justus.group

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

Appendix M

Shirley, Lori

From: admin@justus.group
Sent: Sunday, January 21, 2018 8:12 PM
To: mont.Co.PlanningBoard@justus.group; justus organization; LW Green; townmeetingorganization@justus.group; lwdogs@justus.group
Subject: LW Administration Bldg.

Fred Shapiro, Leisure World

Admin Building

Problem you have here in Leisure World is one that I call TUNNELVISION. Very few here have run a business or been in a policy making position where you had to look years ahead to see the impact of what you are planning. Most are mid-level government or in positions where what they were doing TODAY is the only thing that matters. Also that they are IMPORTANT. That is why an unbiased consultant is need, reporting not to management but to a select committee of knowledgeable and experienced residents with professional background who can evaluate the options and come up with a sound proposal. A good example would be examination of the building and potential to add to it, both on the ground and building up. No need to go to another site. Also what is being done in this building that is not necessary. For example, does the rent from Weichert justify spending millions when that space could be used for LW administration offices. Take some brains and a willingness to show that "you need to go to the sources that know, not the one who think they know." Also avoid self interest on the part of a management with no successors in view.

Joyce Smythe, Leisure World
What we actually need is a professional General Manager with an education and experience in managing large communities like ours. That's who should be doing the strategic planning. Our current manager lacks talent and vision. We desperately need new talent and we need to spend money to upgrade the residents amenities, not build a nice office building for our inept GM. The Board hasn't the intestinal fortitude to make any staff changes.

Norman Estrin, Leisure World·
If the General Manager will report to just the LW Board and Management, and not get substantial input from the LW residents, we are still going nowhere.

Dee Smith, Leisure World
Many LW units were built in the 60's and will continue to deteriorate and will need to be refurbished! Talk about outdated electrical Aluminum wiring! Cold and drafty rooms! Who's financial responsibility is it to update these residences? LW can change their regulations to include refurbishing these units.

Joyce Smythe, Leisure World·

You can say that you are sure that the Administration Building is full of mold and asbestos but we really don't know the extent because the board won't authorize an engineering study. That leaves us to speculate. I think that the engineering study is the answer. Do the study, spend the money and then we shall see what has to be done. I speculate that it's either so bad that it is toxic and could have liability implications or it's not bad enough to justify a new building. I truly have an issue with how governance works here. The Board can spend $7 mill+ on a building and does not feel obligated to provide solid, professional justification to do so. Something is seriously disfunctional in this community. The balance of power is out of whack

Rose Arnold, Leisure World·
If we need to tear down everything that is "dated" in Leisure World, we would be tearing down most everything: Clubhouses, restaurants, medical center, several Mutuals, etc. If everything that is "old" in Leisure World "has to go," we would no longer have anyone living here. Health and safety issues aside, the only reason for a 7 million dollar building project in this Community is to make the lives of is residents better and to encourage others to move here. When was the last time your heard a resident or prospective resident lamenting the absence of a beautiful admin building. Let's face it, Leisure World-Maryland is in desperate need of value added in the form of a face lift of most facilities for the residents. I am not embarrassed by the admin building but I am embarrassed by the faded nursing home look of our clubhouses and other facilities. They can be made tasteful and beautiful with new paint, carpeting, furniture, all overseen by real architects, engineers, and decorators, for less than 7 million. And, by the way, so can the admin building.

Richard Walters, Leisure World

Administration Building

The notion that the building is "dated" seems a bit out of place in a community such as ours. It would be better to spend a few dollars on engaging an engineering firm to determine if renovation is feasible rather than a total tear down and laying out $7 million on construction of a brand new facility.

Rich Walters

suzanne bell, Leisure World
thank you for stating the obvious! that the interiors haven't been painted is inconcievable to me, and it goes from there. what you said makes so much sense and i hope everyone reads your message!

Dee Smith, Leisure World
Don't insult Trump by comparing him to Kevin!

Valerie V. Williams, Leisure World

New Admin Building - Let Your Voice Be Heard!!

I feel very strongly that a community wide referendum should be held for the purpose of providing the unit owners/residents a voice on whether or not we want the Leisure World Community Corporation Board of Directors to spend ++ $7.4 MILLION on a new administrative building. If you feel the same way, please sign the petition letting the BOD know how you feel. Over 2,000 unit owners have already signed this petition, which the Montgomery County

Planning Commission has already seen. Let YOUR VOICE be heard. Petitions are available every Friday @ 2:00 pm in Clubhouse 1 in the Annapolis Room. Or you can email me and I will get a petition to you.

naina bhatiadey, Leisure World
Please send me petition to sign

Rose Arnold, Leisure World·
Please email petition for two people. rarnold2000@comcast.net

Rose Arnold Lewis Arnold

Salil Bose, Leisure World·
I am out of country till first week of March. If I can sign online, please email me a form. Thanks

Victoria Willits, Leisure World·
Please send to me. vwillits@comcast.net

Carol Marchand, Leisure World·
Please send me a petition. carol.marchand@gmail.com

WALTER LAFFERTY, Leisure World·
Please send a petition

Dee Smith, Leisure World·
Please send me a petition! deeshouse@outlook.com

Susan Keren, Leisure World·
Please send me three petitions
Thank you
Susan Keren

John Naughton, Leisure World·
Please send two petitions to 3569 S. Leisure World Blvd, 20906

Carole L Portis, Leisure World

Admin Building

Totally agree. All need to speak up regarding whether or not you want a new administration building. Kevin Flannery must address the issue at an open forum giving residents the right for input. New residents have moved in and have no idea of what is going on with this issue. Kevin Flannery should do an interview on site and explain and have the interview put on the Leisure World channel. Make the interview for the hearing impaired, as well as, sight impaired residents.

slkatzman
President, JustUs
admin@justus.group
"JustUs" advocates to enhance the quality of life for all Leisure World residents

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

Shirley, Lori

From: Marian Altman <Altman15004@comcast.net>
Sent: Monday, January 22, 2018 6:27 AM
To: Shirley, Lori
Subject: FW: Leisure World Site Plan No. 820170120

Lori,
This time I misspelled "Montgomery," hopefully this time it will go through!
ma

From: Marian Altman [mailto:Altman15004@comcast.net]
Sent: Sunday, January 21, 2018 2:29 PM
To: Lori Shirley <lori.shirley@montgomreyplanning.org>
Subject: FW: Leisure World Site Plan No. 820170120

Lori,

Sorry, the first time I sent this I had misspelled "planning"!
ma

From: Marian Altman [mailto:Altman15004@comcast.net]
Sent: Sunday, January 21, 2018 2:26 PM
To: Chairman Casey Anderson (mcp-chair@mncppc.org) <mcp-chair@mncppc.org>
Cc: Lori Shirley (lori.shirley@montgomerypanning.org) <lori.shirley@montgomerypanning.org>
Subject: Leisure World Site Plan No. 820170120

Marian A Altman

15004 Westholm Court • Silver Spring, Maryland 20906-1761

January 21, 2018

Chairman Casey Anderson
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Leisure World Site Plan No. 820170120

I am writing in support of the new Administration Building for Leisure World for two reasons.

1. The original Administration Building was used as a sales office for the then new Leisure World and was not designed for efficiently housing staff and current services that are now in existence for the residents. I have lived in Leisure World for the past 17 years and have seen staff set up in hodge-podge areas with no privacy when talking with

residents who come in to clear up a problem. Staff are placed where there are empty spaces regardless of where their departments are. We are now experiencing mold and the unknown of what else to expect if we renovate this building.

2. My second reason is of greater importance, the quality of life of our residents. I was Chair of Leisure World from 2008 through 2011 and had my email and telephone number listed in every issue of our Leisure World News so residents could easily get in touch with me. The main complaint I received from residents is that they could not attend meetings, join advisory committees, or support the restaurants because of the existing parking lot being an upward climb. By moving the Administration Building, we will now have 71 level parking spaces so our residents can participate in Leisure World Governance and eat at our restaurants. We have more and more residents aging in place and they want to be involved in the Leisure World community and its activities – give them the quality of life they deserve.

Thank you.

Sincerely,

Marian A Altman

Shirley, Lori

From: admin@justus.group
Sent: Monday, January 22, 2018 9:08 AM
To: mont.Co.PlanningBoard@justus.group; justus organization; LW Green; townmeetingorganization@justus.group; lwdogs@justus.group
Subject: administration building scheme

Karin Ventola, Leisure World·
No matter how you look at it, whether the estimate was done yesterday or 5-8 years ago the cost is more than double.,. No one seems to want to talk about what it doesn't cover... The former chairman does not think there is enough money to cover this project. No one talks about what happens if the project is under way and the funds I What happens is either mutuals have to fork out more to the trust, there is an assessment. or 2 percent goes to 3 percent OR. all of the above. There are a multitude of reasonable objections or concerns ... To get the credit union in so quick before this was resolved was WRONG. Add to that WIEKERT space, Montgomery Mutual space should also be taken into consideration.. Shower should have been paying 4X their rent being the captured audience position they enjoy.. There is much to discuss, consider and investigate. KEEP IN MIND THE DOLLAR FIGURES ARE WRONG, WRONG, ... YOU DONT GET AN ESTIMATE FOR ANYTHING AND IT IS 50% off..

From a former Lender / Asset Liability. Mgr.
Karin Ventola

Fred Shapiro, Leisure World

Leisure World management

To correct an impression that has been voiced - there are quite a few Shapiros here in LW. I did not move here in 2017 nor do I speak from lack of experience. We moved here in 2003. Have been President of my Mutual, Vice-Chair of the LW Board andChair of E&R (where we told management if we thought they were wrong). Also had a 40 year career as a management consultant with a group of engineers, chemists and lawyers working with me. Was recognized for my participation in USEPA prog=jects where I met both the top (Carol Browner) and the loser levels in Federal and State agencies. Quite a difference in vision and attitude from the top to the middle. so don't think I am speaking as a newcomer and unhappy. Have been very active in a number of organizations, bringing to residents programs and things for their benefit. Not one to look for credit but always ask people to get involved and use their talents. And from where does this questioner come? Huh

Martha Vaughan, Leisure World·
FRED IS A CLASS ACT

John Feldmann, Leisure World·

Fred, I couldn't agree more with your assessment. The new admin building is the symptom of what is wrong with the lack of management and oversight in LW. It is business as usual with most of the board members and committees as well. As for the need of additional space, why hasn't LWMC implemented teleworking for those whose jobs that would be suited for teleworking? Other symptoms include: the liquor tax episode, the problems in the restaurants and their being closed by the health department, the lack of notifying residents in a timely manner of the shooting incident, the fact that the general manager would not take responsibility for the lack of communications and had his deputies sign the memo to residents. The implementation of the new webpage as well. The software for all this and other management areas was purchased years ago and just sat on someone's shelf. LWMC has been in existence for 50 years, and yet it lacks any industry standard certifications. ISO9000 is a great certification, but it takes time, effort and some money to get. Perhaps LW doesn't need the best certification, but having none is an indicator of a who cares attitude. Are the employees in leadership positions certified in their respective areas? For example, since I have an IT background and am familiar with the industry, I would ask if the IT personnel job requirements include having Microsoft certifications, security certifications, etc. I suspect the answer is no. Do the people in these jobs have prior experience in the IT field which would include formal training? Who has responsibility to make sure these things happen? Over a year ago, our mutual had a serious mold problem that cost us a $1,000,000.00. No one on LWMC staff at our mutual had any training in mold. It took a real estate agent to bring the mold to the attention of the mutual. Has LWMC modified its community manager's job requirements to include mold training/experience for mutual managers that have basements? I doubt it. Who cares? LWMC is not responsible for any problems they cause either directly or indirectly as our mutual board was either afraid to take LWMC to task for not discovering and limiting the mold growth or didn't think it was worth the effort--maybe lazy too. I just don't know. I could go on about no oversight and no responsibility, but the real issue is that owners get the short end of the deal all the time. Did you ever want to have a fresh cup of coffee at one of the clubhouses? Not before 930 in clubhouse 1 and forget it in clubhouse 2. The residents can drink the trash that comes out machines in clubhouse 2. I thought LW was set up for residents to enjoy retirement and that LWMC was here for the owners. I think LWMC believes the owners are here for them. Then there is the issue of the golf course. How many acres are taken up by the course, and how many owners use it? Is there a line in the sand that will close down to course if it falls below X number of members or fails to generate X amount of revenue? One final statement about the general management position as compared to the Governor of Maryland's position. I believe the governor's salary in the year 2015 was 165K: check the link below. I would easily say the governor has a huge amount of responsibility as compared to a few thousand acres in LW. What a salary disparity. Paying a gm over 200K seems to be a major wrong. Had the LWGM come to LW with a proven track record, he might be worth it. But.... http://www.capitalgazette.com/news/ph-ac-cn-governor-salaries-20150320-story.html John

Marcia Sirulnik, Leisure World
I wholeheartedly agree.

Ruth Arens, Leisure World·7h agoNew
Fred Shapiro " has lived here a long time" and knows quite a bit about LW and the people who live here.!!

Colleen Dockendorf, Leisure World·7h agoNew
Very well said!!!! 👏👏👏

slkatzman
President, JustUs
admin@justus.group
"JustUs" advocates to enhance the quality of life for all Leisure World residents

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

Appendix M

Shirley, Lori

From: Sharon Campbell <scampbell.lw@gmail.com>
Sent: Monday, January 22, 2018 10:00 AM
To: Shirley, Lori
Cc: Sharon Campbell
Subject: LW project: no new documents

Hi, Ms. Shirley: I'm writing because I checked the document list again this morning and find that there are still no new documents since the Nov 30 hearing except for the 2012 Needs Assessment that was posted 1/2/2018.

In our phone conversation, it was my understanding that there would be at least one new document (a memo/letter) from P&P that would perhaps shed some additional light on how residents can be heard/what LW needs to do. Time is always short and most of us are hearing nothing as yet from LW or our Mutuals. Some of us plan to speak up at our regular Board meetings, but often those statements/questions simply go into a black hole. Our staying in the dark, as I know you know, places residents at a distinct disadvantage.

Thank you,
Sharon S. Campbell
--
Author, *Medicare Enrollment Personal Workbook*

Appendix M

Shirley, Lori

From:	Janice McLean <janicewmclean@gmail.com>
Sent:	Tuesday, January 23, 2018 12:35 PM
To:	Shirley, Lori
Subject:	Comments on current situation re: Site Plan No. 82017012
Attachments:	admin bldg letter to Lori S jan 23 2018.doc

Lori - hopefully you will find the attached letter interesting and informative.

Thanks.

Janice McLean
Concerned Leisure World resident
3330 N. Leisure World Blvd., Apt 904
Silver Spring, MD 20906
301 847 9169

Appendix M

Shirley, Lori

From:	admin@justus.group
Sent:	Wednesday, January 24, 2018 10:38 AM
To:	paul eisenhaur; LW Board of Directors; mont.Co.PlanningBoard@justus.group; LW Green; townmeetingorganization@justus.group
Cc:	justus organization; cindy and baxter
Subject:	Question "how much is this costing?"

From: "Norman Holly" <amtak518@gmail.com>
Date: January 23, 2018 12:30:32 PM EST
To: <admin@justus.group>
Subject: RE: Question "how much is this costing?"

Be sure to include costs of the secretaries and mutual managers who helped prepare the pamphlets, mailings etc.

From: Frank Fitch <lwfrank3@verizon.net>
Date: January 23, 2018 2:49:21 PM EST
To: admin@justus.group
Subject: Re: Question "how much is this costing?"

The answer to all of your points is buried in the overall budget. You will see the cost as your monthly charges go up. You will be able to find the Lawyer fees who represented managment at the Planning Commission some weeks ago ($450-$550 per hour) will be there somewhere. It might be a good idea to question Mr Flannery about this, only he knows. On the other hand , why not ask the Board , it is after all, they who approve this. My representative explains the whole Administration Building in one sentence,"all of this was decided years ago and now it is to late". QED

Frank Fitch
lwfrank3@verizon.net

From: admin <admin@justus.group>
To: Eisenhaur <Paule@lwm10.com>
Cc: justus organization <justus@justus.group>; cindy and baxter <mrgadget68@hotmail.com>
Sent: Tue, Jan 23, 2018 11:52 am
Subject: Question "how much is this costing?"

From: "admin@justus.group" <admin@justus.group>
Date: January 19, 2018 9:01:48 PM EST
To: paul eisenhaur <Paule@lwm10.com>, LW Board of Directors <board@lwmc.com>, mont.Co.PlanningBoard@justus.group
Cc: cindy and baxter <mrgadget68@hotmail.com>, justus organization <justus@justus.group>
Subject: Question "how much is this costing?"

Ms. Henson asks for an answer:

From: Cindy Hensen <MRGADGET68@hotmail.com>
Date: January 19, 2018 5:25:44 PM EST
To: "admin@justus.group" <admin@justus.group>
Subject: Question

I have been reading all the information about the upcoming new Administration Building (which we don't want) and I have a few questions, if anyone can answer? Please help.

1. All the pamphlets, mailings, lecture put out about this, how much has this cost?
2. WWII was a prime example of propaganda, what is the difference with this proposal?
3. Aren't we being over-loaded with papers, emails and meetings?
4. Even our Mutual II newsletter has 8 pages, front and back giving us a "historical timeline of the proposed new administration building". And there is to be a presentation at our monthly meeting.
5. So back to the first question, how much is this costing, trying to get us to change our minds.

I'm new to this forum, but would appreciate any help with these questions.
Thank you

Cindy Hensen
If God brings you to it, He will bring you through it.

slkatzman
President, JustUs
admin@justus.group
"JustUs" advocates to enhance the quality of life for all Leisure World residents

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

Appendix M

Shirley, Lori

From:	Janice McLean <janicewmclean@gmail.com>
Sent:	Thursday, January 25, 2018 10:36 AM
To:	Shirley, Lori
Subject:	Fwd: Comments on current situation re: Site Plan No. 82017012
Attachments:	admin bldg letter to Lori S jan 23 2018.doc

When I sent this to you on Tuesday, I neglected to request notification that you had received my letter and that it had been placed in the appropriate file. If you have a moment today, could you please let me know that you did get the email from January 23, 2018.

Many thanks - Janice McLean
Concerned LW resident

---------- Forwarded message ----------
From: **Janice McLean** <janicewmclean@gmail.com>
Date: Tue, Jan 23, 2018 at 12:34 PM
Subject: Comments on current situation re: Site Plan No. 82017012
To: Lori.Shirley@montgomeryplanning.org

Lori - hopefully you will find the attached letter interesting and informative.

Thanks.

Janice McLean
Concerned Leisure World resident
3330 N. Leisure World Blvd., Apt 904
Silver Spring, MD 20906
301 847 9169

Appendix M

Janice W. McLean

Ms. Lori Shirley
Planner Coordinator, Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Lori – Happy New Year!

Unfortunately for those of us involved in opposing a new administration building for Leisure World, the current situation is neither "happy" nor "new!" LW Management continues to ignore any input from the community. Indeed they are acting as if once the concern about the steps is addressed, the Planning Board's approval is assured. They have drawn up some "new" plans that move the entrance to the corner of the building with no steps and essentially no grade. It includes some sort of concrete plaza with concrete planters to be built in front of the steps. (More impermeable surfaces!).

According to the General Manager's Report for January 2018, LW Management, particularly Nicole Gerke, is going to make PowerPoint presentations to the Board of each Mutual, showing the plans I described above. In my opinion, this gives the impression that these plans will be approved by the Planning Board. It is my understanding that there will be no opportunity for residents to comment on the fact that they oppose the whole idea. Again – conveying the idea that approval by the Planning Board is pretty much assured.

Having presentations at meetings of each Mutual's Board of Directors only flies in the face of our understanding of the Planning Board's directive to increase the involvement and support of the residents. Most of these Board meetings are very sparsely attended; they are not publicized. Many of my colleagues attend their Mutual Board meetings every month, as do I, and report that none of their questions or comments is ever answered. Moreover, the Mutual's representative to the LW Board rarely asks the opinions of their residents and, when they do, they very frequently vote the opposite of what their residents have asked them to do.

By making the presentations at Mutual Board Meetings that are often small, LW Management is ignoring the Board's instruction to inform and involve the whole of our community. What each Mutual SHOULD be doing is holding a mutual-wide meeting that has been widely publicized and allows for input from both supporters and opponents of the building as well as questions from the audience. The presentation should not be

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Janice W. McLean

sandwiched in between other agenda items for the Board meeting. Much to my disappointment and distress, there seems to be no sign of this.

At the recent meeting of the Community Planning Advisory Committee, from hence this proposal arose, some of the members were indignant that many of the residents that testified at the November 30 meeting said that there had not been enough publicity of meetings where the project was discussed. They claimed that there had been plenty of meetings and opportunities for residents to learn about the proposal, citing the number times their committee had met.

Let me tell you about those meetings: First of all it is difficult to find out where and when the committee is meeting. This information is pretty much buried in a small chart in the LW News or hidden somewhere on the LW website. A resident interested in anything an Advisory Committee is doing has to work pretty hard to locate the meeting. Many times even Advisory Committee members are not present.

Secondly, the agendas for the meetings are often not posted on the website until the night before the meeting, if at all. In addition, in this case, reports and updates on the proposal are only one topic among many to be discussed at any one meeting. It is highly unusual for a meeting to cover only one subject. So the resident must be quite determined and tenacious to find the appropriate meetings and be prepared to sit through discussions of a number of other topics.

Additionally, the administration building proposal was discussed over several years at monthly meetings of at least six other committees whose location and agenda were equally hard to find.

For the members of the Community Planning Advisory Committee to say that we residents had ample opportunity to learn about this project and its progress is quite disingenious. It was their responsibility and that of the Leisure World Board to take the steps necessary to inform the residents; not the other way around. Offering the mere opportunity to become informed does not suffice.

Over the past three years, I have attended dozens of meeting of the LW Board of Directors and, as a "visitor," have been allowed two minutes to comment and ask questions about topics before the Board. Rarely, if ever, have I received responses or answers. It is a truly frustrating experience to know that we residents of LW have no impact on our Board. As one of those who testified at the November 30 hearing, Carole Sloan, said: "At Leisure World you are not heard. You are not an entity…you are nothing." Sad commentary on the atmosphere at Leisure World

Also at a recent Community Planning Advisory Committee, Ms. Gerke and member Phil Marks stressed that the Planning Board staff just did not understand our community and the unique needs of our residents. This was in reference in particular to the flow of traffic in the new parking lot to be built on the site of the current administration building.

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Janice W. McLean

Apparently the Planning Board staff had suggested some modifications in that area to address concerns about so many crosswalks for pedestrians. Various committee members said they just "did not like" the plan and asked Ms. Gerke to try to have the design go back to the original. You and your staff may have already encountered this.

It is my understanding that you and your staff and Ms. Gerke and her colleagues continue to meet periodically to discuss possible changes. Do these meetings generate the need for new plans and if so, do you know how Ms. Gerke forwards them on to the appropriate people here at LW?

Perhaps the lady "doth protest too much," but this whole ordeal has been hard on a lot of us!

Sincerely yours,

Janice McLean
Concerned LW Citizen

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Appendix M

Shirley, Lori

From:	David Polinsky <dap1049@hotmail.com>
Sent:	Friday, January 26, 2018 4:23 PM
To:	MCP-Chair
Cc:	Shirley, Lori
Subject:	Leisure World Administration Building and Clubhouse I, Site Plan No. 820170120

Montgomery County Planning Board

Attn: Mr. Casey Anderson

Subj: Leisure World Administration Building and Clubhouse I, Site Plan No. 820170120

I am writing in support of improving access to Clubhouse I in LW. The proposed plans are the only practical method to open access to Clubhouse I for all of Leisure World.

I attended the first hearing on the proposed Leisure World of Maryland proposal on Clubhouse I site improvement and construction of a new Administration Building. As an aside, the new building should be more accurately called a Resident Services Building. After listening to the verbal comments of a number of speakers and hearing some of the concerns of the Planning Board, I felt that I should write to further explain my position.

The first area that I felt was presented as misleading deals with the number of times and length of time that this item was discussed. The topic of improving Leisure World (LW) by improving access to Clubhouse I and replacing the current Administration Building goes back more than four years. To describe the process, a little background on how LW is administered would help. There are many Advisory Committees comprised of resident volunteers. Each of the 29 Mutuals are encouraged to have their residents serve on the committees. Many residents do serve on the committees. These Advisory Committees meet on regular schedules that are both published in the LW Newspaper and on the Web site. The agendas, prior to the meetings, and the minutes are published on the Web site. All residents of LW are welcome to come the meetings. Prior to a vote being taken on any issue, all present are given an opportunity to talk. At the end of each meeting an Open Forum is held. At this Open Forum, residents can bring up an issue that might pertain to the Advisory Committee (as an aside

issues that do not pertain to the Advisory Committee are brought up by residents). The key committees that have been deeply involved in developing the plans are: Community Planning Advisory Committee (CPAC), Education and Recreation (E&R), Security and Transportation (S&T) and Budget, Restaurant and Budget and Finance (B&F).

After the Advisory Committees developed a consensus recommendation, it went to the Board of Directors. Long and hard discussions were held at Board of Directors Meetings prior to a vote being taken on the project. These discussions and deliberations were held in publicly scheduled and reported meetings. Over the last couple of years, a series of decisions were made and voted on by the Board of Directors. During this whole process all residents of Leisure World had multiple chances to voice their views. To reiterate the agendas and minutes of the Advisory Committees and the Board of Directors are available to Leisure World residents.

The position taken by a vocal minority that they are no given a chance to be heard is clearly not the case. In fact, if you attended any of the meetings, these same people consistently state, at the meetings, that they are not heard.

The LW News has covered this subject with numerous articles over the whole time it has been discussed. Further, some of the people who have taken the position that they haven't been given a chance to be heard, have had letters published in the LW News stating their positions.

The spurious claim that there is something illegal about the governance of LW only exists in the imagination of certain individuals. To the best of my knowledge no competent court has ruled that the governance is illegal. As stated by your staff, the State of Maryland treats the Governance of LW as a recognized body.

After the November hearing I attempted to engage opponents (a lot of the people who spoke against the proposal at the hearing) of improving access to Clubhouse I in a dialogue on a list server running in Leisure World. It took a considerable amount of time before any of the opponents to improving access to Clubhouse I could come up with any ideas as to how to improve access to Clubhouse I. Initial all that I got were rants against me and that they were of course not against improving access to Clubhouse I. The only option that has been offered is to build Clubhouse III to replace Clubhouse I. The site would be in the same place as the proposed new construction. The foot print of a replacement to Clubhouse III would be

considerably bigger than the proposed site plan foot print. However, those people who are against the construction because it would destroy mature trees have not spoken out against this suggestion. I found that curious if their real goal is to protect the trees. The cost of replacing Clubhouse I and then, as proposed, refurbish Clubhouse I as a new Administration Building and finally tear down the existing Administration building would probably run 2 to 3 times as much money as the current proposal.

One other item that I would like to discuss is the stairs that were proposed at one place in the new construction. The best and most convenient access to the new building would be at the point that the LW shuttle bus would use. This access near parking is at grade level and has a covered walk way to the front door of the building. This is clearly seen in the plans but was ignored.

If the members of the Planning Board want to see what the problem in accessing Clubhouse I from the parking lot to include handicap parking spaces all they would have to do is come to Leisure World and walk from the parking lot.

About stairs, I found it extremely condescending that a member of the Planning Board would make a statement, "...would never agree to stairs in Leisure World." Does this mean that every resident of Leisure World, because of their age, incapable of walking stairs? If this is truly how that member of the Planning Board feels, then this is insulting all the residents of Leisure World. There are many residents of Leisure World who use stairs to help them stay fit and able. It almost appears as if there is age discrimination going on.

To restate my major thesis, we need this construction and site improvement to help those residents that may have difficulty accessing Clubhouse I, whether it is a temporary problem or a permanent problem.

David Polinsky

Mutual 21, Turnberry Courts

3005 S. Leisure World Blvd Apt 720

Silver Springs MD 20906

301-598-5175

Shirley, Lori

From:	admin@justus.group
Sent:	Friday, January 26, 2018 10:09 PM
To:	justus organization; LW Green; lwdogs@justus.group
Cc:	mont.Co.PlanningBoard@justus.group
Subject:	"Could it be that the problem is that the Board is so corrupt that they will listen to the Residents?"

Norman Estrin, Leisure World·
I agree with you, Joyce, but I worry about the Board's quickness in rejecting a petition that would give them a snapshot of the feelings of the LW Residents. Will the rejection be repeated with the mutual petition? **Could it be that the problem is that the Board is so corrupt that they will listen to the Residents?** If it is truly violating its trust to represent the real needs of the LR Residents, we have a much bigger problem, but one we should not shy away from, if we are to protect our residents from expensive, wrong-headed proposals. How do we challenge a system that has apparently violated the precepts of fairness and inclusion, and restore the power of the people, who own and rent in Leisure World? **If potential LR buyers believed that LR was being run like a self-serving, third world dictatorship, would they invest in a home here?** I don't know whether the Board is as bad as I have been told but **no one can tell me that a Board who does not listen to its Residents, at-large, is doing a competent job.**

slkatzman
President, JustUs
admin@justus.group
"JustUs" advocates to enhance the quality of life for all Leisure World residents

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

Appendix M

LEISURE WORLD SITE PLAN APPLICATION

AGENDA ITEM 7 OF THE NOVEMBER 30, 2017 HEARING

January 26, 2018

In the January 5, 2018 issue of the Leisure World News a letter appeared, reciting certain comments by two of the Commissioners at the November 30, 2017 Planning Board Hearing on the a site plan application by Leisure World. Those "... expressed concern over an apparent lack of community support for the application" and that "the Planning Board wants real discussions with residents and a through consideration of alternatives." It opined that, "the most important thing that happened ..... was that the Planning Board members made multiple comments indicating they wanted to see effective involvement by residents in this decision concerning new construction at Leisure World." The letter writer quotes a Commissioner saying that " *it's your job to make sure you have engagement*" and "*you can't just check off the box*," apparently inferring that it is the task expected of or required solely by Leisure World, the applicant. That leads to wondering if that is a bonafide requirement *under the rules* governing the Board's Hearing process.

CHAPTER IV: RULES OF PROCEDURE FOR PUBLIC HEARINGS, Procedure 4. Policy and Nature of Public Hearings before the Planning Board requires: *"The Board's decision on each Application must be based on applicable legal standards and the evidence and argument in the record of the hearing, whether in written, oral, or exhibit form. The Board may also rely on the knowledge, experience, and observations of its members, and facts in common knowledge."* Pursuant to that requirement any argument offered in opposition to the application must be considered by the Commissioners. And, according to proceeding of the Hearing to date, that was presented. But also, while nothing is in that rule to prevent the applicant from submitting evidence as to community consensus, either for or against, it clearly is not a matter incumbent upon an applicant to provide.

Following brief discussion by the Commissioners concerning that issue there followed questioning as to the basis for the Board to consider community

consensus. Discussion followed and soon thereafter the Commissioner's voted to postpone further consideration to an indefinite date.

So, where does that leave the application? Should not the Board take into consider that the Leisure World Community has about 8,000 residents. And out of that, only 130 residents submitted letters as opponents. Those represent a mere 1.6% of the community. And then too, there were just 30 resident opponents attending the hearing --- also a miniscule 0.3% of the resident population. Why then should the Commissioners not accept the findings and recommendations of its staff? After all, such is based on the staff having processed the application in accord with prescribed reviewing standards.

The Montgomery County Planning Board is indeed the vehicle to assure that changes in land use is compatible to visions set forth in the County's General Master Plan. In turn, the Board must rely heavily on assistance and recommendations from professional staff of *The Development Applications and Regulatory Coordination Division.* According to its functional description, the division is responsible to coordinate timely review of proposed development projects. And Division Area Team Planners are charged with reviewing development applications for consistency and conformity with County adopted master plans, including impact on the environment and compatibility within the neighborhood. It also evaluates adequacy of and availability to the use of public facilities (water and sewer, transportation, schools). The Planning Department may also recommend that proposed projects dedicate land for roads, schools, parks, or recreation facilities. Also, the Planning Department staff works with developers and neighbors and relevant state and county agencies to address issues of concern before sending applications to the Planning Board.

Guidance is found in the 40 page *Montgomery County Planning Board Regulation No. COMCOR No. 50/59.00.01* wherein it includes *Parts A & C* of the *Basic Planning Department Policies for the Development Review Process.*

Part A, Item 6 requires that "the planning staff must cooperate with ..... the applicant and the public to seek a mutually satisfactory resolution when issues arise."

Part C, Item 6 requires that applicants must "Work with review staffs and the public in a cooperative manner to seek a mutually satisfactory resolution when issues arise." Those requirements apparently were completely satisfied by the statement in the staff report that it received 130 letters in opposition but recommended approval of the application irrespectively.

The site plan has been subjected to full review by the community residents, i.e. for those who care enough to make that effort. Opportunity to input concerns, suggestions and objections has been available many times over. That's simply basic to community fairness, irrespective of whether required by law and regulation. All owner residents must be classified as so called seniors in order to own and live here. That goes for renters as well. There has been ample opportunity for residents to engage in discussions. It certainly was when I was on my Mutual's Board of Direction.

At the Connecticut Avenue entry gate there is a sign that makes clear that Leisure World is a *Private Residential Community.* Our community functions internally under direction of its elected and appointed directors representing 26 Mutual Condominium entities, all in accord with the laws of Montgomery County. The community works hand-in-hand in combination with contract management personnel with their paid staffing. The proposed project has been well publicized in the Leisure World News that is issued every two weeks. The silent majority of the community is well aware of this project. I have no doubt that the majority would like for this project to move forward without further passage of time.

In respect to the existing administration building, many times I have been in it to confer with staffing or to attend meetings. It serves multiple purposes in spite of the fact that it is blatantly unsuitable in size and modernity to continue serving as the administrative head offices for the Leisure World Community. It should have been replaced years ago, not have to wait until we arrived at build-out completion within the community.

It's now time for this "grown up baby" to be presented with new shoes! And those shoes should be to replace the existing administrative building [and yes with a suitable ramp for access by handicapped persons and for those that have trouble navigating steps] with a new structure and up-grade the access to the dining

facility in Clubhouse I. Is this plan compatible with the existing land uses in and nearby for which it is planned? And is that a guiding principle of proper land planning? Of course it's yes to both!

The Board's decision should be based on disciplines of good planning, engineering and architecture, all in conjunction with duly adopted regulations of the State and County. Keep it simple. Community discord, such as it may or not be within the Leisure World Community, should best remain internally and solely for the community to spar over.

As an engineer, one of the things to adhere to is compliance with duly adopted specifications which have evolved on the basis of safety and soundness of decisions. I am not always in favor of everything that the applicable governing bodies do here in Leisure World. But further delay of this application is unnecessary.

I therefore urge approval of the Leisure World site plan application being processed as Agenda Item 7 on the November 30, 2017 Planning Board Commissioners Hearing.

Ralph B. Sheaffer

P.E. (RET), Life Member-ASCE

Shirley, Lori

From: Sharon Campbell <scampbell.lw@gmail.com>
Sent: Saturday, January 27, 2018 4:42 PM
To: Shirley, Lori
Cc: Sharon Campbell
Subject: Re: LW Construction project, Nov 30 hearing results

Hi, Ms. Shirley: I'm following up with you to ensure I correctly recorded the essence of our phone conversation Jan. 12 per my brief notes, below. I will look for an email response from you and consider that response to be a "yes" if not received by COB this Wednesday, Jan 31. If I have misconstrued anything, please let me know what I got wrong and what is correct. The blue notes are my understandings or questions. FYI, I have not heard anything from my mutual about when LW plans to have a meeting with us.

Thanks so much!
Sharon

Admin Bldg - call with Lori Shirley 1/12/18

Go to Nicole Gerke for info on meetings; if her minutes do not reflect what was said/Qs asked, then write P&P re what exactly is being disputed. We can ask that the meeting(s) be recorded (audio) but up to Gerke/whomever.

P&P Board asked Scott Wallace, Atty, to show the document(s) used to proceed with the site plan application and what was the basis for that decision. [As of 1/26/18, the only "new" document I've seen on the P&P site is the 2012 Space Needs Assessment posted 1/2/18.]

P&P to get pre-application minutes from March 2017 meeting week of 1/16.

P&P key concerns that LW provide:

1. The documentation [data?] that led LW Board to decide on the new building;
2. That LW take the current plan to each mutual for a "resident review" and answer all questions from owners, including questions about why an engineering study was not and is not being done; and
3. Meetings with "volunteer committees" [I don't really understand this]

Spring meeting attendees: P&P Chair *could* require people who speak only to be people who did NOT speak at Fall meeting; up to him.

On Thu, Jan 11, 2018 at 10:11 AM, Sharon Campbell <scampbell.lw@gmail.com> wrote:
Hello, Ms. Shirley: I trust you are having a good new year so far, but for the frigid temps.

I'm going to be in meetings today but wanted to make contact to see what exactly the results of the Nov. 30th hearing were and what P&P is requiring of LW in preparation for the next hearing in the Spring. At 4pm today, a few of us are meeting to discuss exactly what I'm asking you, below.

Those of us who were there or listened (me) to the Nov. 30 hearing, have the distinct impression that LW must have meaningful dialogue with owners/residents that has not yet occurred, including, but not limited to determining other factors as to whether/how this project really benefits us.

For instance, did P&P provide a written follow-up to the Nov. 30 hearing to LW or its contractors? If so, would you please forward a copy of that to me (today would be great and helpful)?

My mutual has made no effort so far and some of us are attempting to be as professional and accurate as possible in making requests. It was quite informative, for instance, to finally have a copy of the 2012 Assessment posted on 1/2/2018. Also, the report dated Nov. 30 (actually apparently written Nov. 17) appears to be a pre-meeting document and, while it's on P&P stationary, it seems it may have been prepared by the LW contractors. I am confused in these regards.

If you would offer some assistance in our understanding of the most important decisions, requirements, documents and LW actions that will be considered at the Spring hearing, we would be most appreciative.

Thank you,
Sharon Campbell
--
Author, *Medicare Enrollment Personal Workbook*

--
Author, *Medicare Enrollment Personal Workbook*

Shirley, Lori

From:	admin@justus.group
Sent:	Saturday, January 27, 2018 9:50 PM
To:	mont.Co.PlanningBoard@justus.group; justus organization; LW Green; lwdogs@justus.group
Cc:	ben kramer; press and tv media*f*
Subject:	LW residents oppose LW BOD/management new Administration Bldg. scheme

Joyce Smythe, Leisure World·
You can say that you are sure that the Administration Building is full of mold and asbestos but we really don't know the extent because the board won't authorize an engineering study. That leaves us to speculate. I think that the engineering study is the answer. Do the study, spend the money and then we shall see what has to be done. I speculate that it's either so bad that it is toxic and could have liability implications or it's not bad enough to justify a new building. I truly have an issue with how governance works here. The Board can spend $7 mill+ on a building and does not feel obligated to provide solid, professional justification to do so. Something is seriously disfunctional in this community. The balance of power is out of whack.

Joyce Smythe, Leisure World·
Well said Rose. We could also benefit by modernizing our services, such as security. How about transponders so that no one has to open the gate for us and thus eliminating the long line to get through the gate after 10pm. There is existing technology available that would improve services. What about CCTV for live broadcasts of meetings so everyone could be informed? The indoor and outdoor pools are embarrassing, the pool furniture is from 20 years ago. The Terrace room needs to be reworked to put the door back where it used to be. The carpeting in the hallway from the CH 1 lobby to the restaurants absolutely wreaks. The chairs in the Stein and Terrace rooms are filthy. And that's just off the top of my head! Alot more could be done with$7mill that would directly affect the residents and property value in general.

Valerie V. Williams, Leisure World
I would be glad to send you the petition asking for a community wide referendum be held for the purpose of providing owners/residents a YES or NO vote on the New Admin Building. Almost 2,000 signatures were presented to the county planning board on 11/30/2017. Let's all work to get the 3,000 plus signatures! Wouldn't it be great if we could get at least one resident from each mutual to get signatures!! At this point I have forwarded petitions to 10 members of NexDoor, some of whom have already volunteered to get additional signatures. Any more volunteers?

Diane Knot, Leisure World
Regarding a Strategic Plan (SP) - this would cost over $100,000. The cost for a SP would be greater than anything I've heard suggested or desired. Which would be at no charge or minimal charge for only some residents (e.g. bubble for tennis courts). What good is management or all these LW committees? A SP now is like putting the cart before the horse and an enormous waste of money.

David Katz, Leisure World·
It is essential to think clearly about these matters. First, the gym idea is a distraction because it deflects attention from the immediate issue, which is the need to stop any further movement towards construction of a new Admin bldg. Secondly, far from being a cart before horse, a strategic plan is vitally important if we are to establish priorities about what to do with the finite resources at community disposal. (Perhaps a gym is a good idea, but that is something that must be considered in context of overall LW needs.) Finally, and most importantly, it is a grievous error to think that the Board represents us; the Board, as its actions have shown, represents itself, so that there is a need to reconstitute a democratic form of government on this campus. Crucial in this respect is the intervention of the MOCO Planning Board, which may prove responsive to the situation and intervene on our behalf if it can be shown that enough LW residents

are dead set against the current disastrous course. The best way to do that is to compile as many signatures on the petition now in circulation.

Joyce Smythe, Leisure World·
David, I agree with everything you have said with the exception of looking toward the Planning Commision to help us. While a few members were sympathetic they clearly stated that our issue was out of their purview. We need to start the ground work for change at the mutual level and go from there. The Board has already rejected the petition. If they received a petition from each mutual, all 29 of them, I think we would have some leverage. The Board does not respond to individual concerns.

Norman Estrin, Leisure World·
I agree with you, Joyce, but I worry about the Board's quickness in rejecting a petition that would give them a snapshot of the feelings of the LW Residents. Will the rejection be repeated with the mutual petition? Could it be that the problem is that the Board is so corrupt that they will listen to the Residents? If it is truly violating its trust to represent the real needs of the LR Residents, we have a much bigger problem, but one we should not shy away from, if we are to protect our residents from expensive, wrong-headed proposals. How do we challenge a system that has apparently violated the precepts of fairness and inclusion, and restore the power of the people, who own and rent in Leisure World? If potential LR buyers believed that LR was being run like a self-serving, third world dictatorship, would they invest in a home here? I don't know whether the Board is as bad as I have been told but no one can tell me that a Board who does not listen to its Residents, at-large, is doing a competent job.

David Katz, Leisure World
Norman Estrin homes in on the real issue when he focuses on the reasons for the Board's errant behavior. He suggests that it is "corrupt," which is certainly true insofar as it is intent on following the GM in flagrant disregard of community interests, which it has a (nominal) fiduciary responsibility to defend. "Corruption" is, however, a moral rather than an analytic judgment, which is what is called for in this situation.

Here, then, is the fundamental question: Why is the BOD so committed to following the GM over the fiscal cliff? The answer, I believe, must be sought in social psychology, and in particular in "group think" dynamics with which many people are familiar. The average Board member is a Joe or Jane Doe, well - meaning but with limited education and therefore without much ability or inclination to think critically. Members are in any case not selected by their mutual peers for their independence of mind but rather, at best, for their amiability: these are folks who want to get along --- to be liked--- rather than to make waves. There is, in addition, strong pressure to conform, especially since the GM himself is such a formidable character and is surrounded by a subservient set of enablers who help him set the tone for the entire group. It thus becomes a "we" versus "them" situation in which "they" are "us," i.e., perceived as lacking the knowledge or abilities of those on the inside. Until or unless these dynamics are popularly understood (I am not optimistic on this score), there can by definition be no hope of structural change.

Mariam Harvey, Leisure World·
I am relatively new to the community and have been following this issue for awhile. It is beyond me how the governing board does not recognize that money for an admin building will not enhance home values one iota. I certainly don't think that the admin staff should work in unhealthy conditions but why don't you rent space for them off-site and use the money for a modern, up to date club house that would appeal to new buyers as well as current residents. And get the pools updated, they are really sad looking. **Most people on this forum are opposed to a new administration building** but I'm unsure that a petition will carry much weight. Does anyone have ties to look at media? **I'm inclined to think a mass protest and public outcry** might have some weight.

Diane Knot, Leisure World·
What David Katz says is correct - conversations about a new gym is just a distraction. The petitions along with the 20 or so residents who made statements had an enormous impact on the Park and Planning Board. The hearing took about 2 1/2 hours and the audio is available so you can listen for yourself. You will hear the gasp from the Planning Board when they saw the petitions and hear for yourself what they thought about how decisions are made for the community.

Please take the time to share your objection to the Adm. Bldg. by emailing your comments to Park and Planning Chairman CASEY.ANDERSON@MNCPPC.Org.

By the way, regarding Strategic Planning. LW already has budgeted $39,000 and now an additional $125,000 is added. Even if these number aren't exact - they are close. Is this really how you'd want your money spent?

David Katz, Leisure World·6h
There is plenty of room for disagreement about PB intentions; its members themselves may at this point be unsure of their intentions. Politics is always a fluid business, but at least one thing appears certain: namely that the BOD itself won't budge because backing away from its administration bldg commitment would involve too great a loss of face and would constitute a dangerous precedent, from their leaders' viewpoint, by acceding to the popular will. Two interrelated points follow if this analysis is correct: a) it is a total waste of time to quibble about a gym; b) we must focus all our energies where they might do some good —- namely on swaying the PB to see things in a rational way by acting as our surrogate in a situation in which we are otherwise powerless.

Diane Knot, Leisure World·
Well, I don't agree. If this community was in it infancy Stategic Planning would be a good idea. We now are built out and just need management to do it's job. It's a waste of money - again. I've been following comments and desires by residents on Nextdoor and most are very reasonable and doable. A few of the complaints should have been taken care of long before now. For example, updating the auditorium; making the bus available after 4 o'clock so those who don't drive could enjoy an early bird special at the clubhouse. It becomes dark early in the winter and night driving is difficult for many seniors; or any night activities at the clubhouses; renting a bubble for the tennis courts during the cold months for pickle ball and tennis (resident charged fees for its use) just to name a few.

And as far as this Admin. Bldg., management totally failed. The residents interests and desires were never invited. Even it it were free, it makes no sense. The architecture of Clubhouse 1 and 2, the current Adm. Bldg., and the medical center are all related - have simular style. What is proposed is an structure that will become dated quickly. It's a total waste of money. I understand that they now have finally eliminated the steps to enter the building. It took Park and Planning to scold them about how rediculious steps would be in our community. Management wouldn't listen to us when I for one pointed that out. To access the building there will be 6 areas where a resident will need to navagate thru possible traffic. One entrance is thru the restaurants. I missed the changes that were presented to my Mutual but when I asked a neighbor, she said these changes were not discussed. Sign a petition, email Park and Planning. You CAN make a difference.

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

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

Shirley, Lori

From: Sharon Campbell <scampbell.lw@gmail.com>
Sent: Monday, January 29, 2018 7:24 PM
To: Shirley, Lori
Subject: Re: LW Construction project, Nov 30 hearing results

Thank you, Lori. At this time, I have one question: What is the date of the Justification Statement for Site Plan No. 820170129, as one is noted?

Best,
Sharon

On Mon, Jan 29, 2018 at 12:35 PM, Shirley, Lori <lori.shirley@montgomeryplanning.org> wrote:

Hi Sharon,

That appears to be a fair summary of our phone conversation from 1.12.18. Attached is the letter that I mentioned that would be made available to you after it was signed by the Planning Director. Attachments to the letter are also here for you to read in the context of the response to County Councilman Katz. Please read over these documents and let me know if you have any questions. Thank you.

Lori Shirley

Planner Coordinator

Area 2 Division

Montgomery County Planning Department

8787 Georgia Avenue

Silver Spring, Maryland 20910

T 301-495-4557

F 301-495-1313

E Lori.Shirley@montgomeryplanning.org

W MontgomeryPlanning.org

M-NCPPC

From: Sharon Campbell [mailto:scampbell.lw@gmail.com]
Sent: Saturday, January 27, 2018 4:42 PM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Cc: Sharon Campbell <scampbell.lw@gmail.com>
Subject: Re: LW Construction project, Nov 30 hearing results

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Sharon

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If you would offer some assistance in our understanding of the most important decisions, requirements, documents and LW actions that will be considered at the Spring hearing, we would be most appreciative.

Thank you,

Sharon Campbell

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Author, *Medicare Enrollment Personal Workbook*

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Author, *Medicare Enrollment Personal Workbook*

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Author, *Medicare Enrollment Personal Workbook*

MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

January 12, 2018

The Honorable Sidney Katz
Montgomery County Council
Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850

Subject: E-mail from Bob and Marybeth Ardike requesting intervention at Leisure World

Dear Councilmember Katz:

The Montgomery County Planning Department is in receipt of the attached December 3, 2017 e-mail from Bob and Marybeth Ardike, Leisure World residents (Attachment 1). The Ardike's e-mail was forwarded to the Department by Mary Geis of your office, with a request that we offer guidance to your constituents' concerns.

Here is a summary of the regulatory review timeline for the Leisure World Administration Building and Clubhouse I, Site Plan No. 820170120 (Site Plan):

- April 2017, before the Site Plan was filed, the Leisure World Community Corporation (Applicant) had a pre-application meeting with Planning Staff to discuss their intent to file the Site Plan. The Applicant presented an overview of the proposal and explained that early efforts by the Leisure World Board of Directors (LWBOD) and Leisure World Management to communicate the proposal to Leisure World residents began approximately in 2013.

- June 2017, the Leisure World Community Corporation filed Site Plan No. 820170120 for construction of a new 20,555-square foot Administration Building and a 1,315-square foot addition to the existing Clubhouse I, addition of a new 71-space parking lot with related landscape, hardscape, stormwater management improvements and upgrades to an existing parking lot and various pedestrian and vehicular circulation improvements. After the new Administration Building is constructed, the existing Administration Building will be demolished. Shortly after the Site Plan was accepted by the Planning Department, Senior Counsel of the Planning Department responded to an e-mail inquiry from a Leisure World resident (Attachment 2) explaining that both Planning Staff and the Planning

Board do not have legal jurisdiction to mediate the differences between the LWBOD and the Leisure World residents related to:

- The LWBOD's authority to file the site plan application;
- Request for a referendum on the proposal; and
- Financing for the proposal.

- On November 17, 2017, the Area 2 Staff of the Montgomery County Planning Department posted a staff report 820170120 Leisure World Administration Building Clubhouse I Staff Report FINAL WITH ATTACHMENT4.pdf with a recommendation of approval with conditions. The Site Plan was reviewed under Chapter 59, the Montgomery County Zoning Ordinance, and the application includes a Statement of Justification (Attachment 3) that details the basis of the proposal.

- On November 30, 2017, the Planning Board conducted a public hearing and reviewed the application. Approximately 100 Leisure World residents attended and approximately 30 residents signed up to speak on the item. Many residents testified that the relationship between the LWBOD and the Leisure World residents has become contentious, including statements that the LWBOD was no longer responsive to questions and concerns from residents at meetings, and that their voices are not being fairly heard by their committees, mutual boards and the LWBOD. The Planning Board acted to defer a decision for two points: (1) to give the Applicant additional time to revise the site plan to remove steps proposed at the Administration Building's main entrance due to access concerns and (2) for the Applicant to better engage the Leisure World residents once the revised plans are available.

- On December 5, 2017, Planning Staff met with the Applicant to discuss next steps and expectations before the Planning Board hearing on the revised Site Plan is continued. Staff communicated that prior to continuing the hearing, the Applicant must demonstrate that they have:

  - Revised the Site Plan to eliminate steps at the proposed Administration Building's main entrance;
  - Engaged the Leisure World residents in the review of the revised Site Plan;
  - Submit a written detailed analysis of the options considered before reaching the conclusion that replacement of the existing Administration Building was the most appropriate way to move forward; and

- Submit a written detailed analysis and timeline of any meetings with any residents, committees, or mutual boards related to the formulation of Site Plan Application 820170020.

Although the Planning Department and Planning Board have no legal jurisdiction to resolve these differences between the two parties, Planning, staff is carefully coordinating with both parties and has requested that the applicant engage the Leisure World residents in review of the Site Plan prior to the continuation of the Planning Board hearing.

Thank you for your inquiry on this matter. I hope this summary is helpful.

Sincerely,

Gwen Wright

Gwen Wright
Planning Director

GW:ls:ha

cc: Scott Wallace, Linowes & Blocher

Attachments

ATTACHMENT 1

From: "CountyExecutive" <noreplay@app.montgomerycountymd.gov>
Date: 12/3/2017 4:41:36 PM
To: "CountyExecutiveIQ@montgomerycountymd.gov"
<CountyExecutiveIQ@montgomerycountymd.gov>
Cc:
Subject: Request for intervention

<APP>CUSTOM
<FIRST>Bob & Marybeth</FIRST>
<LAST>Ardike</LAST>
<ADDR1>3240 gleneagles dr. apt. 1-c</ADDR1>
<ADDR2></ADDR2>
<CITY>silver spring, md.</CITY>
<ZIP>20906</ZIP>
<PHONE>240-669-9587</PHONE>
<EMAIL>marybeth.bob@mail.com</EMAIL>

<MSG>Dear Mr. Leggett
I am 75 years old. My wife, Marybeth, is 74. We have been residents of Silver Spring for 45 years. We moved to our present home in Leisure World in 2013. I write to you about a contentious issue within the Leisure World Community of Silver Spring, Maryland.

The following exhortation, "if you see (are aware of) something, say something" is well known. That message should be taken to heart.

Our nation has experienced some violent events this year. Subsequent analysis often reveals the perpetrator showed "no warning" of a predisposition to act in this way.

Leisure World is a private, age restricted community with a population of approx. 8,000 residents. That is a population 3 times larger than Chevy Chase, Md. Last year marked the 50th Anniversary of Leisure World's inception.

The best way to encapsulate the concern we have is to refer you to the November 30 hearing held at the Montgomery Planning Board. That meeting was held for the purpose of approving application for a new Leisure World Administration Building. This is the genesis of the problem.

Many residents wrote the commission in opposition to the approval of this project. Nearly 100 residents from the community went to this hearing in downtown Silver Spring (some using walkers & canes). Many LW residents gave spoken testimony in opposition at the Hearing. The outcome was that the Commission deferred the approval requested.

The P&P Commissioners realized that a very contentious situation exists at Leisure World surrounding this issue. It directed the applicant, (the Leisure World Community Corp), to bring "the residents" into the process & resolve the contention.

Approximately 2,000 people have petitioned the Leisure World Board of Directors to hold a referendum on the issue. The referendum sought would provide an honest sense of the community on whether to proceed with this 7 million dollar plus project.

Montgomery County Council is comprised of 9 members. Leisure World's Board of Directors is comprised of 34 members. It would be a task to find any company or local governing entity of that size. They are selected not elected. This is also a bone of contention. The irony of the current situation is further demonstated by the fact that the individual, who has been the Chairman of the Leisure World Board of Directors for 2 years, signed the referendum petition and has stated that the size of the Board, as constituted, is not manageable.
To date, the LW Board has refused to conduct a referendum or to have a factual engineering assessment of the present building to determine its structural and economic viability of renovation, to ascertain if there exists a viable alternative. The issue is seriously dividing this community. It has been percolating for 5 years & has reached a point of intensification. Anger is growing on both sides.

We have seen the "unexpected" materialize in situations before. After unfortunate events, a wide variety of entities scurry around asking, "How was this point reached without being noticed? Why weren't "officials" aware of what was unfolding?

Well! Those are always logical questions to be asked.

In this case, several members of the County Council have been apprised. The CCOC has been advised, etc. To date, no one has shown an interest in getting involved in what is brewing in the "neighborhood" know as Leisure World.

We could go on. Yet, there is no need to do so. Validation is available both in print as well as in a July ABC TV news report. Much should be covered in an article that will appear in the Mongomery Sentinel newspaper in its December 7, edition. The media have taken an interest in the situation.

We write this to you in hopes your office will find a way within the county structure to bring the parties together to mediate the impasse. We are of the opinion that "hope" alone is not a viable option for a solution to the dilemma that exists. It will take some intervention, or professioal mediation.

Please look into the situation described. Angry persons who feel dismissed, disrespected, or disregarded can become "unhinged". Leisure World needs help.

Thank you,

Bob & Marybeth Ardike
3240 Gleneagles Dr.

ATTACHMENT 2

Shirley, Lori

From:	Rubin, Carol
Sent:	Monday, September 25, 2017 4:02 PM
To:	admin@justus.group; richard thornell
Cc:	Shirley, Lori
Subject:	RE: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1 - legal action against LWCC

On June 26, 2017, the Planning Department accepted the application for Site Plan 820170120, Leisure World Administrative Building and Clubhouse filed by Leisure World of Maryland Corp (Applicant). Section 59.7.3.4.C of the Montgomery County Code requires that the Planning Board schedule a public hearing on the application within 120 days after the date an application is accepted. No request has been made by the applicant for an extension.

Section 59.7.3.4.B requires that an applicant must own the subject property or be authorized by the owner to file the application. On at least three previous applications for development approvals at Leisure World, this same Applicant has been accepted as the authorized applicant without challenge by the community. Therefore, at the time the subject application was submitted, the Planning Department accepted the application from Leisure World of Maryland Corp as duly authorized.

You are now questioning whether Leisure World of Maryland Corp has the proper authority to act on behalf of the Leisure World community. As I indicated earlier, unless that question of authority has been filed with a Court that has jurisdiction over the Planning Board, I am not prepared to recommend that the Planning Board delay without a request from the Applicant, or condition its review and decision without an order by a Court of competent jurisdiction.

You suggest that the Planning Board's action should be stayed under Montgomery County Code - Chapter 10B-9(e), which provides: "Except as provided in Section 10B-9A [where relief from stay has been granted], when a dispute is filed with the Commission [on Common Ownership Communities], a community association must not take any action to enforce or implement the association's decision, other than filing a civil action under subsection (f), until the process under this Article is completed." (emphasis added). The requirement *not to take any action to enforce or implement the association's decision* is over the community association, which in this case would be the Applicant – not the Planning Board, as the Planning Board is subject to statutory time requirements to act as indicated above. This is clearly a private dispute that must be resolved between the association and its members. The Planning Board would merely be issuing the governmental regulatory authority necessary for the association to take the next step in its development process. Whether the association can act on that regulatory approval and take that next step would depend on private legal action.

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

dial number set forth above, or at (301) 495-4646 , and delete the communication from any computer or network system.

From: admin@justus.group [mailto:admin@justus.group]
Sent: Tuesday, September 19, 2017 3:21 AM
To: Rubin, Carol <carol.rubin@mncppc.org>; richard thornell <cthornell@comcast.net>
Subject: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1 - legal action against LWCC

Carol:

1. Please identify/provide the regulation showing: "It needs to be a court that would have jurisdiction to set aside the authority of the Applicant to file the site plan."

2. . Montgomery County Code - Chapter 10B, Common Ownership Communities

upon acceptance of a complaint - CCOC places a "stay" on any actions contained within the complaint, i.e. in this case - LW authority seek permit from Park & Planning

slk

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

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

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

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

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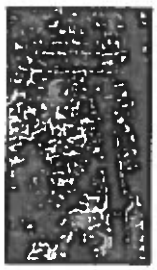
Am I correct that this includes a complaint filed with CCOC, the Montgomery County homeowners association regulatory authority?

325 standing room only!!!

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

justus.group
admin@justus.group



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

ATTACHMENT 2

Shirley, Lori

From:	Rubin, Carol
Sent:	Monday, September 25, 2017 4:02 PM
To:	admin@justus.group; richard thornell
Cc:	Shirley, Lori
Subject:	RE: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1 - legal action against LWCC

On June 26, 2017, the Planning Department accepted the application for Site Plan 820170120, Leisure World Administrative Building and Clubhouse filed by Leisure World of Maryland Corp (Applicant). Section 59.7.3.4.C of the Montgomery County Code requires that the Planning Board schedule a public hearing on the application within 120 days after the date an application is accepted. No request has been made by the applicant for an extension.

Section 59.7.3.4.B requires that an applicant must own the subject property or be authorized by the owner to file the application. On at least three previous applications for development approvals at Leisure World, this same Applicant has been accepted as the authorized applicant without challenge by the community. Therefore, at the time the subject application was submitted, the Planning Department accepted the application from Leisure World of Maryland Corp as duly authorized.

You are now questioning whether Leisure World of Maryland Corp has the proper authority to act on behalf of the Leisure World community. As I indicated earlier, unless that question of authority has been filed with a Court that has jurisdiction over the Planning Board, I am not prepared to recommend that the Planning Board delay without a request from the Applicant, or condition its review and decision without an order by a Court of competent jurisdiction.

You suggest that the Planning Board's action should be stayed under Montgomery County Code - Chapter 10B-9(e), which provides: "Except as provided in Section 10B-9A [where relief from stay has been granted], when a dispute is filed with the Commission [on Common Ownership Communities], **a community association must not take any action to enforce or implement the association's decision**, other than filing a civil action under subsection (f), until the process under this Article is completed." (emphasis added). The requirement *not to take any action to enforce or implement the association's decision* is over the community association, which in this case would be the Applicant – not the Planning Board, as the Planning Board is subject to statutory time requirements to act as indicated above. This is clearly a private dispute that must be resolved between the association and its members. The Planning Board would merely be issuing the governmental regulatory authority necessary for the association to take the next step in its development process. Whether the association can act on that regulatory approval and take that next step would depend on private legal action.

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8787 Georgia Avenue, Suite 205
Silver Spring, Maryland 20910
tel: 301-495-4646; fax: 301-495-2173
email: carol.rubin@mncppc.org

dial number set forth above, or at (301) 495-4646 , and delete the communication from any computer or network system.

From: admin@justus.group [mailto:admin@justus.group]
Sent: Tuesday, September 19, 2017 3:21 AM
To: Rubin, Carol <carol.rubin@mncppc.org>; richard thornell <cthornell@comcast.net>
Subject: Site Plan 820170120, Leisure World Administrative Building and Clubhouse 1 - legal action against LWCC

Carol:

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slk

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

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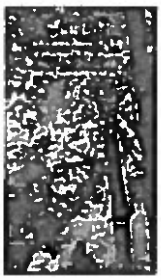

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ATTACHMENT 3

JUSTIFICATION STATEMENT FOR SITE PLAN NO. 820170120

Site Plan Justification for Leisure World
New Administration Building and Clubhouse Additions

I. INTRODUCTION

Applicant, Leisure World Community Corporation (the "Applicant"), by its attorneys, Linowes and Blocher LLP, submits this Site Plan Justification Statement to demonstrate conformance of the proposed development with all applicable review requirements and criteria. The subject property, which is owned by Leisure World Community Corporation, consists of Parcel 63, as shown on the subdivision record plat known as "Rossmoor Leisure World – Parcels 62 and 63", recorded among the Land Records of Montgomery County as Plat No. 25219 and Parcel 4 as shown on the subdivision record plat known as "Plat 2 - Rossmoor Leisure World", recorded among the Land Records of Montgomery County as Plat No. 7814 (the "Property"). The Property contains a total of 11.62 acres.

The Property is bounded by North Leisure World Boulevard to the west, Parcel 62 (also shown on Plat No. 25219) to the north and east, and Gleneagles Drive to the south. The Property, which is currently improved with an aging administration building, a private clubhouse building (the "Clubhouse"), recreational facilities, including a swimming pool, and several surface parking lots, is zoned Planned Retirement Community (PRC), and is subject to the recommendations of the Aspen Hill Master Plan approved and adopted in 1994 (the "Master Plan"). The Property is in the Northwest Branch Watershed (Class IV).

Pursuant to the applicable provisions of Chapter 59 of the Montgomery County Code (the "Zoning Ordinance"), Applicant submits this application and Site Plan for the proposed redevelopment of the Property with a new administration building containing approximately

20,500 s.f. GFA, improvements to the clubhouse, and a new surface parking lot (the "Parking Lot") with approximately 75 spaces (collectively, the "Project"). The Project will facilitate a number of recommendations of the Master Plan by supporting housing options for seniors, an important private recreation area, and the original goals of the PRC zone in Aspen Hill, as well as general goals for public safety, community identity and design, transit, and economic activity in the Aspen Hill planning area.

II. BACKGROUND

Dating back to 1961 the majority of the Aspen Hill planning area has been purposefully left to residential uses, as recommended in the original Wedges and Corridors Plan. Furthermore, most of Aspen Hill has historically been comprised of relatively low-density residential housing. The Leisure World community, however, has long been an important and notable exception beginning with the rezoning of over 920 acres of land previously designated to allow only two DU/A or one half DU/A to the PRC zone in 1964. Master Plan at 13. The original purpose of the PRC zone was to accommodate age restricted housing, and the 1964 rezoning of Aspen Hill was largely enacted to accommodate the Leisure World community.

Development of Leisure World began in 1966, and the existing administration building that is proposed for replacement was one of the first buildings constructed in the community. At present, however, the administration building needs to be replaced in order to effectively serve the Leisure World community. Additional space is required above that provided by the existing administration building. Similarly, the Clubhouse must be expanded and modified to accommodate the changing needs of the community. As discussed below, the proposed improvements, and their design will enhance Leisure World and promote the community as a housing amenity for seniors in the County into the future.

III. PROPOSED PROJECT AS REFLECTED IN SITE PLAN

The purpose of the Project is to support the Leisure World community and the private outdoor space represented by the Leisure World golf course. The design described below will assist by filling the basic Leisure World community needs for administrative office space and additional space at the Clubhouse. Of particular importance, however, the proposed improvements will deliver needed accessibility improvements for the senior community residents, and will do so in a manner which is compatible with Leisure World design, on-site features, and the immediately adjacent properties. The Project will also increase community identity, and generally support transportation goals, and economic activity, as discussed further below.

As noted on the included Site Plan, Applicant proposes to redevelop the Property with the Project, which includes approximately 21,870 square feet of new structures and the 75 space Parking Lot, in addition to site improvements, including redesigned road access and landscaping. Among the other elements described, the primary feature of the Project is the new 20,555 square foot building designed to house administrative office uses, and community services (the "Administration Building"). The Administration Building, which will be a split level structure and approximately 4,000 square feet larger than the existing building, will be located partially on the eastern edge of an existing surface parking lot and partially on vacant land east-adjacent to the existing surface parking lot. (See elevations and floor plans enclosed with the Site Plan.) The larger space will accommodate current Leisure World staffing needs and business functions and allow for effective staff-resident interactions in proposed new meeting spaces. The Administration Building will also include several basic functions and desired conveniences for

the Leisure World residents. Specifically, the Administration Building will house community services such as a post office and possibly a financial institution for residents' use.

As demonstrated by the enclosed site plan, floor plan, perspectives and elevations, the Administration Building has been designed with a focus on high-quality architecture and building materials, improved accessibility, energy efficiency, and compatibility with surrounding buildings and landscaping. The exterior of the Administration Building takes its design cues from the nearby clubhouse building and the predominant aesthetics of the greater Leisure World community. Specifically, the design is inspired by horizontal proportions that blend within the landscape. Although the campus has an eclectic architectural style, most buildings have common elements such as such as ribbon windows, large solid areas of varying materials, asymmetry and planar roof lines. The Administration Building draws upon these existing cues and is defined by its dramatic pitched roofs, large roof overhangs, and the relationship of large glazed openings to solid mass walls.

The sloped topography allows the building to be nestled within the site which brings forth a symbiotic relationship with the landscape. The design ties outdoor elements with interior functions to take advantage of the golf course views, a lawn bowling area and a light, open plaza entrance. In addition to enhancing the experience of the surrounding landscape, these indoor-outdoor connections will also have the benefit of encouraging interactions between community members.

With regard to access, the split-level design of the Administration Building provides for two entrances – one primarily for staff and the other for the community. In turn, dual entrances allow administrative staff parking to be redistributed away from Clubhouse parking in order to reduce congestion, which is a concern among Leisure World residents. Additionally, the lobby of

the Administration Building has been designed to optimize the connection between the building's main entrance and the newly designed Parking Lot, as further discussed below. Importantly, the main entrance of the Administration Building has been designed in coordination with an on-grade renovation of the Leisure World Bus Stop (the "Bus Stop"). Further, a covered walkway is included to connect the Bus Stop and the entrance to the Administration Building.

The upper level entrance to the building serves most administration functions used by the residents – Security, Resales, financial institution, post office and general information services. Few outside visitors would use the main entrance to the building; outside vendors and users would be meeting with LW employees and utilize the lower entrance where most of the administrative departments are located. Dominating features accentuating the main entrance are not as necessary for this building as most users are repeat residents who are familiar with the Community and those services provided for in the new building. The main lobby is accessed via a large plaza area accessible on grade from the LW Bus Drop Off and ADA parking located on the south side and via 12' wide stairs and a ramp from the center of the parking lot on the west side. The entrance doors to the main lobby are pronounced from the front elevation in a recycled wood-paneled structure with large windows facing into the reception area to provide an inside/outside feel to the spaces. A large landmark sign, similar in design to others in the Community, will emphasize the main entrance and will be located on the retaining wall that forms part of the ramp and plaza planter area.

Façade materials will be consistent with the existing Clubhouse, as well as certain additions described below, to allow for a unified aesthetic, also compatible with overall Leisure World design themes. A mix of façade materials and a varied roof design will create visual

interest in the Administration Building that will be further enhanced by landscaping and other site improvements as discussed immediately below.

Landscaping for the Administration Building, and the Project generally, will be consistent with existing Clubhouse landscaping, and will include plantings, with vegetation to provide summer shade and other protection from the weather. Site improvements for walkways and drop-off areas will make use of a mix of surface materials, including permeable paving where possible for new parking spaces. Site improvements and landscaped areas will also provide locations for the addition of benches and other seating for residents coming and going from the Administration Building and Clubhouse.

Additions to the Clubhouse (the "Clubhouse Additions") are proposed for the northern wing of the Clubhouse. Specifically, the Clubhouse Additions include two vestibules – one at the entrance to the "Clubhouse Grille" restaurant, located at the northern part of the Clubhouse's western edge (the "Grille Vestibule"), and another along the northern edge of the Clubhouse (the "Terrace Room Vestibule"). The Grille Vestibule will provide for safe, sheltered pick-up and drop-off of residents dining at the Clubhouse Grille. The Terrace Room Vestibule is proposed in conjunction with a patio area and an expansion of the Clubhouse's "Maryland Room," which will provide needed extra seating area in the Clubhouse. Both vestibules will be designed with materials that are consistent with those of the new Administration Building, further tying the proposed new features to the existing Clubhouse to create a continuous coherent experience of the Project. Both vestibules will also aid in energy efficiency providing for "air trap" to minimize loss of heating and cooling from the Clubhouse. Doors to the vestibules will function with motion sensor automatic openers to further increase efficiency.

As with elements of the Administration Building discussed above, the vestibules will greatly improve access to the Clubhouse. Covered walkways, which were the enhancements most requested by Leisure World residents, will connect the designated drop-off areas at both vestibules to the new proposed Parking Lot and access drive (described below).

In addition to the Administration Building, the Clubhouse Addition and associated site and landscape improvements, the Project also includes plans for the new Parking Lot, as well as a drop-off circle and access drive. Essentially, a new access drive is planned along the western edge of the Clubhouse, with a drop-off circle just south of the proposed location of the Administration Building (collectively, the access drive and drop-off circle are herein referred to as the "Access Drive"), and the Parking Lot at the approximate location of the existing administration building. The Access Drive will connect with and provide drop off locations for the Clubhouse Additions on the northern edge of the Clubhouse, and will provide connection and drop off for the Administration Building to the north. To the west of the Access Drive (and southwest of the proposed new drop-off circle), the new proposed Parking Lot will be constructed with approximately 75 parking spaces primarily serving the Clubhouse.

The key features of the Access Drive and Parking Lot include varied surface materials and permeable paving to add color, texture and stormwater functionality where possible. Together, the Access Drive and Parking Lot will provide improved circulation, safe and efficient loading areas, easy pedestrian access, additional ADA parking spaces, and integrated Bus Stop for an improved rider experience of the Property. The new Parking Lot will provide approximately 4 new ADA spaces at its eastern edge, while the Access Drive will provide an additional 8 spaces just west of the Clubhouse Grille, and 4 spaces near the northern part of the Administration Building's western edge. The Access Drive will also include a new segment

providing for designated drop off area at the Grille Vestibule, and additional designated drop off areas (a) off the southern side of the roundabout for the Terrace Room Vestibule, and (b) from the exiting lane of the roundabout for the Administration Building as well as provide (9) ADA spaces. Further details of proposed circulation and loading are provided below.

Leisure World is complying with the new Commercial Energy Code adopted by Montgomery County in 2015. The new Energy Code covers improvements in building thermal envelope design, U-factor and solar heat gain coefficient calculations, energy efficient mechanical and service water heating systems, reduction in electrical loads through use of LED lighting, daylighting zones and low voltage power for computer equipment, proper insulation of ductwork and piping and implementation of a commissioning plan and continued maintenance plan to ensure energy efficiency throughout the life span of the building and systems. A copy if the 2015 Commercial Energy Code requirements from Montgomery County are attached for reference.

In addition to the Montgomery County Commercial Energy Code, Leisure World is also using the LEED rating system as a guideline to making sustainable design decisions. Some examples are use of native plants were possible, reusing collected stormwater to provide irrigation where needed, use materials with high recycled content and light-colored roofing to reduce heat gain. A copy of the LEED v4 Project Checklist is attached for reference.

Other sustainable features being considered by Leisure World throughout the Community that will be integrated into the project are permeable paving for secondary walkways and new non-ADA parking spaces, LED parking lighting with low light cut off, and solar panels to provide low voltage electricity and water heating for outdoor pool.

IV. FINDINGS REQUIRED FOR SITE PLAN APPROVAL

Section 59-7.3.4.E.2 of the Zoning Ordinance provides the findings that the Planning Board must make before approving a site plan application. The following is an analysis of how the Application satisfies these findings:

To approve a site plan, the Planning Board must find that the proposed development:

a. satisfies any previous approval that applies to the site;

The proposed development satisfies all applicable requirements of Development Plan Amendment 84-4, as amended (the "DPA").

b. satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;

This section is inapplicable as there are no binding elements of an associated development plan or schematic development plan in effect on October 29, 2014.

c. satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;

The green area requirements pursuant to the DPA have been satisfied based on the gross tract area of the Leisure World Community (*see* Development Tabulations.

d. satisfies applicable use standards, development standards, and general requirements under this Chapter;

As shown on the Development Tabulations, the Project as reflected in the Site Plan meets all of the applicable development standards of the PRC Zone.

e. satisfies the applicable requirements of:

i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and

ii. Chapter 22A, Forest Conservation

Pursuant to Chapter 19 of the Montgomery County Code, Applicant will provide sediment and erosion control and water quality and quantity treatment as required by Montgomery County laws, rules, and regulations. This is demonstrated in the concept sediment control plan and conceptual stormwater management plan included in the Site Plan application. Applicant has provided an approved a Forest Conservation Plan Exemption Exhibit.

f. provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;

The Project incorporates safe, adequate, and efficient parking, circulation, and building massing. From the drop-off circle at the eastern terminus of Rossmoor Boulevard, the Project will extend Rossmoor to the north by construction of the Access Drive. The basic layout of the Access Drive includes a new proposed drop-off circle just south of the proposed Administration Building and north of the proposed Clubhouse Additions. The Parking Lot projects west from the Access Drive as the Access Drive stems north from the existing Rossmoor loop. As combined with the existing lot to the west of the proposed Administration Building location, the Parking Lot will provide more than sufficient parking, as shown on the parking tabulations included with the enclosed Site Plan. At its western edge, the Parking Lot will also include a separate connection to the existing Rossmoor loop. Together, the Access Drive and the Parking Lot will improve circulation and will offer greater safety and convenience for both pedestrians and drivers.

The Project includes multiple points of access for the Administration Building and the Clubhouse Additions. The main entrance to the Administration Building – at the southern part of its western edge, on the building's "upper level" – will be served by two new improvements. First, a covered walkway will connect to the part of the Access Drive, which exits the proposed new drop-off circle at the Bus Stop. The covered walkway also allows the at grade Bus Stop to

serve the Administration Building's primary entrance. Second, the existing parking lot will be accessible to main "upper level" entrance via a ramp. New parking spaces, including four ADA spaces, will be located east-adjacent to the existing surface lot on the Property and adjacent to the lower level on grade entrance.

The proposed layout of the Access Drive provides increased vehicle and pedestrian safety with clearly delineated spaces for loading, personal vehicles, and pedestrians. A separated, wide loading area stems at an angle from part of the Access Drive which enters the proposed new drop-off circle. The clearly partitioned, angled loading area will minimize confusion and safety related to the comingling of service vehicles, with personal vehicles, buses and pedestrians in this active node of the Property. The new loading dock will also be screened from public view.

Traffic flow entering the existing parking lot from the Access Drive will be from south to north, with Parking Lot ingress near the Administration Building's upper entrance, and vehicle circulation continuing past the main (upper) building entrance en route to Parking Lot egress at the northern side of the lot. Since administrative staff parking will all be located in the existing surface lot, the addition of the proposed Parking Lot, primarily serving the Clubhouse, will reduce congestion related to traffic from the Clubhouse and the existing administration building sharing the single existing lot.

g. *substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;*

As stated above, the Project advances multiple goals of the Master Plan. Leisure World is a central feature of the Master Plan vision, and with specific relation to Leisure World, the Master Plan calls for a range of senior housing choices, the sustained maintenance of private recreation areas, and the accommodation of a post office location. Additionally, the Master Plan

more generally recommends support for Aspen Hill economic activity, public safety, transportation mix, community identity and design, and increased access for the disabled. The Project is entirely consistent with both the Master Plan goals, which are specific to Leisure World and those of general application to the Aspen Hills plan area.

With regard to goals specific to Leisure World, the Master Plan identifies Leisure World as Parcel Area 19 and recommends sustaining Leisure World as an appropriate location for senior housing. Master Plan at 69-70. Additionally, the Master Plan makes specific mention of Leisure World as an important source of housing choice for the "elderly," noting Leisure World as an exceptional and large collection of multifamily and attached single-family housing. Master Plan at 188.

The administrative and business functions which support the management of Leisure World require a headquarters for daily office use, storage, and meeting space. The Administration Building is therefore plainly key to supporting Leisure World. This is also true of the Clubhouse Additions which upgrade the larger Clubhouse, which is central to the basic character and function of the Leisure World community.

The golf course at Leisure World is also specifically named as an important source of private recreation and open space area. Master Plan at 179. The Master Plan states, "major private open spaces [specifically including the Leisure World golf course,] are valuable visual resources and provide vistas from adjacent roads and residences. The private recreational facilities also relieve pressure on the existing public facilities and additional future need for such facilities in the planning area." Id. The Administration Building is being designed to provide views which take advantage of the golf course vistas referenced in the Master Plan and both the

Administration Building and the Clubhouse serve the continued operation and maintenance of this valuable private recreation area.

Finally, with specific mention of Leisure World, the Master Plan lists post office resources in the Aspen Hill area. Master Plan at 196. The proposed post office, like the proposed community services will provide basic services needed by the residents of Leisure World.

With regard to more general recommendations, the Project will support goals for increased economic activity, area transportation, public safety, increased access for people with disabilities, and community identify and design. See Master Plan at 15 – 17; 196. Sustaining Leisure World as a well-functioning community and a desirable place to live supports the existing businesses of the Aspen Hill area for which the residents of Leisure World serve as a local customer base and source of employment. With regard to transportation, the design of the Project makes the Bus Stop a central element of the new Administration Building and site improvements for vehicular and pedestrian circulation, thus supporting the mix of transportation modes called for in the Master Plan. Master Plan at 16. The inclusion of the on-site community services such as a financial institution and post office also encourage shorter trips by pedestrians and by bus transit. The circulation plan and enhanced accessibility associated with the Administration Building, the Clubhouse Additions, and the Parking Lot also forward public safety goals, as does the provision of on-site community services. The Project directly increases access for people with disabilities by providing twelve new ADA spaces, and a Bus Stop which will retain its at grade elevation. As discussed above, high-quality architecture and building materials are a key focus of the proposed new structures. These new buildings, as well as improved landscaping and streetscape will support the Master Plan goal for community identity and design.

h. will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was improved, a new adequate public test is not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;

The Project will be served by adequate public services and facilities. The proposed Administration Building and Clubhouse Additions do not contemplate increases in employment over that serving the existing administrative offices and Clubhouse, and will not generate additional vehicle trips. Since the uses have been in place and in continuing use for more than 12 years, the Project will generate much fewer than 50 additional peak hour trips (and a traffic study is not required to satisfy the Local Area Transportation Review test).

i. on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and

This section is inapplicable to the Site Plan as the Property is not located in a Rural Residential or Residential zone.

j. on a property in all other zones, is compatible with existing and approved or pending adjacent development.

The Project is also compatible with existing and approved adjacent development. The proposed building is similar in height, massing, and architectural appearance to the adjacent structures on the Property and adjacent Leisure World properties. The Project's building types and use are consistent with existing buildings which they will replace and supplement, and which have been compatible with adjacent development for many years. If any effects are felt by adjacent developments, they will be felt as beneficial results of the new improved loading and circulation plans.

V. CONCLUSION

Applicant respectfully requests that the Planning Board grant approval of the Site Plan application. As explained above and shown in the plans submitted with the application, the Site Plan satisfies the findings that the Planning Board must make to approve a site plan under Section 59-7.3.4.E of the Zoning Ordinance.

Respectfully submitted,

LINOWES AND BLOCHER LLP

By: _____
Scott C. Wallace

By: _____
Philip C. Dales

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(301) 961-5124 (Wallace)
(301) 961- (Dales)

Attorneys for Applicant

ATTACHMENT 3

JUSTIFICATION STATEMENT FOR SITE PLAN NO. 820170120

Site Plan Justification for Leisure World
New Administration Building and Clubhouse Additions

I. INTRODUCTION

Applicant, Leisure World Community Corporation (the "Applicant"), by its attorneys, Linowes and Blocher LLP, submits this Site Plan Justification Statement to demonstrate conformance of the proposed development with all applicable review requirements and criteria. The subject property, which is owned by Leisure World Community Corporation, consists of Parcel 63, as shown on the subdivision record plat known as "Rossmoor Leisure World – Parcels 62 and 63", recorded among the Land Records of Montgomery County as Plat No. 25219 and Parcel 4 as shown on the subdivision record plat known as "Plat 2 - Rossmoor Leisure World", recorded among the Land Records of Montgomery County as Plat No. 7814 (the "Property"). The Property contains a total of 11.62 acres.

The Property is bounded by North Leisure World Boulevard to the west, Parcel 62 (also shown on Plat No. 25219) to the north and east, and Gleneagles Drive to the south. The Property, which is currently improved with an aging administration building, a private clubhouse building (the "Clubhouse"), recreational facilities, including a swimming pool, and several surface parking lots, is zoned Planned Retirement Community (PRC), and is subject to the recommendations of the Aspen Hill Master Plan approved and adopted in 1994 (the "Master Plan"). The Property is in the Northwest Branch Watershed (Class IV).

Pursuant to the applicable provisions of Chapter 59 of the Montgomery County Code (the "Zoning Ordinance"), Applicant submits this application and Site Plan for the proposed redevelopment of the Property with a new administration building containing approximately

20,500 s.f. GFA, improvements to the clubhouse, and a new surface parking lot (the "Parking Lot") with approximately 75 spaces (collectively, the "Project"). The Project will facilitate a number of recommendations of the Master Plan by supporting housing options for seniors, an important private recreation area, and the original goals of the PRC zone in Aspen Hill, as well as general goals for public safety, community identity and design, transit, and economic activity in the Aspen Hill planning area.

II. BACKGROUND

Dating back to 1961 the majority of the Aspen Hill planning area has been purposefully left to residential uses, as recommended in the original Wedges and Corridors Plan. Furthermore, most of Aspen Hill has historically been comprised of relatively low-density residential housing. The Leisure World community, however, has long been an important and notable exception beginning with the rezoning of over 920 acres of land previously designated to allow only two DU/A or one half DU/A to the PRC zone in 1964. Master Plan at 13. The original purpose of the PRC zone was to accommodate age restricted housing, and the 1964 rezoning of Aspen Hill was largely enacted to accommodate the Leisure World community.

Development of Leisure World began in 1966, and the existing administration building that is proposed for replacement was one of the first buildings constructed in the community. At present, however, the administration building needs to be replaced in order to effectively serve the Leisure World community. Additional space is required above that provided by the existing administration building. Similarly, the Clubhouse must be expanded and modified to accommodate the changing needs of the community. As discussed below, the proposed improvements, and their design will enhance Leisure World and promote the community as a housing amenity for seniors in the County into the future.

III. PROPOSED PROJECT AS REFLECTED IN SITE PLAN

The purpose of the Project is to support the Leisure World community and the private outdoor space represented by the Leisure World golf course. The design described below will assist by filling the basic Leisure World community needs for administrative office space and additional space at the Clubhouse. Of particular importance, however, the proposed improvements will deliver needed accessibility improvements for the senior community residents, and will do so in a manner which is compatible with Leisure World design, on-site features, and the immediately adjacent properties. The Project will also increase community identity, and generally support transportation goals, and economic activity, as discussed further below.

As noted on the included Site Plan, Applicant proposes to redevelop the Property with the Project, which includes approximately 21,870 square feet of new structures and the 75 space Parking Lot, in addition to site improvements, including redesigned road access and landscaping. Among the other elements described, the primary feature of the Project is the new 20,555 square foot building designed to house administrative office uses, and community services (the "Administration Building"). The Administration Building, which will be a split level structure and approximately 4,000 square feet larger than the existing building, will be located partially on the eastern edge of an existing surface parking lot and partially on vacant land east-adjacent to the existing surface parking lot. (See elevations and floor plans enclosed with the Site Plan.) The larger space will accommodate current Leisure World staffing needs and business functions and allow for effective staff-resident interactions in proposed new meeting spaces. The Administration Building will also include several basic functions and desired conveniences for

the Leisure World residents. Specifically, the Administration Building will house community services such as a post office and possibly a financial institution for residents' use.

As demonstrated by the enclosed site plan, floor plan, perspectives and elevations, the Administration Building has been designed with a focus on high-quality architecture and building materials, improved accessibility, energy efficiency, and compatibility with surrounding buildings and landscaping. The exterior of the Administration Building takes its design cues from the nearby clubhouse building and the predominant aesthetics of the greater Leisure World community. Specifically, the design is inspired by horizontal proportions that blend within the landscape. Although the campus has an eclectic architectural style, most buildings have common elements such as such as ribbon windows, large solid areas of varying materials, asymmetry and planar roof lines. The Administration Building draws upon these existing cues and is defined by its dramatic pitched roofs, large roof overhangs, and the relationship of large glazed openings to solid mass walls.

The sloped topography allows the building to be nestled within the site which brings forth a symbiotic relationship with the landscape. The design ties outdoor elements with interior functions to take advantage of the golf course views, a lawn bowling area and a light, open plaza entrance. In addition to enhancing the experience of the surrounding landscape, these indoor-outdoor connections will also have the benefit of encouraging interactions between community members.

With regard to access, the split-level design of the Administration Building provides for two entrances – one primarily for staff and the other for the community. In turn, dual entrances allow administrative staff parking to be redistributed away from Clubhouse parking in order to reduce congestion, which is a concern among Leisure World residents. Additionally, the lobby of

the Administration Building has been designed to optimize the connection between the building's main entrance and the newly designed Parking Lot, as further discussed below. Importantly, the main entrance of the Administration Building has been designed in coordination with an on-grade renovation of the Leisure World Bus Stop (the "Bus Stop"). Further, a covered walkway is included to connect the Bus Stop and the entrance to the Administration Building.

The upper level entrance to the building serves most administration functions used by the residents – Security, Resales, financial institution, post office and general information services. Few outside visitors would use the main entrance to the building; outside vendors and users would be meeting with LW employees and utilize the lower entrance where most of the administrative departments are located. Dominating features accentuating the main entrance are not as necessary for this building as most users are repeat residents who are familiar with the Community and those services provided for in the new building. The main lobby is accessed via a large plaza area accessible on grade from the LW Bus Drop Off and ADA parking located on the south side and via 12' wide stairs and a ramp from the center of the parking lot on the west side. The entrance doors to the main lobby are pronounced from the front elevation in a recycled wood-paneled structure with large windows facing into the reception area to provide an inside/outside feel to the spaces. A large landmark sign, similar in design to others in the Community, will emphasize the main entrance and will be located on the retaining wall that forms part of the ramp and plaza planter area.

Façade materials will be consistent with the existing Clubhouse, as well as certain additions described below, to allow for a unified aesthetic, also compatible with overall Leisure World design themes. A mix of façade materials and a varied roof design will create visual

interest in the Administration Building that will be further enhanced by landscaping and other site improvements as discussed immediately below.

Landscaping for the Administration Building, and the Project generally, will be consistent with existing Clubhouse landscaping, and will include plantings, with vegetation to provide summer shade and other protection from the weather. Site improvements for walkways and drop-off areas will make use of a mix of surface materials, including permeable paving where possible for new parking spaces. Site improvements and landscaped areas will also provide locations for the addition of benches and other seating for residents coming and going from the Administration Building and Clubhouse.

Additions to the Clubhouse (the "Clubhouse Additions") are proposed for the northern wing of the Clubhouse. Specifically, the Clubhouse Additions include two vestibules – one at the entrance to the "Clubhouse Grille" restaurant, located at the northern part of the Clubhouse's western edge (the "Grille Vestibule"), and another along the northern edge of the Clubhouse (the "Terrace Room Vestibule"). The Grille Vestibule will provide for safe, sheltered pick-up and drop-off of residents dining at the Clubhouse Grille. The Terrace Room Vestibule is proposed in conjunction with a patio area and an expansion of the Clubhouse's "Maryland Room," which will provide needed extra seating area in the Clubhouse. Both vestibules will be designed with materials that are consistent with those of the new Administration Building, further tying the proposed new features to the existing Clubhouse to create a continuous coherent experience of the Project. Both vestibules will also aid in energy efficiency providing for "air trap" to minimize loss of heating and cooling from the Clubhouse. Doors to the vestibules will function with motion sensor automatic openers to further increase efficiency.

As with elements of the Administration Building discussed above, the vestibules will greatly improve access to the Clubhouse. Covered walkways, which were the enhancements most requested by Leisure World residents, will connect the designated drop-off areas at both vestibules to the new proposed Parking Lot and access drive (described below).

In addition to the Administration Building, the Clubhouse Addition and associated site and landscape improvements, the Project also includes plans for the new Parking Lot, as well as a drop-off circle and access drive. Essentially, a new access drive is planned along the western edge of the Clubhouse, with a drop-off circle just south of the proposed location of the Administration Building (collectively, the access drive and drop-off circle are herein referred to as the "Access Drive"), and the Parking Lot at the approximate location of the existing administration building. The Access Drive will connect with and provide drop off locations for the Clubhouse Additions on the northern edge of the Clubhouse, and will provide connection and drop off for the Administration Building to the north. To the west of the Access Drive (and southwest of the proposed new drop-off circle), the new proposed Parking Lot will be constructed with approximately 75 parking spaces primarily serving the Clubhouse.

The key features of the Access Drive and Parking Lot include varied surface materials and permeable paving to add color, texture and stormwater functionality where possible. Together, the Access Drive and Parking Lot will provide improved circulation, safe and efficient loading areas, easy pedestrian access, additional ADA parking spaces, and integrated Bus Stop for an improved rider experience of the Property. The new Parking Lot will provide approximately 4 new ADA spaces at its eastern edge, while the Access Drive will provide an additional 8 spaces just west of the Clubhouse Grille, and 4 spaces near the northern part of the Administration Building's western edge. The Access Drive will also include a new segment

providing for designated drop off area at the Grille Vestibule, and additional designated drop off areas (a) off the southern side of the roundabout for the Terrace Room Vestibule, and (b) from the exiting lane of the roundabout for the Administration Building as well as provide (9) ADA spaces. Further details of proposed circulation and loading are provided below.

Leisure World is complying with the new Commercial Energy Code adopted by Montgomery County in 2015. The new Energy Code covers improvements in building thermal envelope design, U-factor and solar heat gain coefficient calculations, energy efficient mechanical and service water heating systems, reduction in electrical loads through use of LED lighting, daylighting zones and low voltage power for computer equipment, proper insulation of ductwork and piping and implementation of a commissioning plan and continued maintenance plan to ensure energy efficiency throughout the life span of the building and systems. A copy if the 2015 Commercial Energy Code requirements from Montgomery County are attached for reference.

In addition to the Montgomery County Commercial Energy Code, Leisure World is also using the LEED rating system as a guideline to making sustainable design decisions. Some examples are use of native plants were possible, reusing collected stormwater to provide irrigation where needed, use materials with high recycled content and light-colored roofing to reduce heat gain. A copy of the LEED v4 Project Checklist is attached for reference.

Other sustainable features being considered by Leisure World throughout the Community that will be integrated into the project are permeable paving for secondary walkways and new non-ADA parking spaces, LED parking lighting with low light cut off, and solar panels to provide low voltage electricity and water heating for outdoor pool.

IV. FINDINGS REQUIRED FOR SITE PLAN APPROVAL

Section 59-7.3.4.E.2 of the Zoning Ordinance provides the findings that the Planning Board must make before approving a site plan application. The following is an analysis of how the Application satisfies these findings:

To approve a site plan, the Planning Board must find that the proposed development:

a. satisfies any previous approval that applies to the site;

The proposed development satisfies all applicable requirements of Development Plan Amendment 84-4, as amended (the "DPA").

b. satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;

This section is inapplicable as there are no binding elements of an associated development plan or schematic development plan in effect on October 29, 2014.

c. satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;

The green area requirements pursuant to the DPA have been satisfied based on the gross tract area of the Leisure World Community (*see* Development Tabulations.

d. satisfies applicable use standards, development standards, and general requirements under this Chapter;

As shown on the Development Tabulations, the Project as reflected in the Site Plan meets all of the applicable development standards of the PRC Zone.

e. satisfies the applicable requirements of:

i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and

ii. Chapter 22A, Forest Conservation

Pursuant to Chapter 19 of the Montgomery County Code, Applicant will provide sediment and erosion control and water quality and quantity treatment as required by Montgomery County laws, rules, and regulations. This is demonstrated in the concept sediment control plan and conceptual stormwater management plan included in the Site Plan application. Applicant has provided an approved a Forest Conservation Plan Exemption Exhibit.

f. provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;

The Project incorporates safe, adequate, and efficient parking, circulation, and building massing. From the drop-off circle at the eastern terminus of Rossmoor Boulevard, the Project will extend Rossmoor to the north by construction of the Access Drive. The basic layout of the Access Drive includes a new proposed drop-off circle just south of the proposed Administration Building and north of the proposed Clubhouse Additions. The Parking Lot projects west from the Access Drive as the Access Drive stems north from the existing Rossmoor loop. As combined with the existing lot to the west of the proposed Administration Building location, the Parking Lot will provide more than sufficient parking, as shown on the parking tabulations included with the enclosed Site Plan. At its western edge, the Parking Lot will also include a separate connection to the existing Rossmoor loop. Together, the Access Drive and the Parking Lot will improve circulation and will offer greater safety and convenience for both pedestrians and drivers.

The Project includes multiple points of access for the Administration Building and the Clubhouse Additions. The main entrance to the Administration Building – at the southern part of its western edge, on the building's "upper level" – will be served by two new improvements. First, a covered walkway will connect to the part of the Access Drive, which exits the proposed new drop-off circle at the Bus Stop. The covered walkway also allows the at grade Bus Stop to

serve the Administration Building's primary entrance. Second, the existing parking lot will be accessible to main "upper level" entrance via a ramp. New parking spaces, including four ADA spaces, will be located east-adjacent to the existing surface lot on the Property and adjacent to the lower level on grade entrance.

The proposed layout of the Access Drive provides increased vehicle and pedestrian safety with clearly delineated spaces for loading, personal vehicles, and pedestrians. A separated, wide loading area stems at an angle from part of the Access Drive which enters the proposed new drop-off circle. The clearly partitioned, angled loading area will minimize confusion and safety related to the comingling of service vehicles, with personal vehicles, buses and pedestrians in this active node of the Property. The new loading dock will also be screened from public view.

Traffic flow entering the existing parking lot from the Access Drive will be from south to north, with Parking Lot ingress near the Administration Building's upper entrance, and vehicle circulation continuing past the main (upper) building entrance en route to Parking Lot egress at the northern side of the lot. Since administrative staff parking will all be located in the existing surface lot, the addition of the proposed Parking Lot, primarily serving the Clubhouse, will reduce congestion related to traffic from the Clubhouse and the existing administration building sharing the single existing lot.

g. *substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;*

As stated above, the Project advances multiple goals of the Master Plan. Leisure World is a central feature of the Master Plan vision, and with specific relation to Leisure World, the Master Plan calls for a range of senior housing choices, the sustained maintenance of private recreation areas, and the accommodation of a post office location. Additionally, the Master Plan

more generally recommends support for Aspen Hill economic activity, public safety, transportation mix, community identity and design, and increased access for the disabled. The Project is entirely consistent with both the Master Plan goals, which are specific to Leisure World and those of general application to the Aspen Hills plan area.

With regard to goals specific to Leisure World, the Master Plan identifies Leisure World as Parcel Area 19 and recommends sustaining Leisure World as an appropriate location for senior housing. Master Plan at 69-70. Additionally, the Master Plan makes specific mention of Leisure World as an important source of housing choice for the "elderly," noting Leisure World as an exceptional and large collection of multifamily and attached single-family housing. Master Plan at 188.

The administrative and business functions which support the management of Leisure World require a headquarters for daily office use, storage, and meeting space. The Administration Building is therefore plainly key to supporting Leisure World. This is also true of the Clubhouse Additions which upgrade the larger Clubhouse, which is central to the basic character and function of the Leisure World community.

The golf course at Leisure World is also specifically named as an important source of private recreation and open space area. Master Plan at 179. The Master Plan states, "major private open spaces [specifically including the Leisure World golf course,] are valuable visual resources and provide vistas from adjacent roads and residences. The private recreational facilities also relieve pressure on the existing public facilities and additional future need for such facilities in the planning area." Id. The Administration Building is being designed to provide views which take advantage of the golf course vistas referenced in the Master Plan and both the

Administration Building and the Clubhouse serve the continued operation and maintenance of this valuable private recreation area.

Finally, with specific mention of Leisure World, the Master Plan lists post office resources in the Aspen Hill area. Master Plan at 196. The proposed post office, like the proposed community services will provide basic services needed by the residents of Leisure World.

With regard to more general recommendations, the Project will support goals for increased economic activity, area transportation, public safety, increased access for people with disabilities, and community identify and design. See Master Plan at 15 – 17; 196. Sustaining Leisure World as a well-functioning community and a desirable place to live supports the existing businesses of the Aspen Hill area for which the residents of Leisure World serve as a local customer base and source of employment. With regard to transportation, the design of the Project makes the Bus Stop a central element of the new Administration Building and site improvements for vehicular and pedestrian circulation, thus supporting the mix of transportation modes called for in the Master Plan. Master Plan at 16. The inclusion of the on-site community services such as a financial institution and post office also encourage shorter trips by pedestrians and by bus transit. The circulation plan and enhanced accessibility associated with the Administration Building, the Clubhouse Additions, and the Parking Lot also forward public safety goals, as does the provision of on-site community services. The Project directly increases access for people with disabilities by providing twelve new ADA spaces, and a Bus Stop which will retain its at grade elevation. As discussed above, high-quality architecture and building materials are a key focus of the proposed new structures. These new buildings, as well as improved landscaping and streetscape will support the Master Plan goal for community identity and design.

h. will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was improved, a new adequate public test is not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;

The Project will be served by adequate public services and facilities. The proposed Administration Building and Clubhouse Additions do not contemplate increases in employment over that serving the existing administrative offices and Clubhouse, and will not generate additional vehicle trips. Since the uses have been in place and in continuing use for more than 12 years, the Project will generate much fewer than 50 additional peak hour trips (and a traffic study is not required to satisfy the Local Area Transportation Review test).

i. on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and

This section is inapplicable to the Site Plan as the Property is not located in a Rural Residential or Residential zone.

j. on a property in all other zones, is compatible with existing and approved or pending adjacent development.

The Project is also compatible with existing and approved adjacent development. The proposed building is similar in height, massing, and architectural appearance to the adjacent structures on the Property and adjacent Leisure World properties. The Project's building types and use are consistent with existing buildings which they will replace and supplement, and which have been compatible with adjacent development for many years. If any effects are felt by adjacent developments, they will be felt as beneficial results of the new improved loading and circulation plans.

V. CONCLUSION

Applicant respectfully requests that the Planning Board grant approval of the Site Plan application. As explained above and shown in the plans submitted with the application, the Site Plan satisfies the findings that the Planning Board must make to approve a site plan under Section 59-7.3.4.E of the Zoning Ordinance.

Respectfully submitted,

LINOWES AND BLOCHER LLP

By: _____
Scott C. Wallace

By: _____
Philip C. Dales

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(301) 961-5124 (Wallace)
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Attorneys for Applicant

Appendix M

Shirley, Lori

From: Janice McLean <janicewmclean@gmail.com>
Sent: Monday, January 29, 2018 1:01 PM
To: Shirley, Lori
Subject: Re: Comments on current situation re: Site Plan No. 82017012

Thank you very much. Would it be proper for me to let folks know that the Planning Board hearing will be in late March rather than early March?

Also - is it accurate to assume that people who testified at the November 30 meeting should not expect to be able to speak again?

Having heard about a couple of the presentations made by Nicole Gerke and Kevin Flannery, I continue to be concerned about the assumptions being used. My mutual board meets tomorrow and the agenda includes nary a word about the presentation.

Can you tell some of us are still fighting the good fight?!

Janice McLean

On Mon, Jan 29, 2018 at 11:57 AM, Shirley, Lori <lori.shirley@montgomeryplanning.org> wrote:

> Good morning Janice,
>
> Yes, your e-mail was received by me and it has been put in a file in my computer for e-mails from residents after the 11.30.17 Planning Board hearing. The intention is it will become part of the record when the Board continues the hearing this Spring (probably in late March). Thank you.
>
> Lori Shirley
>
> Planner Coordinator
>
> Area 2 Division
>
> Montgomery County Planning Department
>
> 8787 Georgia Avenue
>
> Silver Spring, Maryland 20910
>
> T 301-495-4557
>
> F 301-495-1313
>
> E Lori.Shirley@montgomeryplanning.org

W MontgomeryPlanning.org

M-NCPPC

From: Janice McLean [mailto:janicewmclean@gmail.com]
Sent: Thursday, January 25, 2018 10:36 AM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Subject: Fwd: Comments on current situation re: Site Plan No. 82017012

When I sent this to you on Tuesday, I neglected to request notification that you had received my letter and that it had been placed in the appropriate file. If you have a moment today, could you please let me know that you did get the email from January 23, 2018.

Many thanks - Janice McLean

Concerned LW resident

---------- Forwarded message ----------
From: **Janice McLean** <janicewmclean@gmail.com>
Date: Tue, Jan 23, 2018 at 12:34 PM
Subject: Comments on current situation re: Site Plan No. 82017012
To: Lori.Shirley@montgomeryplanning.org

Lori - hopefully you will find the attached letter interesting and informative.

Thanks.

Janice McLean

Concerned Leisure World resident

3330 N. Leisure World Blvd., Apt 904

Silver Spring, MD 20906
301 847 9169

Shirley, Lori

From: admin@justus.group
Sent: Monday, January 29, 2018 9:15 PM
To: mont.Co.PlanningBoard@justus.group
Subject: Flannery LIED! -- re: Meeting re Admin building at Creekside

From: "admin@justus.group" <admin@justus.group>
Date: January 29, 2018 5:57:52 PM EST
To: justus organization <justus@justus.group>, LW Green <lwgreen@justus.group>
Subject: Flannery LIED! -- re: Meeting re Admin building at Creekside

From: Barbara Gould <bgould465@aol.com>
Date: January 29, 2018 5:41:43 PM EST
To: admin@justus.group
Subject: Re: Meeting re Admin building at Creekside

Flannery lied about the incident of asking him to sign the referendum request for our ability to vote yes or no for a new building. The first time I asked him ,his response was "TOMORROW" indicating he was in a hurry to get where he was going; the next day I approached him again. He said 'If I sign your petition, it would not be valid". Then he was on his way. He was never hassled and I did not exhibit/ display any unpleasant behavior. He has a way of changing truth to a lie to make his story to make us look bad. I have witness. I am telling the truth. Barbara Gould

Barbara Gould
bgould465@aol.com

From: James Cowie <jimcowie36@gmail.com>
Date: January 29, 2018 12:32:42 PM EST
To: Admin@justus.group
Subject: Meeting re Admin building at Creekside

The first meeting in an attempt to reach out to residents was held at Creekside on Jan 26. It appears that this public relations exercise will be given to each Mutual.

I thought that you would be interested in my summary of the event which is attached. The presentation touched ever so lightly on 3 items, - a very short statement that the cost was less than some critics had suggested, a tale by Flannery of being approached to sign the petition and the advantage of better access to the restaurants and parking, of special interest to residents with mobility issues. The attendees were subdued enough for the event likely to be regarded as a success by the organizers (my judgment). There was very little time spent on objections to the way the project had been handled.

I stand by my comments but consider it more useful to focus on the contents rather than the author of this summary.

Comments re the first presentation on the Administration Building controversy given to Creekside residents on Jan 25, 2018 by Kevin Flannery and Project Manager, Nicole Gerke. This is in response to the concern expressed by the Montgomery County Planning Authority about the degree of protest from the Residents and apparent lack of adequate information which had contributed to this outcome.

1 Flannery summarized briefly the budget process that covered the project improvements plan, with this Admin Building project being the last in a set of seven with the others having been completed. If I understood him correctly, he said that the protests had overstated the estimated cost because there had been confusion between the budget for the group of projects and that for the Admin Building Project on its own.

2 He claimed that he had been approached to sign a protest petition and had pointed out that he was not a resident. He said he was told that that did not matter and his refusal was not well received.

3 Ms Gerke focused on the layout of the proposal for the new building with a heavy emphasis on the improved access to the Restaurants and extra parking for those with mobility issues. I think she said that there would be 33 parking spots more suitably located than currently for such residents.

Reactions

About 30-40 Creekside attendees responded relatively quietly to the presentation, with Flannery claiming (correctly) that there were several supporting nods in response to his tale of being pressed to sign the petition.

The most threatening question was as to why not hold a resident referendum. This was brushed aside, as was a question about further study of adapting the existing building.

It seemed to me that Flannery was successful in casting serious doubt on the validity of the scale of the petition, by hinting that this was "Fake News" and was not challenged by pointing out that even if some signatures were invalid there was still a very large number of them that were legitimate.

The access and parking issues generated the most positive vibes but there was no discussion as to whether any of these valuable parking spaces were

to be assigned to Admin Building staff or how the usage would be policed to prevent improper use.

An attendee suggested that the Admin Building issue was the current Cause Celebre which would be resolved one way or the other in the near future. However there was a more fundamental underlying issue that needed to be addressed. It was that the large scale turmoil over this issue was a substantial vote of no confidence in the Board Members who were supposed to represent the interests of the Residents. The reason for this was the way that they were selected and the mismatch between their skills and the skills and experiences required for a more professional Board which would be to the advantage of both the Residents and the Corporation. (There was no elaboration that this would be much more likely if Board members were elected by Leisure World wide voting having presented their skills and experiences so that a balanced Board would emerge which was smaller than the current one whose size is unwieldy.) This contribution was instantly ignored as the meeting swept on to further inputs, although future unrest is most likely to continue if nothing along these lines is addressed.

The overall summary of the mood of the meeting was that Flannery achieved his objective with subdued and polite questioning and underlying support. A colleague suggested to me afterwards that there is always the potential for dissent in any large body , and after an issue is resolved they enjoy the fruits of the new building and move on to applying their opposition to a future project.

Perhaps the most significant uncertainty is whether competent residents would be motivated to put themselves forward for the roles postulated above.

It has been suggested that Mutuals currently have some difficulty in persuading a candidate to represent them on the Board (The current method of Mutuals having one representative on the Board is unwise since issues of concern to an individual Mutual are addressed at the Mutual level)

slkatzman
President, JustUs
admin@justus.group
"JustUs" advocates to enhance the quality of life for all Leisure World residents

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

Shirley, Lori

From: admin@justus.group
Sent: Monday, January 29, 2018 10:32 PM
To: mont.Co.PlanningBoard@justus.group; justus organization; LW Green; lwdogs@justus.group
Subject: "The Future - What Does It Hold? "-----Could it be that the problem is that the Board is so corrupt that they will listen to the Residents?"

From: Tom via Nextdoor <reply@rs.email.nextdoor.com>
Date: Mon, Jan 29, 2018 at 8:34 PM
Subject: Private message: Closed Subject
To: val2stamp@gmail.com

Valerie V. Williams, Leisure World

Closed Subject

Conversation between you and Tom Fisher, Leisure World

Tom Fisher, Leisure World

Hi Valerie,
Thank you for your kind words. Here is the message. Feel free to copy and repost or share it, if you want to.

Leisure World - The Future - What Does It Hold?

Earlier today, Tom Fisher posted the below message. **The conversation was "closed" by Carl S. I sent a private message to Carl S asking why it was closed, I have not received a reply.** I also sent a private message to Tom Fisher. He replied by sending me the text of his message. I am posting it so that residents will have a chance to reply if they want to.

I strongly suggest that everyone that is able will attend the Board of Directors meeting, Tuesday morning at 9:30 am in Clubhouse 1. It's time we spoke out to the mismanagement of our community.

Tom Fisher, Leisure World·

To fail to plan, is to plan to fail. LW is a significant economic entity, with total assets probably worth more than a Billion dollars, hundreds of employees and an annual operating budget of around $12 Million (for LWMC, not including the Mutuals). We need to be as professional and sophisticated as we can in governing and manageing LW. There is no plan for the future or how LW is going to fullfill its vision of the future to be a premier over 55 active adult community. This is not good for current owners or a selling point to prospective owners/residents. It is a primary reason why we end up chasing our tail making big decisions.

Instead of fixed definsive thinking involving fear, worry about making mistakes and not looking smart, avoiding challenges and negative feedback, and feeling threatened by change; lets try to be growth oriented, innovative and creative, try to embrace challenges, persist, and learn from mistakes and criticism. Instead of fuzzy non factual based decision making, with late evaluation of ideas in a closed environment; lets try to be factual, analytical and transparent throughout. Lets consider the best ideas from all sources inside and outside of LW. **The Proposed Administration Bulding Project is, in my opinion, a mess: we don't know if we really need it (or want it); we don't know how much it will cost or if we can afford it; we don't know where it fits vs. other priorities; there is no clear analysis or vision of its role or value in the future (context of the "big picture").** Shouldn't we know these things before we plow ahead?

From: "admin@justus.group" <admin@justus.group>
Date: January 26, 2018 10:08:30 PM EST
To: justus organization <justus@justus.group>, LW Green <lwgreen@justus.group>, lwdogs@justus.group
Cc: mont.Co.PlanningBoard@justus.group
Subject: "Could it be that the problem is that the Board is so corrupt that they will listen to the Residents?"

Norman Estrin, Leisure World·
I agree with you, Joyce, but I worry about the Board's quickness in rejecting a petition that would give them a snapshot of the feelings of the LW Residents. Will the rejection be repeated with the mutual petition? **Could it be that the problem is that the Board is so corrupt that they will listen to the Residents?** If it is truly violating its trust to represent the real needs of the LR Residents, we have a much bigger problem, but one we should not shy away from, if we are to protect our residents from expensive, wrong-headed proposals. How do we challenge a system that has apparently violated the precepts of fairness and inclusion, and restore the power of the people, who own and rent in Leisure World? **If potential LR buyers believed that LR was being run like a self-serving, third world dictatorship, would they invest in a home here?** I don't know whether the Board is as bad as I have been told but **no one can tell me that a Board who does not listen to its Residents, at-large, is doing a competent job.**

K

Karin Ventola, Leisure World·
No matter how you look at it, whether the estimate was done yesterday or 5-8 years ago the cost is more than double.,. No one seems to want to talk about what it doesn't cover... The former chairman does not think there is enough money to cover this project. No one talks about what happens if the project is under way and the funds I What happens is either mutuals have to fork out more to the trust, there is an assessment. or 2 percent goes to 3 percent OR. all of the above. There are a multitude of reasonable objections or concerns ... To get the credit union in so quick before this was resolved was WRONG. Add to that WIEKERT space, Montgomery Mutual space should also be taken into consideration.. Shower should have been paying 4X their rent being the captured audience position they enjoy.. There is much to discuss, consider and investigate. KEEP IN MIND THE DOLLAR FIGURES ARE WRONG, WRONG, ... YOU DONT GET AN ESTIMATE FOR ANYTHING AND IT IS 50% off..

From a former Lender / Asset Liability. Mgr.

Karin Ventola

Fred Shapiro, Leisure World

Leisure World management

To correct an impression that has been voiced - there are quite a few Shapiros here in LW. I did not move here in 2017 nor do I speak from lack of experience. We moved here in 2003. Have been President of my Mutual, Vice-Chair of the LW Board andChair of E&R (where we told management if we thought they were wrong). Also had a 40 year career as a management consultant with a group of engineers, chemists and lawyers working with me. Was recognized for my participation in USEPA prog=jects where I met both the top (Carol Browner) and the loser levels in Federal and State agencies. Quite a difference in vision and attitude from the top to the middle. so don't think I am speaking as a newcomer and unhappy. Have been very active in a number of organizations, bringing to residents programs and things for their benefit. Not one to look for credit but always ask people to get involved and use their talents. And from where does this questioner come? Huh

Martha Vaughan, Leisure World·
FRED IS A CLASS ACT

John Feldmann, Leisure World·
Fred, I couldn't agree more with your assessment. The new admin building is the symptom of what is wrong with the lack of management and oversight in LW. It is business as usual with most of the board members and committees as well. As for the need of additional space, why hasn't LWMC implemented teleworking for those whose jobs that would be suited for teleworking? Other symptoms include: the liquor tax episode, the problems in the restaurants and their being closed by the health department, the lack of notifying residents in a timely manner of the shooting incident, the fact that the general manager would not take responsibility for the lack of communications and had his deputies sign the memo to residents. The implementation of the new webpage as well. The software for all this and other management areas was purchased years ago and just sat on someone's shelf. LWMC has been in existence for 50 years, and yet it lacks any industry standard certifications. ISO9000 is a great certification, but it takes time, effort and some money to get. Perhaps LW doesn't need the best certification, but having none is an indicator of a who cares attitude. Are the employees in leadership positions certified in their respective areas? For example, since I have an IT background and am familiar with the industry, I would ask if the IT personnel job requirements include having Microsoft certifications, security certifications, etc. I suspect the answer is no. Do the people in these jobs have prior experience in the IT field which would include formal training? Who has responsibility to make sure these things happen? Over a year ago, our mutual had a serious mold problem that cost us a $1,000,000.00. No one on LWMC staff at our mutual had any training in mold. It took a real estate agent to bring the mold to the attention of the mutual. Has LWMC modified its community manager's job requirements to include mold training/experience for mutual managers that have basements? I doubt it. Who

cares? LWMC is not responsible for any problems they cause either directly or indirectly as our mutual board was either afraid to take LWMC to task for not discovering and limiting the mold growth or didn't think it was worth the effort--maybe lazy too. I just don't know. I could go on about no oversight and no responsibility, but the real issue is that owners get the short end of the deal all the time. Did you ever want to have a fresh cup of coffee at one of the clubhouses? Not before 930 in clubhouse 1 and forget it in clubhouse 2. The residents can drink the trash that comes out machines in clubhouse 2. I thought LW was set up for residents to enjoy retirement and that LWMC was here for the owners. I think LWMC believes the owners are here for them. Then there is the issue of the golf course. How many acres are taken up by the course, and how many owners use it? Is there a line in the sand that will close down to course if it falls below X number of members or fails to generate X amount of revenue? One final statement about the general management position as compared to the Governor of Maryland's position. I believe the governor's salary in the year 2015 was 165K: check the link below. I would easily say the governor has a huge amount of responsibility as compared to a few thousand acres in LW. What a salary disparity. Paying a gm over 200K seems to be a major wrong. Had the LWGM come to LW with a proven track record, he might be worth it. But....http://www.capitalgazette.com/news/ph-ac-cn-governor-salaries-20150320-story.html John

M

Marcia Sirulnik, Leisure World
I wholeheartedly agree.

R

Ruth Arens, Leisure World·7h agoNew
Fred Shapiro " has lived here a long time" and knows quite a bit about LW and the people who live here.!!

Colleen Dockendorf, Leisure World·7h agoNew
Very well said!!!!

Fred Shapiro, Leisure World

Admin Building

Problem you have here in Leisure World is one that I call TUNNELVISION. Very few here have run a business or been in a policy making position where you had to look years ahead to see the impact of what you are planning. Most are mid-level government or in positions where what they were doing TODAY is the only thing that matters. Also that they are IMPORTANT. That is why an unbiased consultant is need, reporting not to management but to a select committee of knowledgeable and experienced residents with professional background who can evaluate the options and come up with a sound proposal. A good example would be examination of the building and potential to add to it, both on the ground and building up. No need to go to another site. Also what is being done in this building that is not necessary. For example, does the rent from Weichert justify spending millions when that space could be used for LW administration offices. Take some brains and a willingness to show that "you need to go to the sources that know, not the one who think they know." Also avoid self interest on the part of a management with no successors in view.

Joyce Smythe, Leisure World
What we actually need is a professional General Manager with an education and experience in managing large communities like ours. That's who should be doing the strategic planning. Our current manager lacks talent and vision. We desperately need new talent and we need to spend money to upgrade the residents amenities, not build a nice office building for our inept GM. The Board hasn't the intestinal fortitude to make any staff changes.

Norman Estrin, Leisure World·
If the General Manager will report to just the LW Board and Management, and not get substantial input from the LW residents, we are still going nowhere.

Dee Smith, Leisure World
Many LW units were built in the 60's and will continue to deteriorate and will need to be refurbished! Talk about outdated electrical Aluminum wiring! Cold and drafty rooms! Who's financial responsibility is it to update these residences? LW can change their regulations to include refurbishing these units.

Joyce Smythe, Leisure World·
You can say that you are sure that the Administration Building is full of mold and asbestos but we really don't know the extent because the board won't authorize an engineering study. That leaves us to speculate. I think that the engineering study is the answer. Do the study, spend the money and then we shall see what has to be done. I speculate that it's either so bad that it is toxic and could have liability implications or it's not bad enough to justify a new building. I truly have an

issue with how governance works here. The Board can spend $7 mill+ on a building and does not feel obligated to provide solid, professional justification to do so. Something is seriously disfunctional in this community. The balance of power is out of whack

Rose Arnold, Leisure World·
If we need to tear down everything that is "dated" in Leisure World, we would be tearing down most everything: Clubhouses, restaurants, medical center, several Mutuals, etc. If everything that is "old" in Leisure World "has to go," we would no longer have anyone living here. Health and safety issues aside, the only reason for a 7 million dollar building project in this Community is to make the lives of is residents better and to encourage others to move here. When was the last time your heard a resident or prospective resident lamenting the absence of a beautiful admin building. Let's face it, Leisure World-Maryland is in desperate need of value added in the form of a face lift of most facilities for the residents. I am not embarrassed by the admin building but I am embarrassed by the faded nursing home look of our clubhouses and other facilities. They can be made tasteful and beautiful with new paint, carpeting, furniture, all overseen by real architects, engineers, and decorators, for less than 7 million. And, by the way, so can the admin building.

Richard Walters, Leisure World

Administration Building

The notion that the building is "dated" seems a bit out of place in a community such as ours. It would be better to spend a few dollars on engaging an engineering firm to determine if renovation is feasible rather than a total tear down and laying out $7 million on construction of a brand new facility.

Rich Walters

suzanne bell, Leisure World
thank you for stating the obvious! that the interiors haven't been painted is inconcievable to me, and it goes from there. what you said makes so much sense and i hope everyone reads your message!

Dee Smith, Leisure World
Don't insult Trump by comparing him to Kevin!

Valerie V. Williams, Leisure World

New Admin Building - Let Your Voice Be Heard!!

I feel very strongly that a community wide referendum should be held for the purpose of providing the unit owners/residents a voice on whether or not we want the Leisure World Community Corporation Board of Directors to spend ++ $7.4 MILLION on a new administrative building. If you feel the same way, please sign the petition letting the BOD know how you feel. Over 2,000 unit owners have already signed this petition, which the Montgomery County Planning Commission has already seen. Let YOUR VOICE be heard. Petitions are available every Friday @ 2:00 pm in Clubhouse 1 in the Annapolis Room. Or you can email me and I will get a petition to you.

naina bhatiadey, Leisure World
Please send me petition to sign

Rose Arnold, Leisure World·
Please email petition for two people. rarnold2000@comcast.net

Rose Arnold Lewis Arnold

Salil Bose, Leisure World·
I am out of country till first week of March. If I can sign online, please email me a form. Thanks

Victoria Willits, Leisure World·
Please send to me. vwillits@comcast.net

Carol Marchand, Leisure World·
Please send me a petition. carol.marchand@gmail.com

WALTER LAFFERTY, Leisure World·
Please send a petition

Dee Smith, Leisure World·
Please send me a petition! deeshouse@outlook.com

Susan Keren, Leisure World·

Please send me three petitions
Thank you
Susan Keren

John Naughton, Leisure World·
Please send two petitions to 3569 S. Leisure World Blvd, 20906

Carole L Portis, Leisure World

Admin Building

Totally agree. All need to speak up regarding whether or not you want a new administration building. Kevin Flannery must address the issue at an open forum giving residents the right for input. New residents have moved in and have no idea of what is going on with this issue. Kevin Flannery should do an interview on site and explain and have the interview put on the Leisure World channel. Make the interview for the hearing impaired, as well as, sight impaired residents.

From: Anne Marie Martinez <annemariechuck@gmail.com>
Date: January 21, 2018 12:55:20 PM EST
To: JustUs admin <admin@justus.group>
Subject: Re: Tom Fisher - "Proposed "New Administration Building Project"

We live in Mutual 14, and wholeheartedly believe in what Mutual 15 has undertaken. We thank you and we will do whatever we can to assist in stopping this waste (and fraud) of money, that should truly be used on the housing properties, and not the staff.

Charles & Anne Marie Martinez
Mutual 14
Bldg. 16, Unit 1-D

Subject: **Tom Fisher - "Proposed "New Administration Building Project"**
From: admin@justus.group
Date: January 21, 2018 12:33:44 PM EST
To: mont.Co.PlanningBoard@justus.group, townmeetingorganization@justus.group, justus organization <justus@justus.group>
Cc: LW Board of Directors <board@lwmc.com>, LW Green <lwgreen@justus.group>, lwdogs@justus.group

Tom Fisher, Leisure World

Proposed "New Administration Building Project"

Dear Leisure World Owners & Neighbors,

I'm posting a letter I sent to the Mutual 15 Board of Directors (below) regarding LW Owners property ownership rights and interests in the Community Owned and shared LWCC properties, amenities and services. (My letter referenced therein is posted on Nextdoor in Documents "November 20, 2017")

We (the OWNERS) bought, own, and pay $170.00 a month to maintain and use these Community Owned and Shared LWCC properties, amenities and services. The LWCC Board of Directors, as Trustees of the Trust holding these valuable property rights and interests in Trust for us, have a fiduciary duty to oversee and manage these properties and represent our best interests therein.

If we have no effective rights to have a say in these matters, I feel some of these property rights are effectively taken from us and we have been disenfranchised. In my opinion this is wrong, unfair, undemocratic, and perhaps illegal. I seriously doubt this is what was intended when this Trust was established.

At our January 18, 2018 Mutual 15 Board of Directors meeting we passed a resolution to poll our owners to determine their position(s) and how they would like to have their interests represented regarding the Proposed New Administration Building. Ironically, the only dissenting vote was cast by our representative to the LWCC Board.

Regarding the New Administration Building Project January 12, 2018 Open letter to M15 Board of Directors Dear fellow M15 Board Members, It is my intention and hope that we will provide our residents with the opportunity to hear and consider all relevant reasonable arguments and positions and have the opportunity to express their thoughts and wishes regarding this matter.

This is the only chance they have to "vote" on this very important issue that will affect their rights and interests in the Community Owned and shared LWCC properties, amenities and services involved. I believe we have the fiduciary duty to provide them this opportunity and represent their interests accordingly. These facilities and funds are commonly owned by all of us. We should use the same care in representing them on this matter as we would with M15 issues. I think we should mail whatever we decide to include to every owner and make all reasonable efforts to make accurate relevant information available via Spotlight and M15/LWCC web sites and any other reasonable means likely to be effective. Let's be objective and transparent!

To help expedite the discussion and use our time at our next meeting efficiently, and for whatever it is worth, I'm attaching my last letter to the LWCC Board which I believe raises legitimate points and concerns. I know the issue is controversial (and that some or all of you disagree with my position on this) but I think we all share the same goal of doing the best we can to make LW the best place to live and own a property as we can. Respectfully considering a diversity of ideas and opinions, whether we agree with them or not, is part of our job and will help us make good decisions. I think a good argument can be made and many feel that the governance of LWCC has become detached from the community members at large and they are upset with their powerless position to represent their interests.

Advisory committees have no actual power or authority and serve at the leisure of the LWCC Board. All of the committees (5 involved in this project?) and the LWCC Board constitute about 100-150 people (?); thousands have expressed their concern and/or opposition with the project. If Mutuals struggle to get quorums (51%), that means of less than 6,000. Total units/votes, less than 3,000 votes are a controlling majority. Clearly that suggests, the owners opposing this project are underrepresented by the voting at the LWCC Board, which implies some Mutual LWCC Board reps are not representing their Mutual's owners accurately. As I understand it, this has been proven in some other Mutuals where polls have been taken. That does not seem right to me. Let us be a model for how the system is

supposed to work and let our members have their votes count. If it doesn't go the way we want (whatever our respective position), so be it. The community will be better for it whatever the outcome.

Respectfully,

Tom Fisher

Tom Fisher, Leisure World

Proposed "New Administration Building Project"

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Respectfully,

Tom Fisher

Additional Space Not Needed

In all the discussion about a new administration building, it seems to be taken for granted that more space is needed. That is not true.

To begin with, Montgomery Mutual rents a suite of offices in the building. If they provided their own offices as other mutuals do, that would free up a lot of space. I believe that asking Leisure World residents to pay more than $5 million for a new building to accommodate one mutual's needs is wrong.

Then there's the bank. As if there aren't other banks nearby. Or, as if there is no such thing as online banking. And even if the bank were to be retained, it seems that its space could be cut in half without any hardship.

Also, the existing building has a large atrium and this area could be converted into office space by erecting partitions.

As for structural problems, why not see if there are contractors who will give a free estimate of the cost to fix them, after which a decision can be made? I think that's what most managers would do. But instead, hundreds of thousands of dollars of our money have been spent on "design studies" and I can't see one tangible result to show for it.

Please, let's get rational about this!

January 19, 2018 •

-Leisure World News

Dear Ladies and Gentlemen:

The Planning Board on November 30, 2017, in deferring a decision on site plan #820170120, made it abundantly clear that they expected the residents of Leisure World to be brought into the planning process in a meaningful way to assess the shortcomings of the Leisure World administration building site plan.

The Leisure World power elite--the Leisure World Board of Directors and the staff headed by Mr. Kevin Flannery-- have obviously convinced the individual mutuals of Leisure World (mine is called Mutual #18) to merely meet with Leisure World contractors and Flannery's zoning lawyers at a regularly scheduled mutual board of directors meeting (Mutual #18's meeting is scheduled for March 6, 2018).

In the case of my own mutual (#18), our board of directors convenes in what is called the Sullivan Room, which, when you seat the board members in there, there's room for about six additional people. This is really some way to "meaningfully involve the community of Leisure World." What a joke!

If the Leisure World power elite cared one whit about hearing what people of our community think, they'd have a series of meeting in the ballroom of Club House 1, which seats well over 300 people.

Why are they so afraid of getting the Leisure World residents involved in a process that was obviously intended by the Planning Board Commissioners when they voted to defer on November 30, 2018?

From: Tom Conger <lkutun@msn.com>
Date: January 11, 2018 4:00:07 PM EST
To: "admin@justus.group" <admin@justus.group>
Subject: Letter to: Mutual 18; Leisure World Board of Directors; Montgomery County Planning Board (MNCPPC) From:Tom Conger 3536 Fitzhugh Lane Silver Spring, Md 20906

On January 2, 2018, I presented to Mutual 18 Board of Directors a letter (**see enclosed below**) that was from my wife and myself regarding the proposed administration building. In the letter, a number of our concerns were pointed out--such as the cost of the new administration building; the lack of an invasive engineering study to determine if the existing administration building could be upgraded to meet our needs; impact on the view that people will have upon entering Leisure World (a parking lot!) if the current site plan is carried out; environmental consequences such as the loss of many mature trees and replacements with immature saplings, noise and air pollution due to demolition of the existing building, transport of debris to landfills to far-away West Virginia, and others.

My wife and I also pointed out to Mutual 18 Board of Directors that the Sullivan Room is totally inadequate to handle the number of Mutual 18 people that should be encouraged to attend the presentation by Park and Planning staff and Leisure World executives (and their zoning lawyer). We would hope that enough interest would be generated to produce an audience approaching the size of our Mutual's annual meetings. We also suggested in the letter, that, sometime soon following the Mutual's meeting, the residents of Mutual 18 would be polled to determine if they are in favor of the proposed new building or not.

On January 10, 2018, the residents of Mutual 18 received a letter from the Mutual president, Jim Grimes, which included a verbatim report put together by another Mutual's president (Henry Jordan of Vantage Point East), a strong and vocal proponent for the new building. Nowhere in Jim Grimes's letter to our Mutual 18 community is any mention whatsoever of the letter that I presented to the Board of Directors on January 2, 2018, on behalf of my wife and myself! In totally neglecting to present our side in any way, shape, or form to our Mutual's members, is it possible that president Jim Grimes has shown that he is more interested in getting this building built than he is in finding out what his own community thinks?

From: Pat Duran <patd1598@gmail.com>
Date: January 10, 2018 4:44:01 PM EST
To: admin@justus.group
Subject: Re: LW Residents and the Planning Board

I attended several of the CPAC meetings where the FEP was discussed, and there was a lot of disagreement with the project, as I recall. It seemed to me that the 2 or 3 committee members who

had a problem with the plan were shut down and that the decision to approve the FEP was a foregone conclusion. I always had the impression that the FEP was rammed through by management and its lap dogs on the Board. I think one of the members who tried to get the plan examined a little more closely was Joel Swetlow, if I'm not mistaken.

S

Susan Jaquith, Leisure World·
There were several letters re the proposed admin building. The LW News is available online (I google "Leisure World of MD News), if folks haven't had a copy delivered in this weather. I have an issue with the design - even if steps are removed, that still leaves a ramp. Ramps present an added obstacle for a lot of older LW residents (as opposed to,a level entry). For folks who are frail, yet still relatively mobile and not confined to a wheelchair or in need of a mobility scooter, ramps require greater lower-limb strength when ascending and more effort for those with decreased lung function and heart-related diseases. From a caregiver's viewpoint, I found it difficult to push my father up a ramp when he was wheelchair-bound. It's also difficult for caregivers (often women) to maintain control of a wheelchair when descending a ramp, especially if the person in the wheelchair is fairly heavy.

Barry Anderson, Leisure World·
Never stop fighting we are behind you.

Tom Fisher, Leisure World·
I reiterate these suggestions in the spirit of constructive criticism to LWCC Board (3 of my letters are posted in "Documents" here on LW Nextdoor) : 1) delay further action until you have a comprehensive strategic plan; 2) seriously explore options, i.e. leasing space, repurpose existing facilities, etc.; 3) find out what a majority of the LW stakeholders really want; 4) get some outside independent unbiased expert advice from people who have relevant skills, knowledge and experience in the current active adult community market place. Thank you Paul and others for well reasoned and written letters here and in LW News.

Norman Estrin, Leisure World·1m ago
Good job, Paul! We must remember that LW should be allowed to compare and contrast the benefit of the proposed Admin building with other priorities that may be identified by LW Residents. To do this, we must have real numbers for the costs, and consideration of placement, size, inconvenience in time and noise, loss of other LW benefits (like Bocce Ball, etc.), and other issues for this and possible alternative projects. We need to develop a means of getting LW Resident input on ideas and needs and presenting those to the planning board. The LW Board appears to have no interest in what needs LW residents believe are important and, apparently, wants to present this Admin project in a vacuum, with no other considerations. if this is true, then the LW Board is just representing itself and not the LW residents at large and, no longer should speak for the residents.

THOUGHTS & OPINIONS: /

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 ent provide more and office spa drastic – and own house wa gutted and re plan. From th retains its ori

As a former chair of the M County Histo I remember t razing was th We always tri historic appe ings, for exan hardware sto and many oth

Several alte the present p suggested, all a lot more ser ularly like the meetings idea something lik revision of Le appearance. \ pendent alter done? Like h the existing s parts of the p a valet servic peak usage ti a second stor building – wi

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

residents" who are
bills.

Commissioner Fa
who made the motic
gave two reasons, n
as indicated in the L
World News article.
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In my opinion, th
World News article
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Board was generally

the current plan. I be
nothing could be furt
the truth.

The Planning Boar
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and a thorough consi
of alternatives. (One
might be to change th
Administration Build
Clubhouse III for the

November 20, 2017

Letter to the LWCC Board of Directors and Leisure World Community

RE: Proposed New Administration Building

I'm writing this letter out of interest in and concern for our commun
real estate professional and business executive for over 40 years and
strategic planning and resource allocation issues. How did a perceiv
increase of 3,866 square feet and upgrade of administrative office sp
expensive and controversial project in the history of LWCC? A proje
address strategic objectives; and will only incrementally and indirect
providing any significant new or enhanced services, amenities or be
prospective buyers. I'm still looking for convincing reasons why this
and merits support. What follows are some of my thoughts and opi
have been able to find, which I offer for your consideration. I welco

There has been no convincing showing, or argument based on good
building or how it will benefit the community or justify the costs in
objectives address relatively small administrative office space requir

The costs are unknown. The estimates for the new building are ba
applicable today...and are not reflective of current market costs, co
needs." Further, were..."**expected to increase 4-5% a year" from 2(**
estimates at LWCC Board Meeting 2/28/17 Agenda item 6a Administ
current building is a debt free asset probably worth around 1.5 mil
will destroy this asset and cost $300,000. to $500,000. more to do i
economic cost of around 1.5 million dollars, perhaps more, over an

The environmental damage and disruption to LW resident's quite s

There is no strategic plan for Leisure World (much less one that inc
strategic requirement or that the needs being addressed are strate
administration building project is too big and expensive to not be co
strategic plan for LW. The stated purpose of the Facilities Enhancem
development of a strategic plan and has been helpful, but is not a st
at the intersection of community maturity and baby boomer demog
life cycle opportunity for LW to refresh itself in a creative and timely
(and avoid potential decline).

All other major new amenities, services, facility upgrades, or unexp
deferred until this proposed project is completed and paid for, or v
reserves assures sustainability and economic stability and, adds valu
planning or going into debt or relying on resale projections, involves

There is clear evidence of large scale opposition to this project in th
there has been no evidence of large scale support for it outside of t
LWCC Board of Directors. In fact, this whole project has evolved wit
committees using friendly contractors to support a project that mos
could be in conflict with LWCC By Laws providing "Trustee is express
power vested in it under this Trust Agreement for the primary benef
any person other than the Trustors and their members." Trust 1, Am

The LWCC Board of Directors, by proceeding without regard to the a
owners and residents who have expressed their concerns and oppos
Administration Building Project, no apparent timely option but to pu
will be divisive, expensive and totally unnecessary; **let the owners v**
non-binding referendum. This project is far from over and everyo
community being brought more together. If the LWCC Board does

October 25, 2017

To: Members of the Montgomery County Planning Board

On November 30, 2017, the Planning Board is hearing Case regarding construction of an office-type building in the Leis According to email dated October 16,from Miti Figuerdo, S Montgomery County Planning Board , it is scheduled for "r a very full agenda that day for the Board and that it may dec testimony.

The Case concerns the application submitted by Leisure W(for the destruction of the current Administration Building a As you may know, there are a number of residents of Leisu this new building. Some of them have contacted you about those messages are part of the records the Board will revie

Some of these residents have also contacted the Board abou facility in Leisure World. There are several venues here tha video-recording, etc. equipment that is required. These req are a variety of reasons to hold the hearing in Leisure Worl interested in this topic that use wheelchairs, walkers, canes, to get to the meeting. The room is probably ADA adapted, space to provide for these people.

There is also the problem of getting to the M-NCPP buildin rumor that a bus or buses would be provided; that rumor ha Board staff, Leisure World Management Corporation staff, Leisure World Community Corporation have all denied any the hearing..

By holding the hearing in Silver Spring, the Planning Board
adding comments of senior citizen residents to the record. I
time for testimony, the Board is also reducing amount of tes
residents.

Most of the testimony will recommend that the Board not ap
particularly because the decision to build a new building wa
way: The decision was not made by the residents of Leisure
or similar survey. It was made by a group of unelected peop
Directors who are not bound to vote the way the residents th
an example, the residents of one high-rise apartment buildin
whether or not they wanted a new administration building.
overwhelmingly NO. However, at the next LW Board meet
meetings, when the Board was asked to vote on a new admi
representative of that building voted YES

Moreover there was never a truly comprehensive, invasive e
viability of renovating the current Administration Building.
residents of Leisure World who are concerned about the con
World during construction and for years to come. Note that
residents moved from homes that were far older than the cu
yet it seemingly has been deemed "unrenovatable") When n
Planning Advisory Committee that initially recommended th
repeatedly asked why such a study had not been done, they

For most residents of Leisure World, the idea of a study of t
quite reasonable and, if such study proved that the current b
renovation, they would be more accepting of the idea of a n
be proven that it won't work!

Certainly the Board's decision will be made on a plethora o

At the August 14, 2017 meeting of the Community Plannin
Leisure World Project Manager reported on the results of a
Team Planning and staff of the Planning Board. This repor
the Planning Board and limited responses from LW Manage
from the project manager was somewhat dismissive of the I
recommendations, saying at one time: they wanted 20 more
Then went on to say, "It's just a game we play."

Many, many residents have expressed their opinions in the l
petition to have a community-wide referendum on the const
On that petition .there are almost 2,000 signatures of people
building or are calling for a vote in which they would have
making. There have been two Resident Town Hall Meeting
discussed. The first one had over 325 attending even thoug
with a flood watch. The second one in which the building v
attended by over 200 people. In the former meeting, many
person was in favor of construction of the new building (she
architects)

I trust that this letter will be included in the packet of mater
this case.

Sincerely,

Janice W. McLean
Very concerned Leisure World resident

slkatzman
President, JustUs
admin@justus.group
"JustUs" advocates to enhance the quality of life for all Leisure World residents

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

Shirley, Lori

From:	JustUs admin <admin@justus.group>
Sent:	Tuesday, January 30, 2018 10:32 AM
To:	Wright, Gwen; Shirley, Lori
Cc:	Marybeth Ardike; Janice McClean; JustUs; LW Green
Subject:	Jan 12, 2018 letter to Sidney Katz

you are requested to email a copy of the jan.12, 2018 - from you to Sidney Katz - "subject: Email from Bob and Marybeth Ardike requesting intervention at Leisure World" .

of note - Leisure World was instructed to "submit a written detailed analysis of the options considered before reaching the conclusion that replacement ofthe existing Administration Building was the most appropriate way to move forward;--"

has this been received and if so- please include in your reply.

slk

--

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

admin@justus.group

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

Appendix M

Shirley, Lori

From:	Shirley, Lori
Sent:	Tuesday, January 30, 2018 2:57 PM
To:	JustUs admin; Wright, Gwen
Cc:	Marybeth Ardike; Janice McClean; JustUs; LW Green; Sanders, Carrie; Mills, Matthew
Subject:	RE: Jan 12, 2018 letter to Sidney Katz
Attachments:	Final letter to Councilmember Katz.pdf; Attachments combined.pdf
Importance:	High

Hi Sheryl,

Attached is the January 12, 2018 letter to County Councilman Sidney Katz from the Planning Director (with attachments) as requested.

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

From: JustUs admin [mailto:admin@justus.group]
Sent: Tuesday, January 30, 2018 10:32 AM
To: Wright, Gwen <gwen.wright@montgomeryplanning.org>; Shirley, Lori <lori.shirley@montgomeryplanning.org>
Cc: Marybeth Ardike <marybeth.bob@gmail.com>; Janice McClean <janicewmclean@gmail.com>; JustUs <justus@justus.group>; LW Green <lwgreen@justus.group>
Subject: Jan 12, 2018 letter to Sidney Katz

you are requested to email a copy of the jan.12, 2018 - from you to Sidney Katz - "subject: Email from Bob and Marybeth Ardike requesting intervention at Leisure World" .

of note - Leisure World was instructed to "submit a written detailed analysis of the options considered before reaching the conclusion that replacement ofthe existing Administration Building was the most appropriate way to move forward;--"

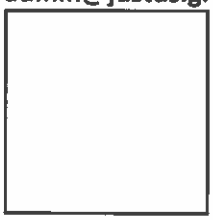
has this been received and if so- please include in your reply.

slk

--

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

admin@justus.group



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

Shirley, Lori

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
Sent: Tuesday, January 30, 2018 2:57 PM
To: Shirley, Lori
Subject: Delivery Status Notification (Failure)

Hello lori.shirley@montgomeryplanning.org,

We're writing to let you know that the group you tried to contact (justus) may not exist, or you may not have permission to post messages to the group. A few more details on why you weren't able to post:

* You might have spelled or formatted the group name incorrectly.
* The owner of the group may have removed this group.
* You may need to join the group before receiving permission to post.
* This group may not be open to posting.

If you have questions related to this or any other Google Group, visit the Help Center at https://support.google.com/a/justus.group/bin/topic.py?topic=25838.

Thanks,

justus.group admins

----- Original message -----

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Tue, 30 Jan 2018 11:57:23 -0800 (PST)
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spf=pass (google.com: domain of lori.shirley@montgomeryplanning.org designates 216.32.180.48 as permitted sender) smtp.mailfrom=lori.shirley@montgomeryplanning.org
Return-Path: <lori.shirley@montgomeryplanning.org>
Received: from NAM03-BY2-obe.outbound.protection.outlook.com (mail-by2nam03lp0048.outbound.protection.outlook.com. [216.32.180.48])
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Tue, 30 Jan 2018 11:57:22 -0800 (PST)
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2018 19:57:17 +0000
From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
To: JustUs admin <admin@justus.group>, "Wright, Gwen"
<gwen.wright@montgomeryplanning.org>
CC: Marybeth Ardike <marybeth.bob@gmail.com>, Janice McClean
<janicewmclean@gmail.com>, JustUs <justus@justus.group>, LW Green
<lwgreen@justus.group>, "Sanders, Carrie"
<carrie.sanders@montgomeryplanning.org>, "Mills, Matthew"
<matthew.mills@mncppc.org>
Subject: RE: Jan 12, 2018 letter to Sidney Katz
Thread-Topic: Jan 12, 2018 letter to Sidney Katz
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Appendix M

Shirley, Lori

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
Sent: Tuesday, January 30, 2018 2:57 PM
To: Shirley, Lori
Subject: Delivery Status Notification (Failure)

Hello lori.shirley@montgomeryplanning.org,

We're writing to let you know that the group you tried to contact (LWGreen) may not exist, or you may not have permission to post messages to the group. A few more details on why you weren't able to post:

* You might have spelled or formatted the group name incorrectly.
* The owner of the group may have removed this group.
* You may need to join the group before receiving permission to post.
* This group may not be open to posting.

If you have questions related to this or any other Google Group, visit the Help Center at https://support.google.com/a/justus.group/bin/topic.py?topic=25838.

Thanks,

justus.group admins

----- Original message -----

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Tue, 30 Jan 2018 11:57:23 -0800 (PST)
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From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
To: JustUs admin <admin@justus.group>, "Wright, Gwen"
<gwen.wright@montgomeryplanning.org>
CC: Marybeth Ardike <marybeth.bob@gmail.com>, Janice McClean
<janicewmclean@gmail.com>, JustUs <justus@justus.group>, LW Green
<lwgreen@justus.group>, "Sanders, Carrie"
<carrie.sanders@montgomeryplanning.org>, "Mills, Matthew"
<matthew.mills@mncppc.org>
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MyAyIDQ7fQ0KQGZvbnQtZmFjZQ0KCXtmb250LWZhbWlseTpDYWxpYnJpOw0KCXBhbm9zZS0xOjIg
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aXRpb25zICovD
----- Message truncated -----

Appendix M

Shirley, Lori

From:	mont.co.planningboard@justus.group on behalf of admin@townmeetingorganization.com
Sent:	Tuesday, January 30, 2018 10:08 PM
To:	mont.Co.PlanningBoard@justus.group; justus organization; LW Green; lwdogs@justus.group; members@townmeetingorganization.com
Cc:	LW Board of Directors
Subject:	Notes from Tom Conger/Town Meeting Organization**

Members of the Montgomery Parks and Planning Commission stated in Nov 30, 2017 hearing that Leisure World's Board should include residents in their planning before proceeding to a final submission to the commission.

It's quite obvious that a significant portion of the residents of Leisure World feel left out of the decision making process in our community. Witness the number of people who have signed the petition calling for a referendum on the proposed administration building. Presently , it is 2000 and counting. We have held two public forums ,the first on the proposed administration building sponsored by JUSTUS and Leisure World Green with an attendance of 325 and the second was attended by 275.

There is a feeling of angst in our community, a realization that important decisions are being made by a small group of "power elite", who believe that they know what is best for us. Their attempts at "citizen participation" have been feeble and inconsequential , to say the least.That is why we have started a new club for Leisure World - The Town Hall Meeting organization.

You have no doubt heard of the New England Town 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 to participate in open discussions about issues of importance to them. These Town Meetings became the birth place of community planning in America.

At the University of Cincinati, where I earned a masters degree in community planning, we were taught that effective citizen participation was critical in the effort 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 Improvement Program was formulated to get to the "bricks and mortar stage " of the community planning process. In other words ," we have envisioned what we want-, now let's build it." Notice in all of this the logical sequential process of formulating the plan first, then deciding through the Capital Improvement Program 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" are hell- bent on proceeding to build a new administration building. The second and presumably final public hearing to allow this site plan to advance will be held in March. We learned from a January 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. Another article in the January 19, 2018 edition of the Leisure World News has the committee touting how important it will be to secure community participation in the process.

So, let me get this straight- we're going to formulate a community plan that will reveal what the community wants, while at the same time, we will be proceeding to spend millions of dollars on a project that should be as part of our Capital Improvement Program after the plan has been completed? This does not make any sense. The administration building 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 petitions , we might not be sitting here

today battling for the right to be heard.

s.l.katzman
president -
town meeting organization