

Appendix O – March 2018

Shirley, Lori

From: mont.co.planningboard@justus.group on behalf of
admin@townmeetingorganization.com
Sent: Thursday, March 1, 2018 10:16 AM
To: members@townmeetingorganization.com; justus organization; LW Green;
lwdogs@justus.group
Cc: mont.Co.PlanningBoard@justus.group
Subject: Town Meeting Organization - Resident Town Hall Meeting TV slide and scroll

Carole L Portis, Leisure World

TOWN HALL MEETING TODAY

all residents welcome



TOWN MEETING ORGANIZATION
RESIDENT TOWN HALL

March 1, 2018

1:30 - 3:30 p.m.

Clubhouse I - Crystal Ball Room

Thursday, March 1, 2018 9:00 a.m.

Thursday, March 01
Clubhouse I

1:30 PM: Resident Town Hall
2:00 PM: Great Decisions Club
3:00 PM: Stamp Club

Thursday, March 1, 2018 10:1

s.l.katzman
president -

town meeting organization
admin@townmeetingorganization.com

Shirley, Lori

From: admin@justus.group
Sent: Thursday, March 1, 2018 11:23 AM
To: mont.Co.PlanningBoard@justus.group; justus organization;
members@townmeetingorganization.com; LW Green; lwdogs@justus.group;
Montgomery County Council
Subject: message to Montgomery Mutual President

From: SHARON CAMPBELL <coopgirl545@comcast.net>
Date: March 1, 2018 11:00:18 AM EST
To: admin@justus.group
Subject: Re: message to Montgomery Mutual President

I want to share this info, as I may not be able to attend today's Town Hall.

At Fairways South last night (2/28) we had were graced with Flannery and Gerke's presence giving us a one-sided presentation. I agree with Pat Duran in most instances, however, in our presentation, there is now only one new building upper level (at grade) entrance (no steps, no ramp)...and one lower level entrance, mainly for employees.

However, I also came away with the following awareness:

1. While I'm in favor of doing it, we don't actually need the structural engineering study to make the assumption it must be fully renovated. So, fine, just assume that it must go down to the studs. In that case, it is fact that:

- a. the current building CAN be fully renovated (taken down to the studs) with all new plumbing, electrical, roof, revamped whole interior;
- b. We get the added space originally requested (~3600 sq ft) because Weichert is leaving and we don't need a bank or the P.O.;
- c. any remediation of mold and asbestos must be done regardless of new build or renovation;
- d. with all new HVAC, electrical, wifi (etc.) systems, the reno would be as inexpensive to maintain as a new build, which Flannery and Gerke agreed with;
- e. more close-in parking spaces can be made handicap;
- f. safer walkways from the parking lot can be achieved;
- g. it appears even the loop in front of the Terrace restaurant, etc., can still be developed; and
- h. more trees can be planted.

2. The timeline we've been provided for building the new building does not appear to take into account that AFTER that building is built, THEN the tear-down of the old building and construction of the new parking lot begins. Not even mentioned. How long will that take? Given the abatement issues, I would expect a number of months...so let's say 6 months added onto the current timeline provided.

3. Flannery and Gerke are STILL not providing documents requested in writing prior to our Fairways South meeting and telling us to "go to the Library and look at the ONE binder with relevant documents." However, they were extremely reticent to even mention key document names and also stated something like "the key document is in preparation and will be available next week."

4. Our meeting was not in any way a "resident review" of this project, **which is part of what P&P has required of LW.**

5. When asked about not wanting trailers to house employees, Flannery said trailers would need to house about 55 employees. I don't know if that number is correct, but it sounds high. Regardless, trailers for a year or less is no big deal; just a little inconvenient. Businesses do it all the time.

Let's all make it to the P&P meeting with very specific statements about things P&P is interested in.

I'll be there.

Sharon S. Campbell

On February 28, 2018 at 10:17 PM "admin@justus.group" <admin@justus.group> wrote:

From: Pat Duran <patd1598@gmail.com>
Date: February 28, 2018 10:09:36 PM EST
To: admin@justus.group
Subject: Re: message to Montgomery Mutual President

Here is the message I sent to Linda Wacha:

Linda-

I moved here in 2010, and since then I have attended every general LW-wide meeting held to explain the FEP, and I attended a few of the CPAC meetings about the plans for a new admin building. **I have never heard a convincing explanation of the need for a new building.** What I heard was that the management staff felt that they did not have the space they would like, and that the building that they work in is old.

I attended the latest FEP meeting today, and again I did not hear a convincing reason for a new building. What we heard was an incoherent presentation about parking spaces and drop-off zones. From the plans that were displayed, it does not appear to me that the new building will be any more accessible than the old building, and perhaps might be less accessible, given that there will be steps or a ramp to navigate. I do not see where parking will be any closer to either the new admin building or the Club House. The traffic flow from the Cascade Loop through

the new parking lot and around through the drop-off loop and back to the old parking lot seems confusing. Also, there will apparently be 10 fewer spaces when the concerns of the MoCo Park and Planning for more tree cover are addressed.

Mr. Flannery admitted, in response to a question, that it would always be cheaper to renovate than to build new. Why, then, was the renovation option not pursued? Every issue of flexible space utilization, efficient workflow, energy efficiency and code compliance can be resolved through renovation. What then is the justification for a new building? It seems to be, as I said, just that the management staff wants a larger space in a newer building. Well, don't we all? I'd love a brand new and larger unit myself.

I understand that I don't actually get a vote on this issue (nor do I get a vote on who represents me on the LW Board), but I want you to know that for all the reasons above, I **oppose the new administration building.**

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, March 2, 2018 2:10 PM
To: mont.Co.PlanningBoard@justus.group; justus organization;
members@townmeetingorganization.com; LW Green
Subject: "Get the Strategic Planning Process Right" - David Nachtsheim

Get the Strategic Planning Process Right

There are many resources available to guide an organization through a process of strategic planning. One process I believe is effective involves four major steps: Listening, Defining, Clarifying and Reflecting, and Implementing.

The Listening phase can include individual interviews, surveys, town halls, and round-table discussions with stakeholders and experts to understand needs and wants, estimate costs, and recognize risk factors.

The Defining phase would include formation of committees and work groups, research, initiation of proposals of vision, values, goals and approaches, more town hall meetings and surveys, validated definitions of vision, values, goals, costs, risks, and approaches, and the designation of a steward for each goal.

Clarifying and Reflecting would include further prioritization, coordination across goal areas, drafting of project plans, coordination with permitting and other planning authorities, continued engagement with stakeholders and experts, and multi-level assessment, re-validation and approval of vision, values, goals, approaches, priorities, risks, costs and plans.

The Implementation

Phase would continue regular engagement with stakeholders and experts as work progresses to minimize disruption of normal activities and provide effective notice and discussion of necessary outages, probable hazardous conditions, and other issues, and evaluate changing conditions and priorities.

It seems that the flaw so far in the Leisure World planning process is that the Listening step was bypassed and delayed until the Implementation phase. Good questions to ask during the Listening phase would have been and are:

- What do residents want Leisure World to provide?
- What do residents want Leisure World to improve?
- What do residents want Leisure World to stop doing?
- Who are other stakeholders, and what do they want Leisure World to provide, improve or stop doing?

These questions would provide solid information for setting strategic goals and plans. My hope now is that Leisure World will begin a strategic planning process to address the future needs of Leisure World, rather than try to build support for plans made without listening.

– David Nachtsheim

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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, March 2, 2018 2:19 PM
To: mont.Co.PlanningBoard@justus.group; justus organization; members@townmeetingorganization.com; LW Green
Subject: "Making Sense of the Admin.Bldg.Project" Brenda Kirkpatrick

Making Sense of the Administration Building Project

Question: What do Pisa, Italy, and Washington, D.C., have in common?

Answer: They both feature longstanding structures that were damaged. Pisa's leaning tower was damaged by an unfortunate choice during construction. The Washington Monument was damaged by an earthquake.

Question: So what?

Answer: These structures were respected, revered and restored. Not so with Leisure World's Administration Building. While the Administration Building is not on a par with the historic structures noted above, the option of renovating it was never thoroughly investigated before discarding that option.

Question: What can Leisure World learn from the State of Alaska? **Answer:** The State of Alaska provides an annual payment to its residents from

the excess revenues it collects from the oil industry, known as the "Permanent Fund Dividend." If Leisure World has enough money (no matter the source or original purpose) to demolish a building and build a new one for no legitimate reason, then obviously there is "money to burn."

Let's not burn it. Instead, let's spend a more modest amount renovating the existing Administration Building and making better use of the space in that building and the space in other Leisure World buildings.

Then, we could "rebat" the unused funds to the mutuals or directly to all residents. (I realize it wouldn't be every year, as in Alaska.) I also realize that this notion would require an amendment to the Trust documents, but there have been numerous amendments over time and this would simply be one more.

Alaska's program is based on the idea that the oil belongs to all Alaskans, so the revenues generated likewise belong to all Alaskans. Doesn't that idea make sense for Leisure World?

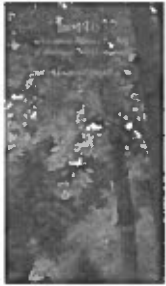
— Brenda Kirkpatrick

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: Saturday, March 3, 2018 6:19 PM
To: mont.Co.PlanningBoard@justus.group; sharon otto; justus organization; members@townmeetingorganization.com; LW Green; LW BOD
Subject: "If Tom Conger has so much Strategic Planning expertise, why didn't he apply to be a member of the current SSPC?"
Attachments: PastedGraphic-1.pdf; Strategic_and_Master_Planning_FV_LR_0B2BE1E983B20.pdf

The question for those with any sense of integrity and of good conscience is:

What's Wrong with this Picture

From: Tom Conger <lkutun@msn.com>
Date: March 3, 2018 4:16:40 PM EST
To: "admin@justus.group" <admin@justus.group>
Subject: RE: "If Tom Conger has so much Strategic Planning expertise, why didn't he apply to be a member of the current SSPC?"

Ms Otto should examine what she is attempting to do--put the cart before the horse.

In strategic planning, you do these things in a logical, sequential order: demographic analysis, SWOT analysis (id strengths, weaknesses, opportunities, and threats), do mission/visioning, develop action plan (prioritize goals and objectives), establish benchmarks (measure progress projected into the future).

By allowing the new administration building to move forward (it's like jumping to the ACTION PLAN before the other steps have been completed), a cloud is cast over the entire process, inasmuch as the admin building will consume such a large portion of the community's capital funds.

Ms Otto should admit the plan will be a sham if she and her committee move forward in their belligerent, ill-conceived manner.

Tom Conger

Subject: RE: 1 of the companies interviewed by strategic planning committee "Master Plan vs. Strategic Plan"

From: Tom Conger <lkutun@msn.com>
Date: March 2, 2018 6:31:31 AM EST
To: admin@justus.group

Read the "summary--strategic plan"

Steps: Demographic and other analyses, SWOT analysis, mission visioning, action plans, benchmarking.

Notice it's a logical, sequential process, you don't do action plans and benchmarking before you do the other steps, just like we said at the Town Meeting.

Sharon Blank ("Sharon Blank" is **Sharon Otto**)

, Leisure World·

If Tom Conger has so much Strategic Planning expertise, why didn't he apply to be a member of the current SSPC?

slkatzman

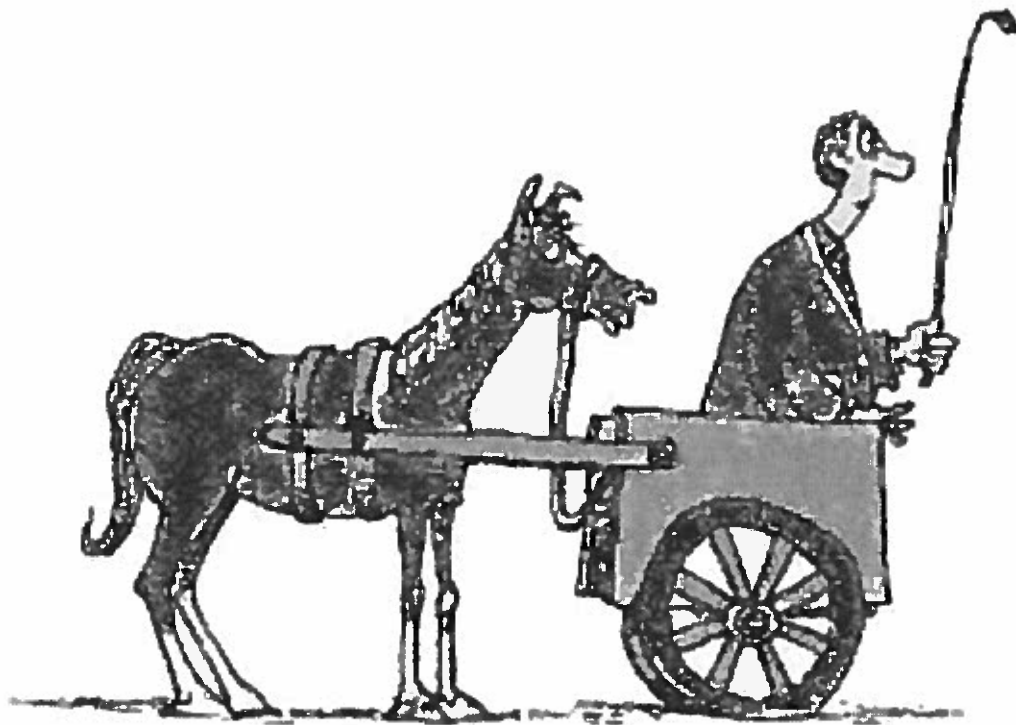
President, JustUs

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Strategic and Master Planning:
Essential Roadmaps for Senior Living Communities
Publication Date: July 2013
©LCS 2013

Prepare for tomorrow—today.

Your community is thriving and vibrant now—but what will you need to do over the next three, five or even 10 years to attract a new generation of residents and assure the continued viability of your senior living community?

Without a strategic plan—a clear vision and roadmap for your community’s continued success—owners or board members can only react to critical issues.

Planning typically gets pushed aside under the pressures of immediate and day-to-day issues. But in actuality, a strategic plan is a time-saver because it gives senior living communities a framework in which to operate, helps stakeholders prioritize projects and generates consensus-based decisions.

What is Strategic Planning?

Strategic planning as practiced by *LCS* is a systematic process of evaluation, discussion and collaboration that helps owners or boards and executive directors manage the future of their senior living communities. The written plan establishes priorities and a series of actionable steps, and helps community management allocate the necessary resources to achieve stated goals.

Because the plans are created through the input and collaboration of key stakeholders, all members of an organization work toward a unified outcome.

Key Components of a Strategic Plan

Typically, strategic plans include several common components:

Mission Statement – A statement that reflects who you are as an organization and the reasons for your existence

Strategic Objectives – The targeted objectives your community needs to meet to achieve your vision

Vision Statement – A statement that spells out where you see your community going

Goals – The specific goals to be accomplished within the strategic objectives

Value Proposition – A statement from the consumers’ point of view about how they perceive your community and what they want to get out of a relationship with you

Action Steps – The tasks that will allow you to achieve your goals

Seven Steps of the Strategic Planning Process

Developing a strategic plan is a process that involves thoughtful preparation, robust discussion and collaboration—and clarifies desired outcomes.

In order to create the plan, at least a full day retreat involving key stakeholders is recommended. It is recommended that retreat participants include board members or owners, executive leadership, management staff and resident representatives, as well as a planning facilitator and industry experts. While the retreat can be held in a location of your choice, holding it off-site often leads to a better outcome. The strategic planning process typically encompasses these steps:

Common Issues

- Occupancy levels
- Aging or unsuitable buildings
- Inefficient site use
- Finances and access to capital
- Healthcare services
- Outdated technology
- Aging or inefficient physical plant
- Staffing and employment
- Competitive threats

1 Prepare

A first step should be a review of the mission and vision statements for the community to determine if they are still current. They may need to be revisited before the retreat. Additionally, educational material should be distributed to retreat participants prior to the gathering. These packets—containing information about the board's or owner's role in strategic planning, senior living industry trends, consumer expectations, financial benchmarking, demographics and healthcare reform—help participants prepare for the retreat. The information is designed to prompt stakeholders to begin thinking about pertinent issues for their community.

2 Include

Retreat participants also should complete a preplanning questionnaire prior to the gathering. (If you prefer, you also may send a preplanning questionnaire to staff members and residents not participating in the retreat.) This provides an opportunity for stakeholders to weigh in on issues such as market conditions, perceptions about the community, employee relations and competitive threats. The information gathered from your stakeholders is a necessary and important part of the planning process.

3 Assess

The information gathered prior to the gathering is summarized and presented to the group at the beginning of the retreat and provides the starting point for the assessment phase. Next, experts from various areas of the senior living industry—such as physical plant design, healthcare, marketing and finance—share their expertise. These presentations allow retreat participants to hear about the changes, challenges and trends that need to be considered during the planning process.

4Define

Retreat participants break into working groups to discuss a myriad of topics, with the goal of identifying and agreeing on the community's strengths, weaknesses, opportunities, and threats (SWOT). All of the information prior to this phase, including the preparation prior to the retreat, questionnaire results and information shared by industry experts, is used to drive the SWOT analysis.

5Identify

Building on the SWOT information, stakeholders work in a collaborative manner to identify and refine their community's specific strategic objectives. After a great deal of discussion, each group presents its opinions and ideas on how to approach the community's strengths, weaknesses, opportunities and threats. Strong consideration of the community's mission and vision is an extremely important activity during the identity phase of the process.

"A strategic plan is worth doing because the issues are defined by consensus, the work is done in an organized way, and you get the whole community behind it."

*Dr. James Hicks Williams, President, Retirement Services Inc. and resident,
The Forum at Rancho San Antonio
Cupertino, California*

Look for "aha!" moments

Expect to learn new things about your community during the retreat.

While many communities have similar goals and objectives, participants are often surprised by things such as trends in the industry, new ways to address issues, and others' perceptions of their community.

6Adopt

When the retreat is over, the information that has been gathered both before and during the retreat is summarized within one to two weeks. A draft summary is prepared and presented to the board or owner and the executive management team for review. This deliverable is a critical part of the process: It will include the mission, the vision, the value proposition, a SWOT summary and the proposed strategic objectives that will drive decision-making for the community over the next three to five years.

7Implement

The community's leadership takes action on the goals outlined in the strategic plan. When this happens, the plan becomes the community's operational plan.

The Value Proposition

A community's mission and vision statements are typically reflective of its internal aspirations. The value proposition is an extension of these statements, but it takes on a different perspective: This statement defines your community's value from your *customers'* point of view. The value proposition is clear, concise statement, written in the first-person, of what residents expect from their relationship with your community.

This simplified example illustrates the relationship of strategic position statements.

Mission Statement – We are a sustainable senior living community.

Vision Statement – We will use our message of sustainability to grow our competitive edge and become the market leader.

Value Proposition – I want to live in a senior living community that operates with sustainable practices.

Fulfillment – Employees demonstrate the value proposition by actively recycling, reducing nonessential water consumption, and practicing other sustainable activities.

“The Value Proposition connects mission and vision with consumer expectations and employee behavior.”

*Liz Bush, Senior Vice President/Director of Marketing & Sales
LCS*

Well-crafted Value Propositions speak to both external and internal audiences, and validate how the mission and vision statements will be executed on behalf of residents. The Value Proposition can differentiate your product from your competitors' and define the promise of your brand. Internally, it helps your employees know that their day-to-day actions are fulfilling the community's promise.

Strategic Planning Case Study

Situation:

Greenwood Village South, a 50+ year old not-for-profit CCRC in Greenwood, Indiana was facing a significant HUD funding cut for one of its residential buildings, which was home to a sizeable number of the community's residents. The most prudent option for the community would be to tear the building down, though the project itself would be costly. At the same time this project was being contemplated, the community was facing increased competition.

"Over the last year or so, the board was concerned about the direction we were going," says Dan Wagner, Greenwood Village South board president. "We had just gone through a major refinance and felt it was time to devote to planning."

Solution:

The community's board decided to hold a strategic planning retreat to chart its new course. Of primary concern was how to position the aging community to attract a population of "new generation" residents. The community's executive director and management staff conducted the pre-retreat work, and they, the board, and resident representatives convened at the retreat in the first quarter of 2013.

The senior living professionals of *Life Care Services* and *LCS Development* were key participants in the retreat, led by an independent moderator experienced in the field of senior living. Among the presentations, a financial expert provided an overview of the community's position compared to similar CCRCs across the country. Another expert from the Health Care Group discussed how the community would need to respond to mandated healthcare reform. In addition, participants spent considerable time defining the community's marketing position and how it might market itself with today's consumer.

"What helped us was that we had people there with the expertise and knowledge that we as a board did not have," says Wagner. "They helped us put on paper the things that we needed to seriously look at."

"In the past, we had some direction but never had anything in writing that says, 'This is where we want to go.' This plan will help us to approach the next few years."

*Dan Wagner, President Board of Directors
Greenwood Village South, Greenwood, Indiana*

Outcomes:

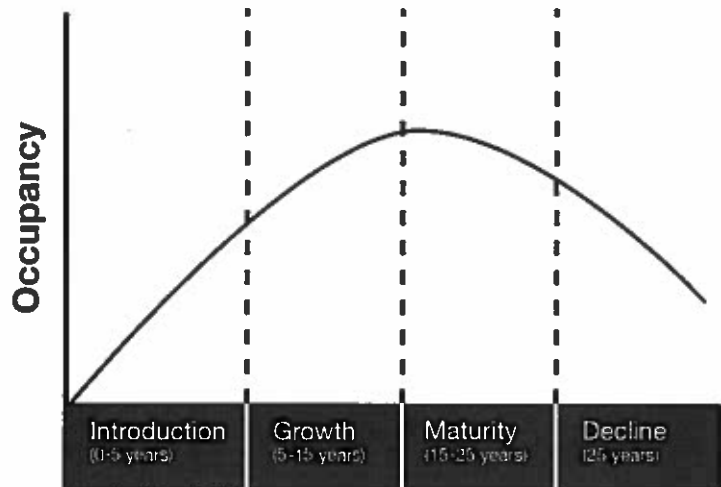
Strategic planning outcomes included:

- Redefining the community's vision and mission statements
- Creating a Value Proposition for the community
- Identifying the community's strengths, weaknesses, opportunities and threats
- Detailing the community's primary goals, listing key action steps and the persons accountable for each step

Bringing the Plan to Life: Master Planning

Once the strategic planning process has been completed, many senior living communities choose to address capital improvements to their campuses. You may decide your medical-model skilled nursing center needs to be modernized with more resident-centered programming. Your fitness center may need to be enlarged to accommodate more programs and equipment. Or you may need to expand choices in the style, size and amenities of your community's residential units.

Life Cycle of a Senior Living Community



The fact is, every community reaches a point in its life cycle at which it could start to decline—often 15 to 20 years after opening—and capital improvements must be made to sustain the community's appeal and viability.

But rather than tackle one random improvement after another, owners or boards can use the master planning process to develop a thoughtful, systematic and financially prudent approach to revitalizing their campuses.

What is Master Planning?

Master planning builds on the stated goals identified in strategic planning and takes a high-level look at the community as a whole, providing a long-term and strategic vision for capital improvements. The process helps owners or board members answer critical questions such as:

- What makes sense for our community?
- Which project comes first?
- How will we pay for the improvements?

Just as communities are often built over a 10- to 15-year timeframe, the master plan provides a phased approach for the next generation of the community. While most new developments incorporate master planning from the start, existing communities should begin the planning process between their 5- and 10-year anniversaries.

How a Master Plan is Different from a Site Plan

A site plan is a blueprint of a site displaying proposed structures and offering estimated construction costs. If this information is all that your owner or board has, they may still face uncertainty about how to best accomplish the improvements.

By contrast, a master plan addresses business components and architectural plans specific to a senior living community. It considers your community's operations, organizational philosophy, services and programs and design. A master plan also will factor in local and senior living trends, market conditions, regulatory and compliance issues and more.

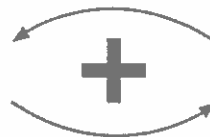
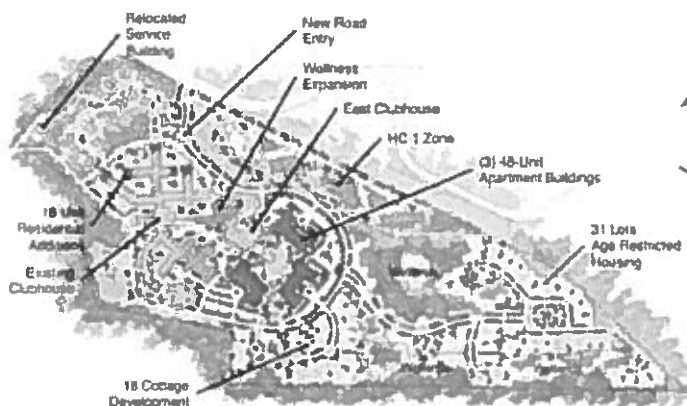
Through financial modeling, the plan helps a board or owner decide the appropriate sequence for making capital improvements. For example, while a community may wish to break ground on a particular project, it may make more sense to do another project first—one with greater cash flow potential—and use those funds to embark on the desired project. And unlike a site plan, master planning services may also include facilitating contacts with investment bankers and identifying sources of capital.

Site Plan



Architectural Blueprint
Construction Costs

Master Plan



Market Research
Operations
Programming
Financials
Regulations

The Master Planning Process

The process follows three phases over the course of approximately six months:

1Assessment

Development professionals schedule a site visit and make preliminary observations of the grounds, buildings, operations and residential programs. The assessment also takes zoning, site conditions, market penetration, potential land acquisition and the condition of the real estate market into consideration. It is recommended that the community perform a market study and gather additional information, such as the building and site plans and other documentation, during this phase. A review of the community's financial situation also is conducted.

Who's Involved

- **Project Developer** – Facilitates the process; provides business, finance, marketing expertise
- **Design Manager** – Establishes project criteria, provides design expertise, supervises architect
- **Board or Owner** – Determines goals, provides input and direction, makes decisions
- **Executive Director** – Provides input and management expertise
- **Department Heads** – Provide input and specific expertise
- **Residents** – Provide input and feedback

2Collaboration

Findings from the assessment phase are compiled, analyzed and used to develop various scenarios of how the projects might be addressed. The options are presented to the senior living community's master planning committee—a group typically made up of board members or owner's representatives, executive directors, department heads and residents. During collaboration, the development professionals and the master planning committee review and revise the scenarios. When a consensus on the preferred direction is established, the plan is fleshed out with project costs, projected revenues and a proposed timeline. This helps the master planning committee evaluate the viability of each planned project.

3Delivery

A final master plan is presented to the board or owner, covering all components of phased improvements, from design and programming to finances. This plan becomes the information book for the architect contracted to design the improvement. By having all aspects of the project design conform to the instructions in the master plan, the board or owner can feel assured that the scope of the project will satisfy both its goals and financial capabilities.

Master Planning Case Study

Situation:

In 2006, the leadership of Friendship Village Sunset Hills, a large, not-for-profit life care community in Sunset Hills, Missouri, was facing an increasingly competitive environment. The board realized the community' aging physical plant, which opened in 1978, needed to be repositioned.

At a strategic planning retreat, participants identified the need for a master plan as one of its six strategic goals. The community hired an architect to lead the master planning process, but when the plan was delivered, it lacked essential project economics planning.

Solution:

The community leadership then elected to follow a comprehensive master planning process conducted by *LCS Development*, whose approach was to invite collaboration, improve project economics, and produce an integrated, long-term master plan. Over a nine month period beginning with the initial meeting, the master plan was created, revised and ultimately approved.

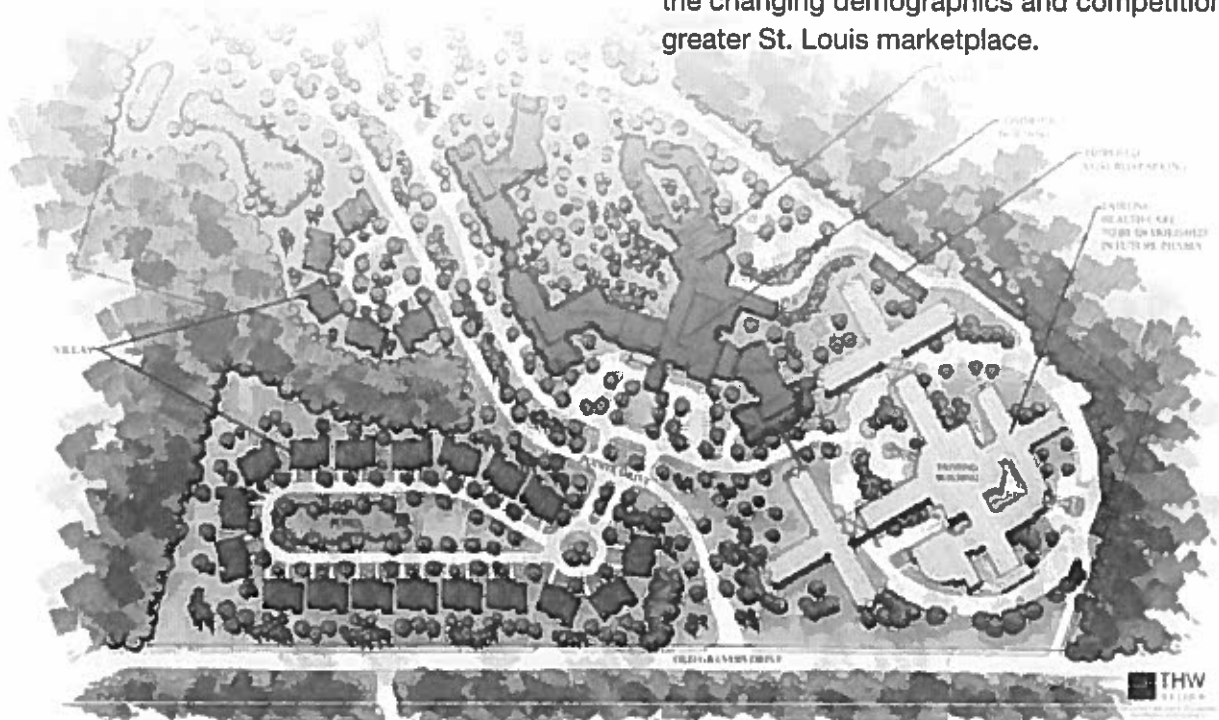
"The team at *LCS Development* is very flexible and adept at financial analyses. They were able to provide various apartment mix configurations along with the financial impact of each scenario. Together we were able to determine the optimal solution for the community," says Howard Curtis, Friendship Village Board Chair.

Master Planning Recommendations:

- Improve the efficient use and layout of the physical site
- Centralize common amenities to benefit residents and staff
- Modify the campus mix of apartments and amenities to be market competitive
- Enhance the mix of apartment and cottage residences
- Expand health center using a resident-centered healthcare design
- Implement new contract options and an optimal phasing plan to maximize financial performance

Outcomes:

As a result of the recommendations, construction began on the first phase of a four phase master plan, and the community is well-positioned to meet the changing demographics and competition in the greater St. Louis marketplace.



Does Industry Experience Matter?

In a word, yes. Creating a master plan for a senior living community without the benefit of industry knowledge and experience could mean overlooking critical factors.

If federal regulations dictate modifications for a community's healthcare center and the improvement doesn't satisfy those regulations, it may not be in compliance. Or, when national trends suggest that a wellness program is a critical differentiator for prospective residents, the plan to remodel a fitness center should address this consumer demand.

Developing a master plan that integrates operations, management, finance and marketing considerations—specific to senior living—can help a community move forward without any second-guessing.

“Master Planning without a Strategic Plan is like a ship without a rudder. You won't get consensus built without the organizational strategy behind it.”

*Joel Bleeker, Director of Design
LCS Development*

Conclusion

Maintaining—or securing—the market leader position for your senior living community requires diligence. Through guided planning sessions, robust discussions and group collaboration, stakeholders can develop a strategic vision for your community and approach capital improvements in a logical and prudent manner.

Strategic plans and master plans are tools that provide direction for your senior living community, both in the short- and long-term. They help achieve consensus in the community's leadership, and they give confidence that the decisions are well-reasoned and in the best interests of residents and the long-term viability of the community.

Strategic Plan + Master Plan = Long-Term Success

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Des Moines, IA 50309-2334 | 515.875.4500 | LCSnet.com

Shirley, Lori

From: admin@justus.group
Sent: Saturday, March 3, 2018 7:27 PM
To: mont.Co.PlanningBoard@justus.group; sharon otto; justus organization; members@townmeetingorganization.com; LW Green; LW BOD
Subject: "If Tom Conger has so much Strategic Planning expertise, why didn't he apply to be a member of the current SSPC?"
Attachments: PastedGraphic-1.pdf; Strategic_and_Master_Planning_FV_LR_0B2BE1E983B20.pdf

From: Karin <ktvkarin@aol.com>
Date: March 3, 2018 7:04:52 PM EST
To: admin@justus.group, mont.Co.PlanningBoard@justus.group, sharonotto40@gmail.com, justus@justus.group, members@townmeetingorganization.com, lwgreen@justus.group, board@lwmc.com
Subject: Re: "If Tom Conger has so much Strategic Planning expertise, why didn't he apply to be a member of the current SSPC?"

Mr. Conger.....

Thank you for your delivery at the Town hall. Feels good to listen to good sound logic and not waste our money.

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And make no mistake Ms. OTTO..... This is for EVERYONE IMHO..... NOT PICKING ON YOU.

And Signal S&L you all check them out on bankrate... check their services on the website.

How much business do you think they will get from LW residents....

1- ATM issues

2- no Safe deposit boxes.....

But lets hurry up and in a New York Minute get them leased up..... please!!

Who is kidding who here ????? spend millions and millions and millions

Anyway, I am typed out for now..... key words 'for now'

Karin Ventola

A fan of Mr. Conger.



Joyce Smythe
Leisure World

Sharon, what makes you think he didn't? Perhaps he applied and was not selected

From: admin <admin@justus.group>

To: mont.Co.PlanningBoard <mont.Co.PlanningBoard@justus.group>; sharon otto <sharonotto40@gmail.com>; justus organization <justus@justus.group>; members <members@townmeetingorganization.com>; LW Green <lwgreen@justus.group>; LW BOD <board@lwmc.com>; Undisclosed-recipients: <>;

Sent: Sat, Mar 3, 2018 6:19 pm

Subject: "If Tom Conger has so much Strategic Planning expertise, why didn't he apply to be a member of the current SSPC?"

The question for those with any sense of integrity and of good conscience is:

What's Wrong with this Picture

From: Tom Conger <lkutun@msn.com>

Date: March 3, 2018 4:16:40 PM EST

To: "admin@justus.group" <admin@justus.group>

Subject: RE: "If Tom Conger has so much Strategic Planning expertise, why didn't he apply to be a member of the current SSPC?"

Ms Otto should examine what she is attempting to do--put the cart before the horse.

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Ms Otto should admit the plan will be a sham if she and her committee move forward in their belligerent, ill-conceived manner.

Tom Conger

Subject:

RE: 1 of the companies interviewed by strategic planning committee "Master Plan vs. Strategic Plan"

From:

Tom Conger <lkutun@msn.com>

Date:

March 2, 2018 6:31:31 AM EST

To:

admin@justus.group

Read the "summary--strategic plan"

Steps: Demographic and other analyses, SWOT analysis, mission visioning, action plans, benchmarking.

Notice it's a logical, sequential process, you don't do action plans and benchmarking before you do the other steps, just like we said at the Town Meeting.

Sharon Blank ("Sharon Blank" is **Sharon Otto**)

Leisure World·

If Tom Conger has so much Strategic Planning expertise, why didn't he apply to be a member of the current SSPC?

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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, March 4, 2018 11:22 AM
To: mont.Co.PlanningBoard@justus.group
Cc: justus organization; members@townmeetingorganization.com; LW Green
Subject: Town Meeting Organization -3/1/18 resident held town hall meeting - on Next Door

From: SHARON CAMPBELL <coopgirl545@comcast.net>
Date: March 4, 2018 10:42:34 AM EST
To: justus organization <justus@justus.group>, members@townmeetingorganization.com, admin@justus.group, LW Green <lwgreen@justus.group>
Subject: Re: town hall meeting - on Next Door

So, cars and buildings are not at all similar and therefore the comparison has a fatal flaw. Buildings are built into the land.

However, houses and commercial buildings are similar and some houses are the same size as our current Admin building. It is also brick & block construction, one of the best types to renovate. A friend of mine is selling her lovely 90-year old brick & block house for about \$1 million. To the next point.

There were two options never considered, at least from the poor documentation we have to refer to. One is a renovation "down to the studs" which would mean the entire Admin building would be gutted and rebuilt as if new and would be a direct apples to apples comparison to a new build. That includes all the HVAC, electrical, and plumbing systems. Mr. Flannery and Ms. Gerke confirmed this at the meeting we had at Fairways South. To do this, we do not even need a structural engineering study; we could simply assume it needs this (it's my assumption) as the LW BOD has assumed all these years to justify a new build. (All of the asbestos/mold mitigation would have to occur regardless of which option was chosen. The only clear difference is Mr. Flannery, et al., would need to work out of trailers (nice trailers) for 9-12 months. Oh, the horror.

The second option not considered was to do the gutting and also, build a second story. We have people saying this is not possible, but we do not know. All this would need is a partial structural engineering study at very low cost.

Mr. Flannery thinks it's a "selling point" to new buyers to have a beautiful, new Admin building. I strongly disagree. It will show potential buyers, more and more of whom are interested in the environment that we care little about ours. Potential buyers will then see that, while our employees are well housed in new digs, we the owners are left with the older buildings being patched and "updated" over and over and over.

Related are the "renos" that have occurred in our CHs. I now cannot go into the areas where new carpet was laid in CH 2 as the VOCs are so high I cannot breath (yes, I do have a condition, but so do many as they age). So, because our management did not pay attention to the health of the building after the new gym and related renos, I'm sure a number of us cannot use the space and those that do are inhaling tons of VOCs that can cause illness. It may even be considered a "sick" building if tested, altho the VOCs are somewhat contained in certain areas.

And, of course, there are the poorly done renovations to the ballroom and Terrace restaurant, that have had to have redos almost immediately. Another problem was there was no concern for being able to hear better in the restaurants or in large meetings in the ballroom; no hearing assistance technologies. Even the technology that IS provided doesn't work very well. All very poorly done and the same "architects" are slated to do the new build.

It's just all such poor decision-making. As if there was some level of group-think or wanting to go along to get along involved. What I can say for sure is, there was a serious problem with the way in which the prior "strategic planning"

process was handled. As Mr. Popper has said, it is a "living" process and the previous process should have incorporated serious community engagement. There still isn't real community engagement. While Flannery and Gerke were at our condo to present to us, they did not even do an informal survey of those in attendance.

Tearing down and building new is 1960's thinking. However, most of us who have sufficient background to understand the travesty that is happening also understand that IF there had been proper strategic planning that engaged this community of wide-ranging experience (although you don't have to have that to ask good questions) could be of a different mind IF that last 10 years had been properly managed. And, because the current "strategic planning" process is not allowed to even consider any aspects of this Admin project, it is fatally flawed from the beginning and those who are on the committee are wasting their time.

Joyce Smythe

That would be the beautiful thing about strategic planning. It would give us an idea of who needs what and who wants what. I am not suggesting that we do away with our revenue producing tenants. I am asking for data that proves that their presence is needed/ wanted more than something else. And if something else makes good business sense and accommodates the needs and desires of a decent chunk of the population maybe it should be considered over existing services. We have no shortage of ideas here, what we don't have is anyone that is asking for them. The Strategic planning committee would do that, hopefully.

Ellen Tabak

Community members have had many ideas for a long time now, as you say, including the one I like the best, rather than let go of amenities that are well used and I use all of, is to share the funds we've paid in with the mutuals, which are aging and need money for our own repairs. The fundamental point for me, and which I heard brought up clearly at the previous town meeting is that our community system of governance doesn't seem to allow for community input.

John Feldmann

Joyce, One benefit of having these types of services available on LW is to generate revenue for our community rather than giving it to the businesses in the area. These monies could help sustain the community and minimize future increases in condo fees. I really don't like that plaza parking lot situation and try to avoid it as much as possible.

Joyce Smythe

I still don't understand why we need any of the current services when they are duplicates of the plaza services and we actually provide transportation to those services. I think it would be wise to wait until we have a strategic plan in place before we go forward with any project. Part of the intention of the plan is to find out from the residents what services they use and what they want. I had to chuckle in our mutual meeting regarding the new building. Kevin Flannery held up a three ring binder and told us all that we could review it in the library. Why not scan it into a soft copy and post it on our secure web? There's a service that I could get behind - timely, clear communication of ALL information delivered in real time. This is the problem in a nutshell. Total lack of creativity. Couple that with the lack of desire for new ideas and you have our current situation. I don't get this notion that just because they came up with this administration building idea 9 or 10 years ago doesn't mean that it is a good idea now. I don't know about you but I had a lot of good ideas in 2009 but they don't make sense now given my present situation. Anyway, it's a beautiful Sunday, time for some fresh air.

John Feldmann

The statement made above by Mr. Kaplan, to me, is a misconception that people have. "Therefore, I believe it is a mistake to oppose this project based on its cost when we do not know what it will be." I believe the objection to the new admin building involves the request to conduct an engineering study to determine a real cost to renovate versus rebuild. It also, as Mr. Conger stated in his presentation, is illogical to develop a strategic plan without placing the new admin building on hold. According to the GM, the earliest start date for the project would be 2020. The strategic planning committee anticipates a completed project as early as 12 months.

At the meetings I have attended with the GM and strategic planning committee, residents have voiced the need for additional services. For example, café, real restaurant, grocery store, etc. What a nice concept it would be to have a town center (perhaps a mall) with businesses that could possibly include a new admin area incorporated in the town center rather than a standalone building. Just because the new admin building was a priority X years ago, it doesn't necessarily mean that the building should be built today. Let's do the engineering study and see what the strategic planning committee recommends before throwing multi millions of dollars at a standalone building.

I believe that the handicap parking is a priority and could have been done years ago if it bothered the leadership that much. There is plenty of space outside the terrace room to pave over and to give handicap people a short walk. To me, making the parking lot a requirement for a new building is a pretense.

Irene Shaulis

, Leisure World

Or I would buy a new car that I would choose to buy that would serve my needs as opposed to those of someone who works for me.

Joyce Smythe

, Leisure World

If I didn't have the money for a new car I guess I would get my old one fixed.

Robert Kaplan

, Leisure World

Dear Ms. Knot, I heard both Mr. Eisenhaur and Mr. Conger quite clearly. Mr. Eisenhaur gave probably the best presentation but he did not explain how strategic planning functioned. As I understood things that was Mr. Conger's task and one that he did not even attempt. What he did do, which was not appropriate as this was supposed to be a meeting to inform and for the attendees to question and discuss, was to rally the troops to support your point of view. No wonder you thought he did a marvelous job. Furthermore, neither you or Sheryl Katzman understand consensus. To help in this regard here is the definition from Merriam-Webster - a general agreement about something : an idea or opinion that is shared by all the people in a group. With that definition in mind you will NEVER get consensus on this matter. I know you are in favor of renovating and expanding the existing building. However, lets say you were driving a ten year old car that was too small, needed a new transmission, new shocks, and new brakes. Would you spend 1/2 the cost of a new car to have your old car cut in 1/2 and a new section welded in make it bigger and have all the repairs done? Personally, before I make a decision as to what makes sense here I need to see the bids from contractors. Also, I am comfortable with the assurance that nothing can proceed until the bids are received and unless we have the money in hand.

Joyce Smythe

, Leisure World

Sharon, what makes you think he didn't? Perhaps he applied and was not selected

Sharon Blank

, Leisure World

If Tom Conger has so much Strategic Planning expertise, why didn't he apply to be a member of the current SSPC?

Carole L Portis

, Leisure World

this is being taken under consideration for future TMO town halls thanks for you input

Dee Smith

, Leisure World

CAN THESE MEETINGS BE HELD IN THE EVENING OR WEEKENDS FOR WORKING RESIDENTS?

Diane Knot

, Leisure World

In reply to Robert Kaplan

Perhaps you did not hear when Paul Eisenhower mentioned the proposed Strategic Plan concept. Did you not hear Tom Conger, Masters City Planner, speak at length about the logical sequence of preparing a Strategic Plan. That which you heard represents a majority of LW residents who do not want their money wasted on a newly constructed Administration Building to house our employees. You understate the fact that we do not know the cost of the building and therefore reject and are insulted by attempts to use the 2012 LW construction estimates. We have the right to question these outdated estimates. If we can put our students into trailers for greater than one year while schools are being renovated, truly our employees could endure 9 months. But for the fact that this site plan did not have LW owner consensus, prior to submission to Park and Planning, there would be no issue. Without our objecting, this building could have been approved with many steps and an incline ramp. We are in favor of renovating and expanding the existing Administration Building, estimated at half the cost of a new building and saving over 60 mature trees.

Carole L Portis

TOWN MEETING ORGANIZATION (TMO) in General

Administration Building

Diane Knott, your post was very well stated. Thanks for all you do.

Carl Shoolman

, Leisure World

To fully inform everyone on Nextdoor, all announcements of future meetings of this group need to disclose that it opposes the proposal for a new administration building. (Dianne: Who is that president? Is Sheryl Katzman or justUs involved?)

Robert Kaplan

, Leisure World

Its funny how different people can attend the same meeting and come away with such different impressions for what occurred. For example, I did NOT hear any one discuss the strategic planning process. What I did hear was reinforcement of the majority of those present, many of whom are activists, to stop this project no matter what. I think we need to be clear on one thing, we will not know the cost of the project until bids are received. Therefore, I believe it is a mistake to oppose this project based on its cost when we do not know what it will be. We do know it will be expensive. Will it benefit the majority of us directly. Probably not. However, the administration building is like the city hall of a small town.

However, the issues being dealt with probably are more complicated as staff has to deal not only with us but with two governmental bureaucracies. It provides services we have to have. Not only do we, the residents of Leisure World, have an obligation to provide decent space for the administrative staff, if things get bad enough we will begin to lose good people and it will become difficult to hire good people.

Diane Knot

, Leisure World

In a perfect world the new mechanics in the LW Ballroom would have worked properly and not be a distraction for the audience. Just one more example of a contractor doing inferior work for LW.

We appreciated Mr. Eisenhaur accepting the invitation to speak at our first Town Meeting while other Board members declined. He alone represented LW and talked about Communicating with Residents, the Background regarding the Administration Building and LW Governance.

Ms. McLean, Ms. Ardike, Mr. Butyniski, and Mr. Conger spoke about the Town Meeting Org. and its purpose, the origin of Town Meetings and a lesson on the correct way to go about community planning - strategic planning. The President of the Town Meeting Organization did talk about a variety of subjects including condominium associations, petitioning, and resident's rights. The 2012 site plans with cost estimates – which is the same figures used by LW management today was a topic. Common sense tells you that in 6-years those estimates should not be used for their current project.

The program ended when the sound system failed. If not for that you would have HEARD, for yourself, the comments from the Montgomery County Park and Planning Board hearing of November 30, 2017. That would have been the highlight for the Town Meeting.

And lastly, we did not go from Mutual to Mutual addressing our concerns and only had this venue to inform those who were interested enough to listen. At my Mutual I did ask if the opposing side could attend the new site plan discussion and was told no. We did invite and were delighted that Mr. Eisenhaur agreed to participate. For the most part our speakers spoke of vanilla topics of how and why we organized Town Meetings Org. So find out all the facts before submitting your review/post.

You are invited to attend a regular Town Meeting on March 15, 2018 in the Chesapeake Room in Clubhouse One at 2:00 p.m. I will have my computer and if you're interested I will be able to share that audio of Park and Planning Commissioner's statements.

Aggie Eastham

, Leisure World

That's my point. There needed to be at least one or two more speakers besides Paul Eisenhaur, Chair of the LWCC, to represent the opposing view. I too caught some misinformation. This is what worries me. Residents coming to these TMO really don't get the whole story, just one side. If I had not been attending most of the LWCC meetings I would be very confused and not know what to think. This is just my opinion.

Robert Kaplan

, Leisure World

Actually, there was only one speaker who represented management. The speaker who was supposed to be a planning expert offered nothing but a pep talk to stop the new administration building. Not only was there almost no information supporting the project presented, there was a great deal of misinformation from both speakers and members of the audience. Very disappointing.

Ellen Tabak

, Leisure World

The last town meeting before this one was organized by and had speakers with quite a bit of information about alternatives to the current plan and pathways to get there. Was there none of that at yesterday's town hall, only a management speaker?

Aggie Eastham

, Leisure World

Although the town hall meeting started out well, in my opinion, it then began to slip and slide to the end. It was good that Paul Eisenhaur was invited to speak, but one person as a guest speaker is not a fair representation of the opposing view point. If this TMO truly wants residents to know what is going on in LW, then both sides should be represented as guest speakers equally. Not just relying on audience participation to bring opposing viewpoints.

Carole L Portis

, Leisure World

all thanks to the Town Meeting Organization and its dedicated leadership - as has been the case in each of the resident town halls -

Craig Esty

, Leisure World

Thanks John I look forward to discussing further.

Colleen Dockendorf

, Leisure World

I'm glad to hear that everyone was respectful and that the meeting went well. Thank you for sharing this information.

Charles Gaumont

, Leisure World

What a turn out less than 2 percent of LW residents

Colleen Dockendorf

, Leisure World

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Thank you for sharing this information.

John Feldmann

Town Meeting

Today's Town Meeting was a resounding success - 175 residents in attendance - 5 LW BOD representatives were present - including LW BOD Chairman Paul Eisenhaur who was an invited featured speaker – Paul spoke for about 20 minutes and was well received by the attendees. Everyone demonstrated both politeness and respect when speaking. This is the type of dialogue one would expect to receive from management, all the boards and committees comprising

the community. Overall, the meeting was healthy and productive. Thank you to all those who attended and to those who made this event what it was.

s.l.katzman
president -
town meeting organization
admin@townmeetingorganization.com

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, March 4, 2018 2:17 PM
To: sharon otto; mont.Co.PlanningBoard@justus.group; justus organization; members@townmeetingorganization.com; LW Board of Directors; LW Green
Cc: tom conger; norman holly
Subject: "If Tom Conger has so much Strategic Planning expertise, why didn't he apply to be a member of the current SSPC?"
Attachments: PastedGraphic-1.pdf; Strategic_and_Master_Planning_FV_LR_0B2BE1E983B20.pdf

Sharon:

It's easy to read between the lines - so please don't feign innocence by appearing to ask an "innocent" question obviously meant to demean Tom Conger's impressive credentials.

Your "question" reflects being more than merely being "a member of this community" in that you are one who was selected as a member of the LW Strategic Planning Advisory Committee - while others with specifically identified management and planning expertise were not - such as Fred Shapiro - whose entire career was that of being an expert management planning consultant. As an understatement, Fred's credentials, which include having been Vice Chair of the LW BOD, should have not only qualified his appointment to this committee- in fact, his qualifications are requisite for appointment as Chairman of the committee.

Tom Conger wrote: "Ms Otto should admit the plan will be a sham if she and her committee move forward in their belligerent, ill-conceived manner."

Offered as proof of the defensive pugnacity exhibited by members of this committee toward residents seeking logic in the strategic planning process, is the answer spoken to Norman Holly when he asked you about your committee request for an additional resident funded \$150,000---to which you replied:

"If you are uncomfortable with it, why don't you move out of Leisure World." -- Sharon Otto - Feb. 26, 2018

slk

Subject: Re: "If Tom Conger has so much Strategic Planning expertise, why didn't he apply to be a member of the current SSPC?"

From: Sharon Otto <sharonotto40@gmail.com>

Date: March 4, 2018 1:34:30 PM EST

To: Karin <ktvkarin@aol.com>

Cc: admin@justus.group, mont.Co.PlanningBoard@justus.group, justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, LW Board of Directors <board@lwmc.com>

All I did was ask a question. Tom certainly does seem to have a lot of expertise in SP. Why not put it to good use for our community? It most certainly does feel like I, as a member of this community, am being attacked for just asking a question.

Sharon Otto

From: "admin@justus.group" <admin@justus.group>

Appendix O

Date: March 3, 2018 7:26:50 PM EST

To: mont.Co.PlanningBoard@justus.group, sharon otto <sharonotto40@gmail.com>, strategic planningf, justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, LW BOD <board@lwmc.com>

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Pray tell, Mrs. Otto who is going to pick up the tab for that do-over??

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Which chair would you want to sit on ??

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Never use power over responsibility because you WILL lose BOTH....

What is wrong with putting good thoughts together ?? Is it fear ? Is it lack of control? Is it loss of power?

And make no mistake Ms. OTTO..... This is for EVERYONE IMHO..... NOT PICKING ON YOU.

And Signal S&L you all check them out on bankrate... check their services on the website.

How much business do you think they will get from LW residents....

1- ATM issues

2- no Safe deposit boxes.....

But lets hurry up and in a New York Minute get them leased up..... please!!

Who is kidding who here ????? spend millions and millions and millions

Anyway, I am typed out for now..... key words 'for now'.....

Karin Ventola
A fan of Mr. Conger.



Joyce Smythe
Leisure World

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Tom Conger

Subject:

RE: 1 of the companies interviewed by strategic planning committee "Master Plan vs. Strategic Plan"

From:

Tom Conger <lkutun@msn.com>

Date:

March 2, 2018 6:31:31 AM EST

To:

admin@justus.group

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slkatzman

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



Shirley, Lori

From: Ralph Sheaffer <ralphdale33@verizon.net>
Sent: Tuesday, March 6, 2018 10:43 AM
To: Shirley, Lori
Subject: FW: Agenda Item 7 of November 30, 2017 Planning Board Hearing
Attachments: Attachment Remarks for Planning Board Hearing.docx

Lori -- trusting that this will reach you O.K. this transmission. Thanks --- Ralph

From: Ralph Sheaffer [mailto:ralphdale33@verizon.net]
Sent: Friday, January 26, 2018 11:14 AM
To: 'Casey.Anderson@montgomeryplanning.org'
Cc: 'Lori.Shirley@montgomeryplanning.org'
Subject: Agenda Item 7 of November 30, 2017 Planning Board Hearing

This is in regard to the recent site application submitted by Leisure World to the Planning Board. The application is listed as Agenda Item 7 for the Hearing held on November 30, 2017. That session ended by the Board voting to postpone continuation of the hearing to a subsequent date. That apparently will be in Spring of 2018.

While residing in Leisure World, a community of about 8,000 citizens, I served eight years on my Mutual Board of Directors. That's just one of 26 Mutuels throughout Leisure World. I've also served as Chairman of the Tennis Advisory Committee to the Board of Directors of the Leisure World Community. I hold no elected or appointed position respecting the governing of and the management of trust property in Leisure World. Such responsibility is that of the Board of Directors of the Leisure World Community Corporation pursuant to authority of State and County law.

The impetus for writing to the Planning Board is based on concern with the issue set forth in the attachment hereto.

Ralph Sheaffer
P.E. (RET), F-ASCE

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, irrespectively 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: admin@justus.group
Sent: Tuesday, March 6, 2018 2:30 PM
To: mont.Co.PlanningBoard@justus.group; justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group
Subject: Town Meeting Organization (TMO) -3/1/18 resident held town hall meeting - on Next Door

1. It has been identified by the past LW BOD Chairman, that Kevin Flannery is "opposed to renovating the administration building"

2. As has been previously pointed out to Leisure World residents and the LW BOD by a previous board representative, no matter what "words" Kevin Flannery and the LW BOD speak - "we will never have special assessments" - FEP/new admin.building overruns/shortfalls "will never affect your monthly fees"

read and weep - as currently constructed, the unlawfully seated LW BOD has within their power to do just that:

ARTICLES OF INCORPORATION of LEISURE WORLD COMMUNITY CORPORATION

pg. 3 (1) (m) To borrow money and issue evidence of indebtedness in furtherance of any of the object of its business, to secure the same by mortgage, deed of trust, pledge or other lien.

pg.3: (1) (i) Inso far as permitted by law, to do any other thing that, in the judgment of the Board of Directors, will promote the business of the corporation and the common benefit of its members."

slk

From: Pat Duran <patd1598@gmail.com>
Date: March 6, 2018 12:11:20 PM EST
To: admin@townmeetingorganization.com
Subject: Re: Town Meeting Organization (TMO) -3/1/18 resident held town hall meeting - on Next Door

I think the arguments against the new admin building fall into three categories: cost, aesthetics, and environmental.

First, we have the admission by Mr. Flannery that renovation will always be cheaper than building new; plus, no real study was done to determine the cost of renovation, so we don't know how much less. The difference might be quite substantial. And given the drainage problems that will be posed by the proposed site, there could be significant cost overruns. Additionally, it has already been admitted by the past Board President that the project is woefully underfunded. Will the present Board guarantee that there will never be any kind of a special assessment on residents in the case that the funding runs short? Will they promise to cover, out of their own pockets, the cost overruns? Certainly not. Assurances are easy; guarantees are another matter.

Second, the vista that now greets anyone entering LW, with the grouping of the Veterans Park, Club house I, the present handsome admin building, and the wooded area to the right, is beautiful. To replace a substantial part of that with a

Appendix O

parking lot would mar that view terribly. Even if the new parking lot were ringed with trees, it is not as though there is room to hide it behind a thick grove of trees, especially given that the trees would be mere saplings. It would still obviously be a parking lot. The tree plantings promised for the new building would also be saplings, some taking 30 years to reach maturity, by which time most of us will be gone.

Third, tearing down a perfectly good building, and destroying 60 healthy, mature trees, is going to have a substantial environmental impact. There will significant runoff from clearing and leveling the site, and there will much more scrap to haul away if the old admin building is entirely demolished.

The objections to building a new admin building, as opposed to renovation of the present building, are not frivolous, but are grounded in real and rational concerns. The Board needs to carefully reexamine this project, and take resident opposition to it seriously.

From: "admin@townmeetingorganization.com" <admin@townmeetingorganization.com>
Date: March 6, 2018 9:49:58 AM EST
To: mont.Co.PlanningBoard@justus.group, members@townmeetingorganization.com, justus organization <justus@justus.group>, LW Green <lwgreen@justus.group>
Subject: Town Meeting Organization (TMO) -3/1/18 resident held town hall meeting - on Next Door
Reply-To: admin@townmeetingorganization.com

John Feldmann, Leisure World

Commissioner Slides from the March 1 Town Hall Meeting

The commissioners' comments directed to LW reps at the November 30, 2017 Park and Planning Meeting



**Natali Fani-Gonzalez,
Commissioner**

Most Successful Projects

People Who Live There Make Consensus

Check the Box

My Mom Worked There

**It's Just Bad That You Don't
Have the Community Behind You**

Board Process is Broken

Quality of Life Problem



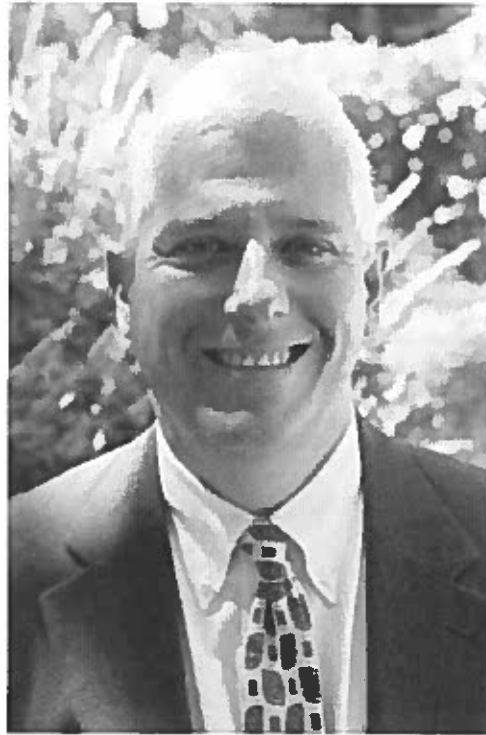
**Gerald R. Cichy,
Commissioner**

Better Discussion and Consensus

No Consensus in the Community

No Support for the Project

**Come Back When Community is
Behind It**



**Casey Anderson,
Chair**



Project Not Well Considered

**Not responsive to the People It is
Supposed to Represent**

If I Lived in Leisure World

**We Have a Motion to Deny - Then
Procedurally, You Can Sue Us**

**LW's Lawyer Says: "We Request
a Deferral"**



**Tina E. Patterson,
Commissioner**



**I am Not Comfortable
Moving Forward**

**You are Made Whole
or Better Than Before**

TOWN MEETING ORGANIZATION (TMO) in General

Robert Kaplan

I feel I need to reply to two points and then I will bow out. First, John Feldman implies above that cost is not an issue. Yet consistently those opposed to the new administration building cite the lack of a current cost estimate for the project and the fear that the cost will be added to our monthly fees. Second, Ms Campbell states that my "cars and buildings are not at all similar and therefore the comparison is flawed." I will stipulate that the analogy is imperfect, however, I believe searching for the perfect analogy is like seeking consensus among thousands of people. Can't be achieved I think all these arguments. seeking consensus, waiting for a \$150,000 study, waiting for a new strategic plan, etc are delaying tactics in the hope that if the project can be delayed long enough inflation will make it too expensive. So I have a suggestion. Lets proceed on multiple fronts. Do a new strategic plan, get the study done, and get the specifications for the new build done and the project out for bid. Then in about a year we should have all the information necessary for a decision on whether or not to proceed. Over and out.

Joyce Smythe

PS The car thing was a pretty good analogy imo.

Irene Shaulis

Sharon, please send a copy of this to the Leisure World News. The deadline is tomorrow. Very well stated!!

Sharon Campbell

So, this is a great discussion.

First, cars and buildings are not at all similar and therefore the comparison has a fatal flaw. Buildings are built into the land.

However, houses and commercial buildings are similar and some houses are the same size as our current Admin building. It is also brick & block construction, one of the best types to renovate. (A friend of mine is selling her well-kept/renovated 90-year old brick & block house for about \$1 million.) To the next point.

There were two options never considered, at least from the poor documentation we have to refer to. One is a renovation "down to the studs" which would mean the entire Admin building would be gutted and rebuilt as if new and would be a direct apples to apples comparison to a new build. That includes all the HVAC, electrical, and plumbing systems. Mr. Flannery and Ms. Gerke confirmed this at the meeting we had at Fairways South. To do this, we do not even need a structural engineering study; we could simply assume it needs this (it's my assumption) as the LW BOD has assumed other things all these years to justify a new build. (All of the asbestos/mold mitigation would have to occur regardless of which option was chosen.) The clear differences being cost (less), not clearing yet more land, not losing a \$1-1.5M asset, and Mr. Flannery, et al., would need to work out of trailers (nice ones) for 9-12 months. Oh, the horror.

The second option not considered was to do the gutting and also, build a second story. We have people saying this is not possible, but we do not know because we don't have the partial structural engineering study needed (at very low cost).

Mr. Flannery said it's a "selling point" to new buyers to have a beautiful, new Admin building. I strongly disagree. It will show potential buyers, more and more of whom are interested in the environment, that we care little about ours. Potential buyers will then see that, while our employees are well housed in new digs, we the owners are left with the

older buildings being patched and "updated" over and over and over. (BTW, the old building would be torn down and the new upper parking lot built AFTER the new building is completed, an additional time-frame not included in the documents I've seen.)

Related are the "renos" that have occurred in our CHs. I now cannot go into the areas where new carpet was laid in CH 2 as the VOCs are so high I cannot breath (yes, I do have a condition, but so do many as they age). So, because our management did not pay attention to the health of the building after the new gym and related renos, I'm sure a number of us cannot use the space and those that do are inhaling tons of VOCs that can cause illness. It may even be considered a "sick" building if tested, altho the VOCs are somewhat contained in certain areas.

And, of course, there are the poorly done renovations to the ballroom and Terrace restaurant, that have had to have redos almost immediately. Another problem was there was no concern for being able to hear better in the restaurants or in large meetings in the ballroom; no hearing assistance technologies. Even the technology that IS provided doesn't work very well. All very poorly done and the same "architects" are slated to do the new build.

It's just all such poor decision-making. As if there was some level of group-think or wanting to go along to get along involved. What I can say for sure is, there was a serious problem with the way in which the prior "strategic planning" process was handled. As Mr. Popper has said, it is a "living" process and the previous process should have incorporated serious community engagement. There still isn't real community engagement. While Mr. Flannery and Ms. Gerke were at our condo to present to us, they did not even do an informal survey of or work to engage those in attendance.

Tearing down a building like this and building new is 1960's thinking. However, most of us who have sufficient background to understand the travesty that is happening also understand that IF there had been proper strategic planning that engaged this community of wide-ranging experience (although you don't have to have that to ask good questions) we could be of a different mind. And, because the current "strategic planning" process is not allowed to even consider any aspects of this Admin project, it is fatally flawed from the beginning and those who are on the committee are wasting their time.

Joyce Smythe

That would be the beautiful thing about strategic planning. It would give us an idea of who needs what and who wants what. I am not suggesting that we do away with our revenue producing tenants. I am asking for data that proves that their presence is needed/ wanted more than something else. And if something else makes good business sense and accommodates the needs and desires of a decent chunk of the population maybe it should be considered over existing services. We have no shortage of ideas here, what we don't have is anyone that is asking for them. The Strategic planning committee would do that, hopefully.

Ellen Tabak

Community members have had many ideas for a long time now, as you say, including the one I like the best, rather than let go of amenities that are well used and I use all of, is to share the funds we've paid in with the mutuals, which are aging and need money for our own repairs. The fundamental point for me, and which I heard brought up clearly at the previous town meeting is that our community system of governance doesn't seem to allow for community input.

John Feldmann

Joyce, One benefit of having these types of services available on LW is to generate revenue for our community rather than giving it to the businesses in the area. These monies could help sustain the community and minimize future increases in condo fees. I really don't like that plaza parking lot situation and try to avoid it as much as possible.

Joyce Smythe

I still don't understand why we need any of the current services when they are duplicates of the plaza services and we actually provide transportation to those services. I think it would be wise to wait until we have a strategic plan in place before we go forward with any project. Part of the intention of the plan is to find out from the residents what services they use and what they want. I had to chuckle in our mutual meeting regarding the new building. Kevin Flannery held up a three ring binder and told us all that we could review it in the library. Why not scan it into a soft copy and post it on our secure web? There's a service that I could get behind - timely, clear communication of ALL information delivered in real time. This is the problem in a nutshell. Total lack of creativity. Couple that with the lack of desire for new ideas and you have our current situation. I don't get this notion that just because they came up with this administration building idea 9 or 10 years ago doesn't mean that it is a good idea now. I don't know about you but I had a lot of good ideas in 2009 but they don't make sense now given my present situation. Anyway, it's a beautiful Sunday, time for some fresh air.

John Feldmann

The statement made above by Mr. Kaplan, to me, is a misconception that people have. "Therefore, I believe it is a mistake to oppose this project based on its cost when we do not know what it will be." I believe the objection to the new admin building involves the request to conduct an engineering study to determine a real cost to renovate versus rebuild. It also, as Mr. Conger stated in his presentation, is illogical to develop a strategic plan without placing the new admin building on hold. According to the GM, the earliest start date for the project would be 2020. The strategic planning committee anticipates a completed project as early as 12 months.

At the meetings I have attended with the GM and strategic planning committee, residents have voiced the need for additional services. For example, café, real restaurant, grocery store, etc. What a nice concept it would be to have a town center (perhaps a mall) with businesses that could possibly include a new admin area incorporated in the town center rather than a standalone building. Just because the new admin building was a priority X years ago, it doesn't necessarily mean that the building should be built today. Let's do the engineering study and see what the strategic planning committee recommends before throwing multi millions of dollars at a standalone building.

I believe that the handicap parking is a priority and could have been done years ago if it bothered the leadership that much. There is plenty of space outside the terrace room to pave over and to give handicap people a short walk. To me, making the parking lot a requirement for a new building is a pretense.

Irene Shaulis
, Leisure World

Or I would buy a new car that I would choose to buy that would serve my needs as opposed to those of someone who works for me.

Joyce Smythe
, Leisure World

If I didn't have the money for a new car I guess I would get my old one fixed.

Robert Kaplan
, Leisure World

Dear Ms. Knot, I heard both Mr. Eisenhaur and Mr. Conger quite clearly. Mr. Eisenhaur gave probably the best presentation but he did not explain how strategic planning functioned. As I understood things that was Mr. Conger's task and one that he did not even attempt. What he did do, which was not appropriate as this was supposed to be a meeting to inform and for the attendees to question and discuss, was to rally the troops to support your point of view. No

wonder you thought he did a marvelous job. Furthermore, neither you or Sheryl Katzman understand consensus. To help in this regard here is the definition from Merriam-Webster - a general agreement about something : an idea or opinion that is shared by all the people in a group. With that definition in mind you will NEVER get consensus on this matter. I know you are in favor of renovating and expanding the existing building. However, lets say you were driving a ten year old car that was too small, needed a new transmission, new shocks, and new brakes. Would you spend 1/2 the cost of a new car to have your old car cut in 1/2 and a new section welded in make it bigger and have all the repairs done? Personally, before I make a decision as to what makes sense here I need to see the bids from contractors. Also, I am comfortable with the assurance that nothing can proceed until the bids are received and unless we have the money in hand.

Joyce Smythe

, Leisure World

Sharon, what makes you think he didn't? Perhaps he applied and was not selected

Sharon Blank

, Leisure World

If Tom Conger has so much Strategic Planning expertise, why didn't he apply to be a member of the current SSPC?

Carole L Portis

, Leisure World

this is being taken under consideration for future TMO town halls thanks for you input

Dee Smith

, Leisure World

CAN THESE MEETINGS BE HELD IN THE EVENING OR WEEKENDS FOR WORKING RESIDENTS?

Diane Knot

In reply to Robert Kaplan

Perhaps you did not hear when Paul Eisenhaur mentioned the proposed Strategic Plan concept. Did you not hear Tom Conger, Masters City Planner, speak at length about the logical sequence of preparing a Strategic Plan. That which you heard represents a majority of LW residents who do not want their money wasted on a newly constructed Administration Building to house our employees. You understate the fact that we do not know the cost of the building and therefore reject and are insulted by attempts to use the 2012 LW construction estimates. We have the right to question these outdated estimates. If we can put our students into trailers for greater than one year while schools are being renovated, truly our employees could endure 9 months. But for the fact that this site plan did not have LW owner consensus, prior to submission to Park and Planning, there would be no issue. Without our objecting, this building could have been approved with many steps and an incline ramp. We are in favor of renovating and expanding the existing Administration Building, estimated at half the cost of a new building and saving over 60 mature trees.

Carole L Portis

TOWN MEETING ORGANIZATION (TMO) in General

Administration Building

Diane Knott, your post was very well stated. Thanks for all you do.

Carl Shoolman
, Leisure World-

To fully inform everyone on Nextdoor, all announcements of future meetings of this group need to disclose that it opposes the proposal for a new administration building. (Dianne: Who is that president? Is Sheryl Katzman or justUs involved?)

Robert Kaplan
, Leisure World

Its funny how different people can attend the same meeting and come away with such different impressions for what occurred. For example, I did NOT hear any one discuss the strategic planning process. What I did hear was reinforcement of the majority of those present, many of whom are activists, to stop this project no matter what. I think we need to be clear on one thing, we will not know the cost of the project until bids are received. Therefore, I believe it is a mistake to oppose this project based on its cost when we do not know what it will be. We do know it will be expensive. Will it benefit the majority of us directly. Probably not. However, the administration building is like the city hall of a small town. However, the issues being dealt with probably are more complicated as staff has to deal not only with us but with two governmental bureaucracies. It provides services we have to have. Not only do we, the residents of Leisure World, have an obligation to provide descent space for the administrative staff, if things get bad enough we will begin to lose good people and it will become difficult to hire good people.

Diane Knot
, Leisure World

In a perfect world the new mechanics in the LW Ballroom would have worked properly and not be a distraction for the audience. Just one more example of a contractor doing inferior work for LW.

We appreciated Mr. Eisenhour accepting the invitation to speak at our first Town Meeting while other Board members declined. He alone represented LW and talked about Communicating with Residents, the Background regarding the Administration Building and LW Governance.

Ms. McLean, Ms. Ardike, Mr. Butyniski, and Mr. Conger spoke about the Town Meeting Org. and its purpose, the origin of Town Meetings and a lesson on the correct way to go about community planning - strategic planning. The President of the Town Meeting Organization did talk about a variety of subjects including condominium associations, petitioning, and resident's rights. The 2012 site plans with cost estimates – which is the same figures used by LW management today was a topic. Common sense tells you that in 6-years those estimates should not be used for their current project.

The program ended when the sound system failed. If not for that you would have HEARD, for yourself, the comments from the Montgomery County Park and Planning Board hearing of November 30, 2017. That would have been the highlight for the Town Meeting.

And lastly, we did not go from Mutual to Mutual addressing our concerns and only had this venue to inform those who were interested enough to listen. At my Mutual I did ask if the opposing side could attend the new site plan discussion and was told no. We did invite and were delighted that Mr. Eisenhour agreed to participate. For the most part our speakers spoke of vanilla topics of how and why we organized Town Meetings Org. So find out all the facts before submitting your review/post.

You are invited to attend a regular Town Meeting on March 15, 2018 in the Chesapeake Room in Clubhouse One at 2:00 p.m. I will have my computer and if you're interested I will be able to share that audio of Park and Planning Commissioner's statements.

Aggie Eastham

, Leisure World.

That's my point. There needed to be at least one or two more speakers besides Paul Eisenhower, Chair of the LWCC, to represent the opposing view. I too caught some misinformation. This is what worries me. Residents coming to these TMO really don't get the whole story, just one side. If I had not been attending most of the LWCC meetings I would be very confused and not know what to think. This is just my opinion.

Robert Kaplan

, Leisure World.

Actually, there was only one speaker who represented management. The speaker who was supposed to be a planning expert offered nothing but a pep talk to stop the new administration building. Not only was there almost no information supporting the project presented, there was a great deal of misinformation from both speakers and members of the audience. Very disappointing.

Ellen Tabak

, Leisure World.

The last town meeting before this one was organized by and had speakers with quite a bit of information about alternatives to the current plan and pathways to get there. Was there none of that at yesterday's town hall, only a management speaker?

Aggie Eastham

, Leisure World

Although the town hall meeting started out well, in my opinion, it then began to slip and slide to the end. It was good that Paul Eisenhower was invited to speak, but one person as a guest speaker is not a fair representation of the opposing view point. If this TMO truly wants residents to know what is going on in LW, then both sides should be represented as guest speakers equally. Not just relying on audience participation to bring opposing viewpoints.

Carole L Portis

, Leisure World

all thanks to the Town Meeting Organization and its dedicated leadership - as has been the case in each of the resident town halls -

Craig Esty

, Leisure World.

Thanks John I look forward to discussing further.

Colleen Dockendorf

, Leisure World

I'm glad to hear that everyone was respectful and that the meeting went well. Thank you for sharing this information.

Charles Gaumont

, Leisure World.

What a turn out less than 2 percent of LW residents

Colleen Dockendorf

, Leisure World

I'm glad to hear that everyone was respectful and that the meeting went well.

Thank you for sharing this information.

John Feldmann

Town Meeting

Today's Town Meeting was a resounding success - 175 residents in attendance - 5 LW BOD representatives were present - including LW BOD Chairman Paul Eisenhaur who was an invited featured speaker – Paul spoke for about 20 minutes and was well received by the attendees. Everyone demonstrated both politeness and respect when speaking. This is the type of dialogue one would expect to receive from management, all the boards and committees comprising the community. Overall, the meeting was healthy and productive. Thank you to all those who attended and to those who made this event what it was.

s.l.katzman
president -
town meeting organization
admin@townmeetingorganization.com

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: mont.co.planningboard@justus.group on behalf of
admin@townmeetingorganization.com
Sent: Thursday, March 8, 2018 11:44 AM
To: mont.Co.PlanningBoard@justus.group; justus organization;
members@townmeetingorganization.com; LW Green
Subject: Fwd: Underutilized Space in Current Administration Building

From: Tom Conger <lkutun@msn.com>
Date: March 8, 2018 11:08:32 AM EST
To: "admin@townmeetingorganization.com" <admin@townmeetingorganization.com>
Subject: Underutilized Space in Current Administration Building

from Tom Conger

I just came from the Admin Bldg (was there to pay my overpriced condo fee--since 2005, there has been a 100% increase in fees in Mutual 18)...

Just for the heck of it, I paced off the size of the Admin Bldg lobby, and I realized you could fit my entire house in the lobby of the building! Talk about wasted and underutilized floor area.

At my mutual gathering to hear Flannery and Gerke, I pointed out to them that, in my opinion, **the existing building is a free and clear asset worth probably \$1.5 million. To tear it down and replace it with a parking lot is like throwing \$1.5 million in the trash. Just a blank stare from Flannery and Gerke. No comment.**

s.l.katzman
president -
town meeting organization
admin@townmeetingorganization.com

Shirley, Lori

From: Valerie Williams <val2stamp@gmail.com>
Sent: Thursday, March 8, 2018 4:03 PM
To: MCP-Chair; Shirley, Lori; Afzal, Khalid; Sanders, Carrie
Subject: Case # Site Plan 83027012 Leisure World Administrative Building

I have been a owner/resident of Leisure World (LW) since January 2014. I do not believe that we need a new Administrative Building (Admin) here in LW. When the current building was constructed, having a Bank, Post Office and a Real Estate Office located in the Sales Office Building was very convenient for the

residents. Fifty years ago, there wasn't a Leisure World Plaza (LWP) outside the main gate. Now, there is no reason for these businesses to be located in the Admin Building, taking up needed office space.

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2. Didn't want the staff to have to deal with working in temporary trailers - not convenient for them.

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recommended. All they have done was to make changes to their site plan. They plan on presenting these changes during the mutual board meetings in Jan/Feb 2018. NOT discuss them, present them. They still don't get it, "We the people" don't want the expense of a new admin building.

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"If you cut down a tree, is what you are putting in its place worth the sacrifice?

Does it matter in the long run, or is it only about short-term ego?"

Taken from the Nora Roberts novel "Heart of the Sea", page 47, 3rd para.

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Respectfully Submitted,
Valerie V. Williams

1-117

2921 North Leisure World Blvd

Silver Spring MD 20906-1369

Williams2v@comcast.net

703-608-7122

Shirley, Lori

From: admin@justus.group
Sent: Thursday, March 8, 2018 5:07 PM
To: mont.Co.PlanningBoard@justus.group
Cc: justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group
Subject: Case # Site Plan 83027012 Leisure World Administrative Building

From: Valerie Williams <val2stamp@gmail.com>
Date: March 8, 2018 4:02:54 PM EST
To: Montgomery County Planning Board - Chair <mcp-chair@mncppc-mc.org>, Lori.Shirley@montgomeryplanning.org, Khalid.Afzal@montgomeryplanning.org, Carrie.Sanders@montgomeryplanning.org
Subject: Case # Site Plan 83027012 Leisure World Administrative Building

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Appendix O

The effect on the environment, the land fill, the destruction of the trees is too high a price to pay. The idea of replacing mature trees with 5-6' shade trees is surely a joke. Who is the shade for? The squirrels?

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1-117

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slkatzman

President, JustUs

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Shirley, Lori

From: admin@justus.group
Sent: Thursday, March 8, 2018 8:52 PM
To: mont.Co.PlanningBoard@justus.group; justus organization; members@townmeetingorganization.com; LW Green
Subject: : Case # Site Plan 83027012 Leisure World Administrative Building

From: onomistee@aol.com
Date: March 8, 2018 8:33:33 PM EST
To: admin@justus.group, mont.Co.PlanningBoard@justus.group
Cc: justus@justus.group, members@townmeetingorganization.com, lwgreen@justus.group, lwdogs@justus.group
Subject: Re: Case # Site Plan 83027012 Leisure World Administrative Building

I agree with Valerie Williams.

I have been a resident in Leisure World for approximately 16 years. During this time I have seen some changes for the "good" and some changes for the "bad." What was needed in Year 2001 and Year 2002, is not needed at this time, we are now in "2018" and situations regarding amenities, shopping, banking, etc.

We must preserve what we have and the reasons most of us moved here, beautiful landscaping, security, and the gated community.

It is time we must utilize the space we have rather than tear down the administration building. The space inside the administration building atrium should be utilized for upgrading and making this space useful. There was no need for a credit union, plenty banks outside the gates, no real estate office, as they are right outside the gates; convenience for the employees to have a new space is not a valid reason for a new administration building.

I have served on the Board of Directors and I see no reason to build brand new administration and the residents that responded to me as President of my Mutual, did not want to see new construction, perhaps a face lift, not destruction.

Perhaps, if the CEO, who is serving the LWMC had been diligent and watching over the administration building and taking interest for fixing and repairing, there would be no reason to build a new administration building. It is like owning your own home, repairs must be made to maintain. When an issue develops in your own home, are you going to build a new home every time an issue/situation peaks its ugly head?

Carole L. Portis

onomistee@aol.com

From: admin <admin@justus.group>
To: mont.Co.PlanningBoard <mont.Co.PlanningBoard@justus.group>
Cc: justus organization <justus@justus.group>; members <members@townmeetingorganization.com>; LW Green <lwgreen@justus.group>; lwdogs <lwdogs@justus.group>
Sent: Thu, Mar 8, 2018 5:07 pm
Subject: Case # Site Plan 83027012 Leisure World Administrative Building

From: Valerie Williams <val2stamp@gmail.com>
Date: March 8, 2018 4:02:54 PM EST
To: Montgomery County Planning Board - Chair <mcp-chair@mncppc-mc.org>, Lori.Shirley@montgomeryplanning.org, Khalid.Afzal@montgomeryplanning.org, Carrie.Sanders@montgomeryplanning.org
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Shirley, Lori

From: admin@justus.group
Sent: Friday, March 9, 2018 4:57 PM
To: mont.Co.PlanningBoard@justus.group
Subject: wasted space - Pics of admin lobby

Date: March 9, 2018 4:41:04 PM EST

To: mont.Co.PlanningBoard@justus.group, justus organization <justus@justus.group>, members@townmeetingorganization.com, lw Green <lwgreen@justus.group>

Subject: wasted space - Pics of admin lobby

From: ktvkarin@aol.com <ktvkarin@aol.com>

Date: March 9, 2018 2:59:22 PM EST

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

Subject: Pics of admin lobby

Pics of why they think they need
an Admin building ...
Mgmt BAD planning is not a reason
to spend 13-15 M of funds that is supposed to improve the lives of residents...

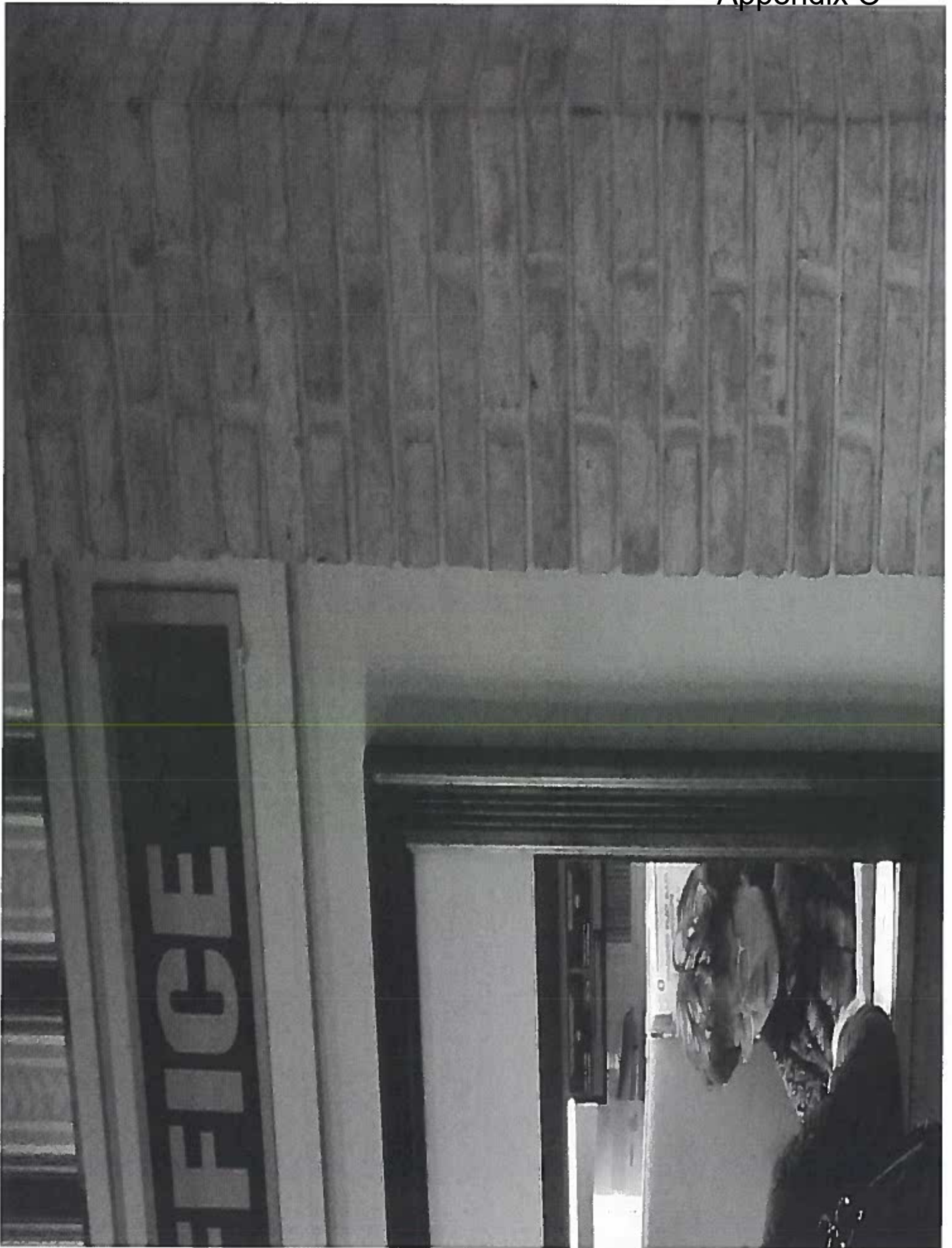
Sent from my Verizon 4G LTE Smartphone







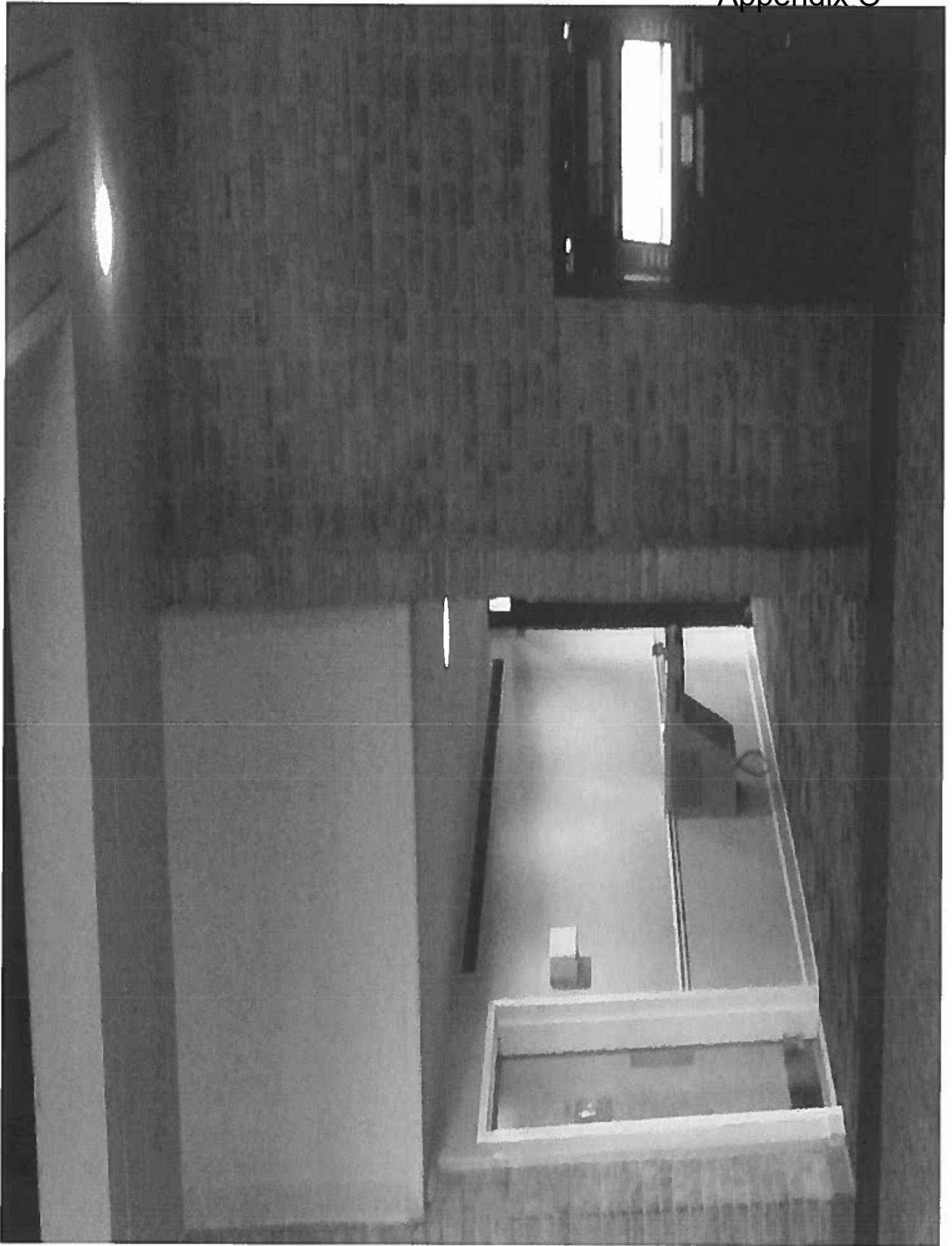












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Shirley, Lori

From: admin@justus.group
Sent: Friday, March 9, 2018 6:44 PM
To: mont.Co.PlanningBoard@justus.group; justus organization;
members@townmeetingorganization.com; LW Green; lwdogs@justus.group
Subject: To Montgomery County Planning Board

From: Tom Conger <lkutun@msn.com>
Date: March 9, 2018 5:53:30 PM EST
To: "admin@justus.group" <admin@justus.group>
Subject: To Montgomery County Planning Board

Members of the Planning Board made it clear to the applicant (Leisure World Board of Directors, represented by Kevin Flannery) that they must return to Leisure World to develop a **consensus** in the community as to how to proceed with the administration building.

Rather than reaching a **consensus**, all Kevin Flannery has been doing is presenting a canned, slightly modified version of the site plan that was presented at the public hearing on November 30, 2017.

He's going from Mutual to Mutual, making the presentations and "checking off the boxes".

When told that over 2,000 Leisure World residents have signed a petition asking for a referendum on the proposal, he scoffs and dismisses the effort as not being reliable. It was reported at one Mutual meeting that Mr. Flannery remarked that "their ballot boxes would probably be stuffed with votes opposing the project."

When asked by me at my Mutual meeting why was he so willing to tear down a free and clear asset (the existing administration building, which, in my opinion, is worth \$1.5 Million) and put up a parking lot, he merely looked at me and said nothing.

It is clear to me that the Board of Directors, with Kevin Flannery as their spokesperson, have great disdain for the opinions of residents of Leisure World.

As one of the Commissioners stated at the November 30, 2017, hearing, "the most successful projects have wide community support."

With over 2,000 out of 8,500 residents expressing doubt, it is unlikely that this project as proposed will be embraced as a positive step forward in our community.

Thomas A. Conger

slkatzman

President, JustUs

admin@justus.group

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Shirley, Lori

From: mont.co.planningboard@justus.group on behalf of
admin@townmeetingorganization.com
Sent: Monday, March 12, 2018 7:15 PM
To: mont.Co.PlanningBoard@justus.group; justus organization; LW Green;
members@townmeetingorganization.com
Subject: Parking Lot

From: Tom Conger<lkutun@msn.com>
Date: March 12, 2018 11:54:36 AM EDT
To: "admin@townmeetingorganization.com" <admin@townmeetingorganization.com>
Subject: Parking Lot

from Tom Conger

At this morning's CPAC meeting, Ms Gerke told the committee: "When we tear down the existing administration building and put in a parking lot, you'll be able to see the cars, but you won't see the paved surface of the lot." Oh, I am so relieved--you won't have to look at asphalt, just a lot full of cars blocking our view! Just peachy

s.l.katzman
president -
town meeting organization
admin@townmeetingorganization.com

Shirley, Lori

From: mont.co.planningboard@justus.group on behalf of admin@townmeetingorganization.com
Sent: Monday, March 12, 2018 7:39 PM
To: mont.Co.PlanningBoard@justus.group
Cc: justus organization; members@townmeetingorganization.com; LW Green
Subject: Parking Lot--Case # Site Plan 83027012 Leisure World Administrative Building

From: Pat Duran <patd1598@gmail.com>
Date: March 12, 2018 7:31:15 PM EDT
To: admin@townmeetingorganization.com
Subject: Re: Parking Lot

So basically it will look like a used car lot! I can't wait!

From: Tom Conger <lkutun@msn.com>
Date: March 12, 2018 11:54:36 AM EDT
To: "admin@townmeetingorganization.com" <admin@townmeetingorganization.com>
Subject: Parking Lot

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s.l.katzman
president -
town meeting organization
admin@townmeetingorganization.com

Shirley, Lori

From: mont.co.planningboard@justus.group on behalf of
admin@townmeetingorganization.com
Sent: Tuesday, March 13, 2018 12:18 PM
To: mont.Co.PlanningBoard@justus.group; members@townmeetingorganization.com;
justus organization; LW Green
Subject: Flannery and Gerke's Site Plan

From: Lois Kutun
Sent: Tuesday, March 13, 2018 3:34 PM
To: admin@townmeetingorganization
Subject: Flannery and Gerke's Site Plan

from Tom Conger

When Flannery and Gerke make their presentations to the mutuals (checking off the boxes), they (F and G) engage in some real chicanery when they put on the screen the slide of how their landscaping plan will look. All of the trees have massive canopies, just like they would look 30 years from now. They (F and G) are dishonest, because the puny little saplings won't look anything like the depiction on the site plan. Just another example of lies and deception being fostered by the amazin' duo (F and G).

s.l.katzman
president -

town meeting organization
admin@townmeetingorganization.com

Shirley, Lori

From: admin@justus.group
Sent: Tuesday, March 13, 2018 12:31 PM
To: mont.Co.PlanningBoard@justus.group
Cc: justus organization; members@townmeetingorganization.com; LW Green
Subject: Case # Site Plan 83027012 Leisure World Administrative Building ---

Barry Anderson

, Leisure World-

Just because they met with the residents doesn't mean that the residents agree with the plan. What about a referendum for the residents to vote yea or nay?

Joyce Smythe

, Leisure World

There was no attempt at gaining consensus in our MM meeting. Flannery and Gerke explained the changes made to the original plan but showed no interest in any other type of discussion. In fact when several people asked about consensus Flannery stated that he was not tasked by the Board to gain consensus. The Board has ignored all dissenting voices. There have been previous posts here that encouraged emails to specific people at the Planning Commission if you are concerned with the way this project is being handled. I wrote an email to my Board President and she didn't answer. She has publicly refused to discuss the issue at any mutual meeting because of the contentious (her word) nature of the project. I truly believe that the only option we have as individuals is to go to your Board and voice your concern if you have one. I don't hear much support for the new building. If any readers vigorously support the new building I would sincerely like to hear from you with specific reasons for your support.

Sharon Campbell

, Leisure World-

Our LW leaders just have not done their due diligence on this project. And, yes, we were all just "talked to/at" at the presentations. There was no "other side" presented and questions were given short shrift. Also, when faced with really thoughtful questions, our meeting ended at least a half-hour earlier than scheduled (my recording of it only runs 1 hr 20 min). Gutting the current building has not even been considered, which is what we really need to do; and, in my research, if it's on a concrete slab, it should be able to have a second story. Please read the 3/15 LW News Thoughts & Opinions and see what you think. I also hope many of you who have been energized since the Nov. 30 P&P meeting (including me) will attend the next P&P meeting to speak up. And, if you can't go, please submit your comments via email!

Joyce Smythe

, Leisure World-

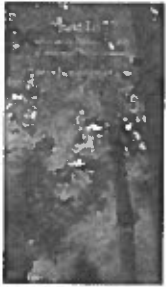
Management has informed. Communication requires listening and considering the viewpoint of others. A lot of us have the sense that they are not listening. As unit owners we are told to go back to our mutual to express concern. In my mutual, the President has refused to engage. In what sense does you see the Board communicating by both talking to us and listening to us?

slkatzman

President, JustUs

admin@justus.group

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Shirley, Lori

From: admin@justus.group
Sent: Thursday, March 15, 2018 8:50 AM
To: mont.Co.PlanningBoard@justus.group
Cc: justus organization; members@townmeetingorganization.com; LW Green
Subject: CHAMPION TREE -Case # Site Plan 83027012 Leisure World Administrative Building
Attachments: ChampTree2017-18_LR.pdf

From: monet_2@comcast.net
Date: March 15, 2018 3:29:35 AM EDT

Anyone, whom ever served on the Landscape Advisory Committee with me for over ten years. Will remember, how hard I had tried for years to honor, acknowledge, and also try to protect our Championship trees. Unfortunately, it all fell on deaf ears! The Japanese Pagoda didn't stand a chance against the landscape contractors using their gas powered edgers around its' base, and severing its root system, or from cutting the upper branches off midway (stubbing) and opening the tree up to insects and disease.

I was surprised that the committee did not even know that it was still on the Championship Tree List for 2017-18. It is in decline, as are many of our large canopy trees that are left in our community. Mainly due, because of using improper pruning techniques.

How unfortunate, that those whom had the most knowledge and questioned such practices, were methodically removed from such committee's. The LAC Meeting last week to approve the landscaping for the planned new Administration Building was quite interesting. The majority of members were new and had limited knowledge, in fact they introduced themselves AFTER the vote to approve the landscaping. The visitors were not allowed to have an agenda packet and I do not know how long the members had to review their packet info. or if they were even given information about each tree being selected, or not. They approved the landscaping for the site plan with hardly a question

However, that is usually the norm, regarding Advisory Committee votes, or for that matter, the LWCC Board members votes taken at the beginning of each new year. They are new and do not wish to question or to embarrass themselves in front of their peers. So, they vote with the majority. Which is why I think that such important and potentially controversial Trust issue votes, should be done by ballot versus a show of hands or an oral "yes/no" vote. The advisory committees are only as good as those selected to serve on each, and does not necessarily reflect the most informed. In fact, those which have the most impact on the Trust Properties and usually involving large contracts or large financial decisions, will have a sudden new influx of the same LWCC Board members, whom always seem to appear to agree with Management. Hopefully, these practices change in the near future, or with the next important Trust Properties vote.

In the meantime, try to see the first, and the last Leisure World Championship Tree, before it becomes a parking lot.

Darlene Hamilton



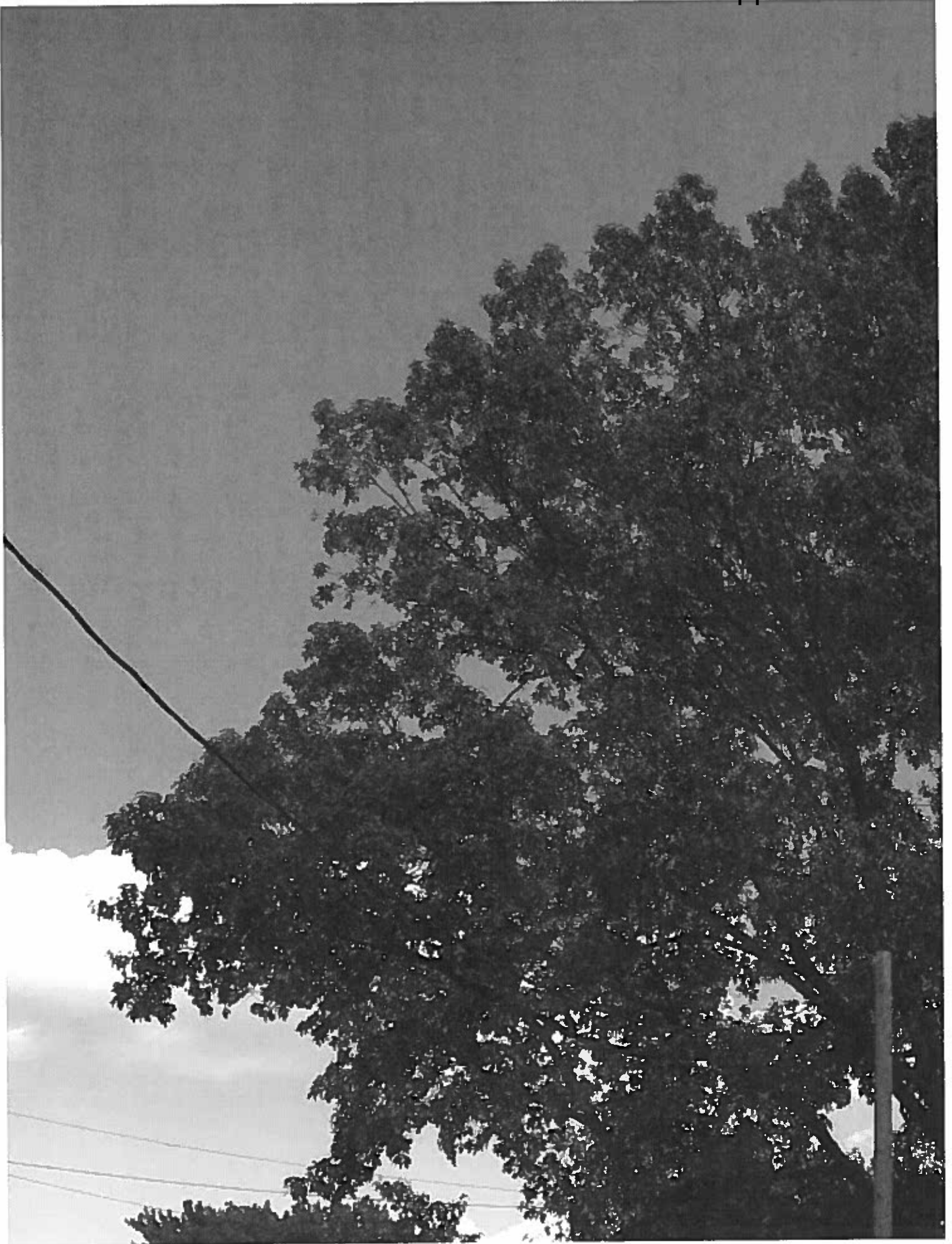
©slk

COMMON NAME	GENUS & SPECIES
☆ Oak, Water Chevy Chase / Own: Polly Strum / Nom: Joe Howard	<i>Quercus nigra</i>
☆ Oak, Water Silver Spring / Own: Kathy Gaudet and Brian Eardley	<i>Quercus nigra</i>
Oak, White North Bethesda / Own: M-NCPPC, Rock Creek Stream Valley	<i>Quercus alba</i>
Oak, Willow Silver Spring / Own: Lindsey Wise / Nom: Pure Energy	<i>Quercus phellos</i>
Oak, Willow Silver Spring / Own: Tyler & Gina Robinson / Nom: Frank	<i>Quercus phellos</i>
Osage-orange Gaithersburg / Own: State of Maryland, Seneca Creek State Park	<i>Maclura pomifera</i>
Pagodatree, Japanese Silver Spring / Own: Leisure World / Nom: Joe Howard	<i>Styphnolobium japonicum</i>
Pagodatree, Japanese Bethesda / Own: National Institutes of Health / Nom: National Institutes of Health	<i>Styphnolobium japonicum</i>
☆ Parrotia, Persian	<i>Parrotia persica</i>

Subject: A tree that survived the Civil War was just saved from developers' chain saws - The Washington Post

https://www.washingtonpost.com/opinions/a-tree-that-survived-the-civil-war-was-just-saved-from-developers-chain-saws/2017/08/11/ae5d3ab4-6be2-11e7-9c15-177740635e83_story.html?utm_term=.765da22a9bfc

A tree that survived the Civil War was just saved from developers' chain saws - The Washington Post



Appendix O

All too often, when older homes are demolished to make room for larger new homes, the trees that shaded the old homes, sometimes for generations, are cut down.

That could have been the fate of a mighty oak on the corner of North Nottingham and 27th streets. More than 18 feet in circumference, the Willdenow's oak (a natural hybrid between a black oak and southern red oak) escaped the widespread felling of Arlington's trees during the Civil War for fuel and building materials and is listed among Arlington's 100 designated "champion" trees. Thought to be the largest Willdenow's oak in the state, with its acorns in the Smithsonian, "it's truly irreplaceable and a living part of Arlington's history," said local plant ecologist Rod Simmons.

That pedigree, however, offered no protection against developers' chain saws. To make room for a larger house, "normally it would have been taken down," said DS Homes project manager Bill Nichols. DS Homes bought the property for redevelopment in 2014, after the longtime homeowner died.

But this story has a happy ending, thanks to the activism of local residents and the willingness of DS Homes to alter its original plans. Neighbor Vicki Arroyo, my wife, collected scores of signatures on a petition to save the tree.

"It was clear that Arlington residents are frustrated by the loss of mature trees to development," she said. "People of all ages wanted to do what they could to save this special tree, but there was also a sense that 'enough is enough.'"

When Paula Kelso, another neighbor, an editor at The Post and a volunteer for TreeStewards of Arlington and Alexandria, became aware of the threat, she swung into action. "I made a couple of urgent calls to the developer, knowing that the heavy machinery could come up at any minute," she said. Kelso organized meetings between neighbors and DS Homes. As a result, "before we even started the house, we knew that there had been a petition and that the neighborhood wanted the tree saved," Nichols said. "When we go into a neighborhood, we want to get along with everyone. So we decided that DS Homes was going to do what it could to save the tree."

The designers worked around the huge oak, which is near the edge of a wide lot, siting the garage on the tree side of the property. Because there would be no basement under the garage, the tree's roots would have the maximum room and minimum disturbance, leaving plenty of room for a large house.

Protecting the oak saved DS Homes thousands of dollars in tree removal costs, as well as the expense of planting new trees to meet Arlington County's requirement that tree canopies cover 20 percent of a redeveloped property within 20 years of construction. "It was a whole lot better that we saved the tree," said Nichols. "It is so appealing — and a heck of a conversation piece."

In fact, the oak, and what it represented, was one of the key attractions for the buyers of the new house, Nicholas and Lisa Solinger. "We had lived in a similar older neighborhood in Minnesota, with a similarly grand tree in the front yard," said Nicholas Solinger. He found an article about the neighborhood petition to save the tree, he said. "We were just tickled by the tree and the story itself of the neighborhood coming together."

The Solingers hung a tire swing from one of the tree's massive branches for their two boys to play on, and they and their friends are loving it.

The tree's immense canopy offers shade, and the oak also intercepts tens of thousands of gallons of rainwater that otherwise would pour each year into storm sewers and streams — and perhaps into basements.

What's frustrating to Arlington's many tree lovers, though, is that such stories are unusual. "It's rare to preserve of tree of this specialness," said Arlington County's acting urban forest manager Vincent Verweij. The key to preserving the Nottingham Street Willdenow's oak? Neighborhood activism, Verweij said.

Appendix O

"For me and for this neighborhood, it has become a unifying emblem, and a reminder of this area's past," said Kelso. "I hope it will serve as encouragement to others who want to do the same thing in their neighborhoods."

The writer is a member of Arlington County's Urban Forestry Commission.

slkatzman

President, JustUs

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"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.”**

2017-2018 Register of
Champion Trees
MONTGOMERY COUNTY, MARYLAND



Letter From Ike Leggett

Dear Friends,

For the past twenty-five years, the Montgomery County Forestry Board has worked to honor champion trees across the County. This year, I am both privileged and honored to present the 2017-2018 Register of Champion Trees in Montgomery County. It is the sixth Register that I have introduced; and to me, it's more important than ever to recognize the wide array of benefits that trees add to our daily lives and the sustainability of Montgomery County.

In celebrating our past by recognizing these old and weathered trees, we also find our hopes for the future in their new life each spring. Go see them. Touch these giants and relish in the comfort of their shade.

Sincerely,



Isiah Leggett
County Executive



Meet Tighe (say "Tie") Holden, who holds the distinction of discovering and nominating almost as many big trees in Montgomery County as Joe Howard, the founder of our Big Tree Contest! You'll find his name as nominator on many of the champion trees inside this Register.

As a lifelong athlete accommodating an injury, Tighe turned to playing disc golf at the course at Seneca Creek State Park and found he was drawn to the wooded environment there as much as he was to the game itself.

While walking his dogs one morning, Tighe stopped to read the plaque at the Linden Oak in Bethesda and became aware of Montgomery County's champion tree program. He Googled Joe Howard, called him on the phone, and that was the beginning of many trips with Joe and Joli McCathran to locate and measure the big trees Tighe had discovered. Shortly thereafter, Tighe joined the Gaithersburg office of Bartlett Tree Experts as an arborist/climber trainee.

Tighe loves hiking and exploring the deep woods, not knowing what to expect, and anticipating the possibility of discovery around the next bend. He conjectures that perhaps that's another way to replace the challenges and competitiveness of his athletic career.

At the end of April 2017, Tighe is transferring to Bartlett Tree Experts' Seattle office. He's eager for the chance to see the biggest trees outside of redwoods and sequoias and, perhaps, find pockets of old growth forest deep in the Olympics or the Cascades. His ultimate dream would be to help preserve these hoped-for pockets from potential logging operations.

We wish Tighe all the best in his great Northwest adventure and thank him for his enthusiasm and commitment to Montgomery County's big tree program. We will miss him!

On Cover

Champion Tree Contest founder Joe Howard is dwarfed by this magnificent state champion Butternut tree in Patuxent River State Park. One of several champion trees nominated by friend to the Forestry Board and tree enthusiast Tighe Holden.

Baldcypress

The new County Champion Baldcypress at Brookside Nature Center exhibits its characteristic wide, sloping trunk ("buttress trunk") along with many "knees" which typically grow from the roots after 50 years of age and are thought to help provide oxygen to the tree.

Champion Trees Easily Viewable in Montgomery Parks

Bethesda

White Oak (*Quercus alba*), famed Bicentennial Tree, the "Linden Oak" at the junction of Rockville Pike & Beach Drive.

Overcup Oak (*Quercus lyrata*), second largest in the county at the corner of Beach Drive and Cedar Lane.

McCrillis Gardens, 6910 Greentree Road, home to the national champion pawpaw and several county champions including sweet bay magnolia, big leaf magnolia, Deodar cedar, Fringetree, and mountain laurel.

Flowering Dogwood (*Cornus florida*), on edge of parking area for Josiah Henson Special Park on 11420 Old Georgetown Road.

Dickerson

American Sycamore (*Platanus occidentalis*), largest known tree in Maryland, is in Dickerson Conservation Park between the C&O Canal and the Potomac River about 1/4-mile hike upstream from the parking area.

Cottonwood (*Populus deltoides*), state champion, about 100 ft. in front of sycamore toward the river.

Silver Maple (*Acer saccharinum*), at Lock 26 on the C & O Canal about 1/4-mile downstream from Dickerson Conservation Park parking area.

Gaithersburg

English Elm (*Ulmus procera*), the "Goshen Elm," Maryland's Millennium Tree, is the world champion English elm and is located in Goshen Elm Conservation Park.

Nordmann Fir (*Abies nordmanniana*), next to the historic Bussard farm house at the Agricultural History Farm Park, 18400 Muncaster Road.

Olney

Eastern White Pine (*Pinus strobus*), in the middle of Olney Acres Park on Morningwood Dr.

Silver Spring

Yellowwood (*Cladrastis kentukea*), along Sligo Creek Parkway opposite first parking area south of Wayne Avenue.

Sawtooth Oak (*Quercus accutissima*), on the west end of Nolte Park at the very end of Easley Street.

Wheaton

Osage Orange (*Maclura pomifera*), in Wheaton Regional Park at the rear of the parking lot for the Adventure Playground at the end of Shorefield Road.

Red Buckeye (*Aesculus pavia*) and **Himalayan Pine (*Pinus wallichiana*)**, on the edge of the parking lot in front of the Conservatory for Brookside Gardens at 1500 Glenallen Avenue.

DID YOU KNOW that YOUR Montgomery County Forestry Board members Joe Howard and Carole Bergman lead Montgomery Parks' semi-annual big tree tours which are sell-out events? If your group or organization would like to arrange for a bus and make a modest donation to the Forestry Board, Joe Howard and Carole Bergmann would love to conduct a customized big tree tour for YOU. Contact montgomeryforestryboard@gmail.com for details.

Appendix O

DID YOU KNOW that **YOUR Montgomery County Forestry Board** member Joe Howard established *Montgomery County's Big Tree Contest* in 1989 and, together with Board members Linda Pepe, Joli McCathran, Laura Miller and Holly Thomas, has published this *Champion Tree Register* for almost 25 years? A pdf version of this publication can be found online at www.mcmdforestryboard.org

European Weeping Beech

New County and State Champion European Weeping Beech on the grounds of National Institute of Standards and Technology (NIST) in Gaithersburg.

River Birch

Joe Howard admiringly—and wistfully—greeted the new champion river birch in Pilgrim Hills Park in Silver Spring. (Joe and Mary Howard's river birch in their yard in Silver Spring held the title of county champion since the program began—in the late 1980's). A beautiful tree—both winter and summer.

Appendix O

COMMON NAME	GENUS & SPECIES	STATUS	CIRCUM <i>inches</i>	HT <i>feet</i>	CROWN <i>feet</i>	TOTAL POINTS
Alder, Smooth Gaithersburg / Own: Izaak Walton League, Montgomery Chapter / Nom: Tighe Holden	<i>Alnus serrulata</i>	N	13	19	13	35
Apple, spp Silver Spring / Own: Joseph Kaiser / Nom: Joseph Kaiser	<i>Malus sylvestris</i>	I	72	28	33	108
★ Ash, Green Boyd's / Own: Unknown / Nom: Tighe Holden	<i>Fraxinus pennsylvanica</i>	N	191	109	82	321
Ash, White Sandy Spring / Own: M-NCPPC, NW Branch Stream Valley Park 7 / Nom: Dominic Quattrocchi	<i>Fraxinus americana</i>	N	222	98	84	341
★ Aspen, Bigtooth Gaithersburg / Own: M-NCPPC, Rock Creek Stream Valley Park / Nom: Tighe Holden	<i>Populus grandidentata</i>	N	87	111	33	206
Baldcypress Silver Spring / Own: M-NCPPC, Brookside Nature Center / Nom: Tighe Holden	<i>Taxodium distichum</i>	N	131	90	43	232
Basswood, American Olney / Own: Oliver & Tricia Hamann / Nom: Joli McCathran	<i>Tilia americana</i>	N	157	104	73	279
Beech, American Derwood / Own: Jay Gartenhaus / Nom: Montgomery County Forestry Board	<i>Fagus grandifolia</i>	N	225	122	97	371
Beech, Purple Bethesda / Own: Federation of American Societies for Experimental Biology / Nom: Joe Howard	<i>Fagus sylvatica 'Atropunicea'</i>	I	185	66	84	272
Beech, Purple Weeping Gaithersburg / Own: National Institute of Standards & Technology / Nom: Patrick Murphy	<i>Fagus sylvatica 'Pendula'</i>	I	109	38	59	162
★ Birch, Gray Dickerson / Own: Don Pleasants / Nom: Joe Howard, Joli McCathran	<i>Betula populifolia</i>	N	58	56	39	124
Birch, Paper Silver Spring / Own: Audrey Anderson / Nom: Audrey Anderson	<i>Betula papyrifera</i>	N	79	55	65	150
Birch, Paper Silver Spring / Own: Rhys & Sue Kuklewicz / Nom: Sue Kuklewicz	<i>Betula papyrifera</i>	N	83	54	48	149
Birch, River Silver Spring / Own: M-NCPPC, Pilgrim Hills Park / Nom: Tighe Holden	<i>Betula nigra</i>	N	160	76	77	255
Birch, Sweet (Black) Layhill / Own: M-NCPPC, NW Branch Stream Valley Park / Nom: John Parrish	<i>Betula lenta</i>	N	71	65	66	153
Boxelder Barnesville / Own: Linda Pepe/Stella's Dream / Nom: Terry Bacas	<i>Acer negundo</i>	N	184	51	96	259
Buckeye, Ohio Gaithersburg / Own: National Institute of Standards & Technology / Nom: Patrick Murphy	<i>Aesculus glabra</i>	N	99	56	54	169
★ Buckeye, Red Silver Spring / Own: M-NCPPC, Brookside Gardens / Nom: Phil Normandy	<i>Aesculus pavia</i>	N	50	38	33	96
Buckeye, Yellow Silver Spring / Own: M-NCPPC, Sligo Creek SVP / Nom: Joe Howard	<i>Aesculus flava</i>	N	146	103	56	263
★ Butternut Brookeville / Own: State of Maryland, Patuxent River State Park / Nom: Tighe Holden	<i>Juglans cinerea</i>	N	216	86	73	320

KEY



National Champ



State Champ

N

Native

NNI

Non-Native Invasive

I

Introduced/Non-native

Nom


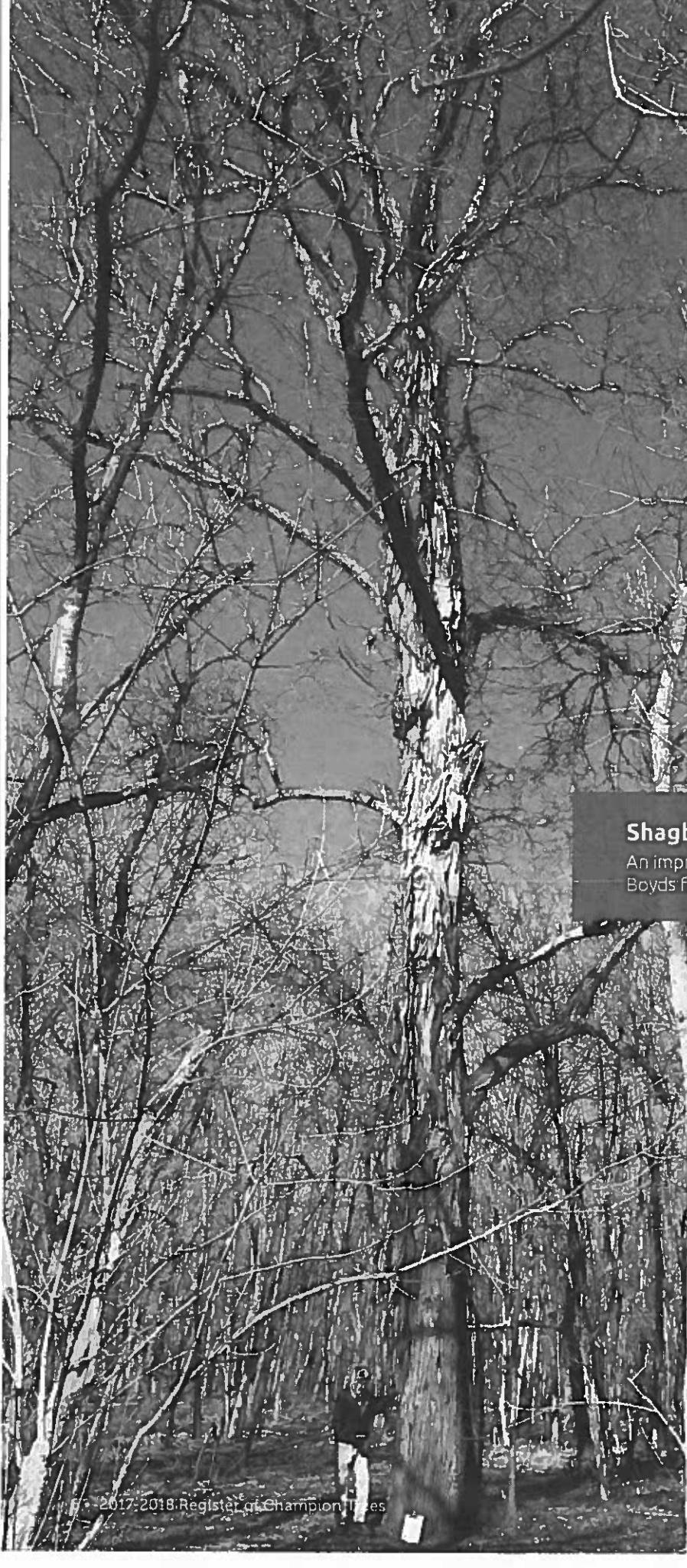
Nominator

Own

Owner

CIRCUM

Circumference



Shagbark Hickory

An impressive shagbark hickory in Seneca Creek State Park in Boyds features this species' characteristic "layered" bark.

Appendix O

COMMON NAME	GENUS & SPECIES	STATUS	CIRCUM inches	HT feet	CROWN feet	TOTAL POINTS
☼ Buttonbush Gaithersburg / Own: M-NCPPC, Muddy Branch Greenway Trail / Nom: Tighe Holden	<i>Cephalanthus occidentalis</i>	N	16	18	17	38
Castor-aralia Boys / Own: M-NCPPC, Black Hill Regional Park / Nom: Lynette Lenz	<i>Kalopanax pictus</i>	I	44	37	36	90
Catalpa, Northern Rockville / Own: Robert Elliott / Nom: Joe Howard	<i>Catalpa speciosa</i>	N	216	73	85	310
Catalpa, Southern Gaithersburg / Own: Clark & Marie Day / Nom: Clark & Marie Day	<i>Catalpa bignonioides</i>	N	226	70	80	316
Cedar, Atlas (Blue) Chevy Chase / Own: Audubon Naturalist Society / Nom: Joe Howard	<i>Cedrus atlantica</i>	I	125	83	56	222
☼ Cedar, Deodar Bethesda / Own: M-NCPPC, McCrillis Gardens / Nom: Joe Howard	<i>Cedrus deodara</i>	I	112	100	46	223
☼ Cedrela, Chinese Silver Spring / Own: Barry Galef / Nom: Barry Galef	<i>Toona sinensis</i>	NNI	170	90	67	277
Cherry, Black Derwood / Own: M-NCPPC, Agricultural History Farm Park / Nom: Tighe Holden	<i>Prunus serotina</i>	N	166	84	73	268
Cherry, Black Germantown / Own: Pleasants Investments LTD Partnership / Nom: Tighe Holden	<i>Prunus serotina</i>	N	160	95	70	273
Cherry, Kwanzan Silver Spring / Own: Gate of Heaven Cemetery / Nom: Joe Howard	<i>Prunus serrulata 'Kwanzan'</i>	I	122	36	46	170
Cherry, Sweet Bethesda / Own: Jean Parker / Nom: Jean Parker	<i>Prunus avium</i>	N	143	84	65	243
Cherry, Weeping Silver Spring / Own: Roberto Mosin / Nom: Tighe Holden	<i>Prunus subhirtella 'Pendula'</i>	I	185	51	66	253
Cherry, Yoshino Silver Spring / Own: Alexander & Lisa Greenwell / Nom: Joan Shih Carducci	<i>Prunus x yedoensis</i>	I	165	48	65	229
☼ Chestnut, American Germantown / Own: Bethel World Outreach Ministries / Nom: Ron Kuipers	<i>Castanea dentata</i>	N	54	70	32	132
Chestnut, Chinese Silver Spring / Own: Tiemoko & Fatou Couilbaly / Nom: Joe Howard	<i>Castanea mollissima</i>	I	152	53	65	221
☼ Chinafir, Common Kensington / Own: Town of Kensington / Nom: Pierre Gagne	<i>Cunninghamia lanceolata</i>	I	106	48	45	165
☼ Chinafir, Common Kensington / Own: Elizabeth Mansfield / Nom: Jim Harris	<i>Cunninghamia lanceolata</i>	I	111	40	37	160
☼ ★ Coffeetree, Kentucky Brookeville / Own: Nicholas Weber / Nom: Nicholas Weber	<i>Gymnocladus dioicus</i>	N	198	106	77	323
Cottonwood, Eastern Dickerson / Own: C&O Canal National Historic Park / Nom: Montgomery County Forestry Board	<i>Populus deltoides</i>	N	194	125	75	338
☼ ★ Crabapple Rockville / Own: Williamson Holding, LLC / Nom: Tighe Holden	<i>Malus spp</i>	I	112	45	40	167

KEY



National Champ
State Champ

N
NNI

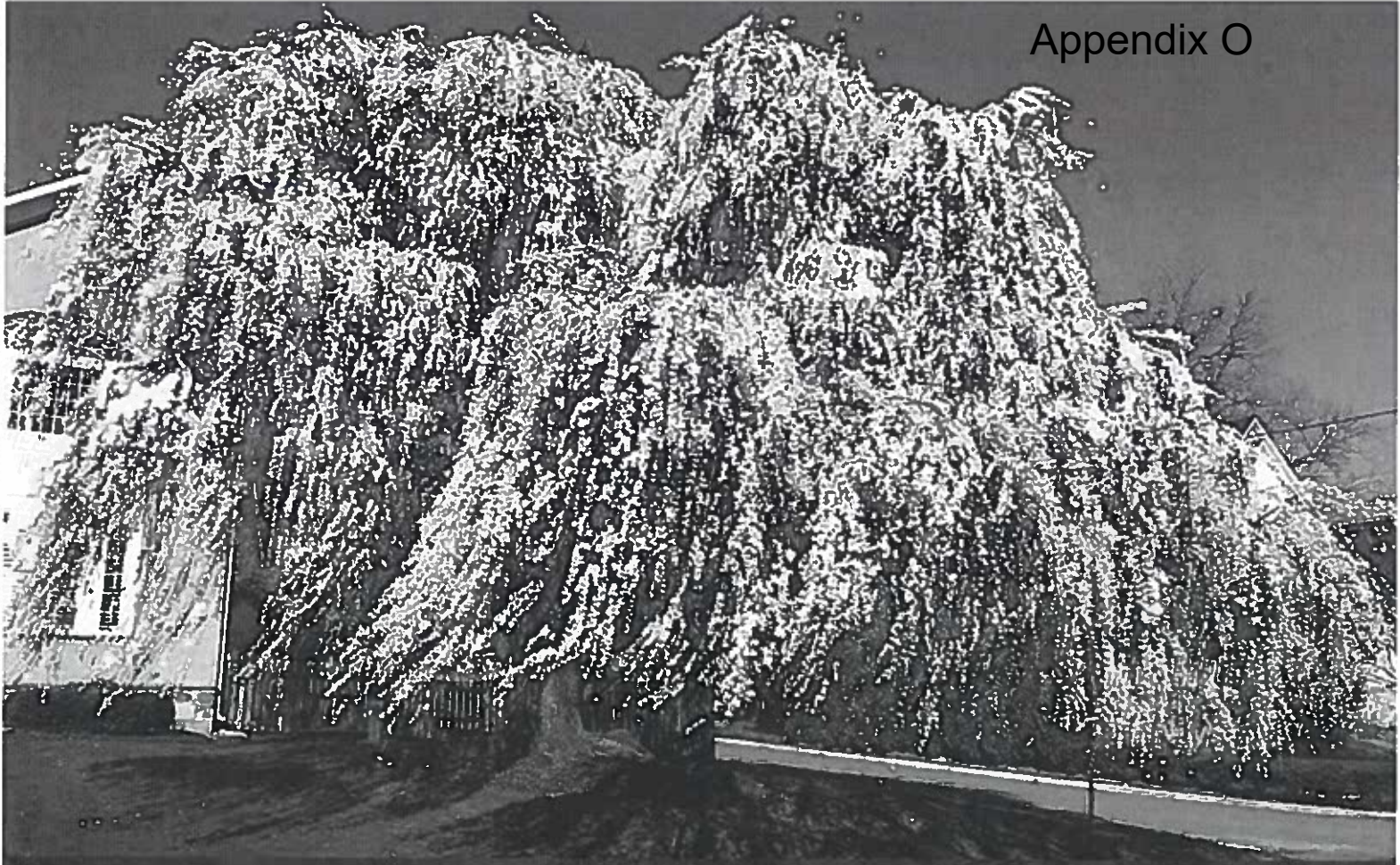
Native
Non-Native Invasive

I
Nom

Introduced/Non-native
Nominator

Own
CIRCUM

Owner
Circumference



Weeping Cherry

A former county champion, this weeping cherry in Bethesda highlights the grace and appeal of this species in bloom – from the sweep of its branches blowing in the breeze, to the sculptural interest of its internal architecture, to the simple beauty of its individual blossom. The County champion weeping cherry is also located in Colesville.



2017-2018 Register of Champion Trees



Appendix O

COMMON NAME	GENUS & SPECIES	STATUS	CIRCUM inches	HT feet	CROWN feet	TOTAL POINTS
Cryptomeria, Japanese Silver Spring / Own: Stephen Foster / Nom: Stephen Foster	<i>Cryptomeria japonica</i>	I	87	82	44	180
Cypress, Leyland Bethesda / Own: David & Elisa Bauman / Nom: Tighe Holden	<i>X Cupressocyparis leylandii</i>	I	88	48	35	145
Devils-walkingstick Rockville / Own: William Banfield / Nom: Joe Howard	<i>Aralia spinosa</i>	N	18	20	11	41
★ Dogwood, Flowering North Bethesda / Own: M-NCPPC, Josiah Henson Park / Nom: Holly Thomas	<i>Cornus florida</i>	N	72	36	41	118
★ Dogwood, Flowering Gaithersburg / Own: Montgomery County Public Schools, Longwood Special School / Nom: Holly Thomas	<i>Cornus florida</i>	N	75	34	40	119
★ Dogwood, Kousa Rockville / Own: Nancy & Tom Madden / Nom: Meredith Williams	<i>Cornus kousa</i>	I	76	32	44	119
Dogwood, Variegated Silver Spring / Own: Mr. & Mrs. Kaufmann / Nom: Joe Howard, Joli McCathran	<i>Cornus controversa Variegata</i>	I	28	35	34	72
★ Douglas-fir Gaithersburg / Own: St. Rose of Lima Church / Nom: St. Rose of Lima Church	<i>Pseudotsuga menziesii</i>	I	141	89	56	244
Dove-tree Silver Spring / Own: Leola Ruth Bergmann / Nom: Leola Ruth Bergmann	<i>Davidia involucrata</i>	I	33	34	33	75
Elm, American Germantown / Own: Montgomery College, Germantown Campus / Nom: Stephen Dubik	<i>Ulmus americana</i>	N	225	115	120	370
Elm, Chinese Bethesda / Own: Society of American Foresters / Nom: Joe Howard	<i>Ulmus parvifolia</i>	I	105	86	57	205
★ Elm, English Gaithersburg / Own: M-NCPPC & MCDOT, Goshen Elm Conservation Park / Nom: Steven Zepnick	<i>Ulmus procera</i>	I	267	115	113	410
Elm, Siberian Silver Spring / Own: Liz & Bob Barbacos / Nom: Bill D'ingus	<i>Ulmus pumila</i>	NNI	175	75	91	273
Elm, Siberian Chevy Chase / Own: Bruce A. Russell & Jean E. Shorett / Nom: Bruce A. Russell	<i>Ulmus pumila</i>	NNI	149	102	79	271
★ Elm, Slippery Carderock / Own: C&O Canal National Historic Park / Nom: Ralph Buglass	<i>Ulmus rubra</i>	N	92	89	67	198
★ Elm, Smoothleaf Rockville / Own: City of Rockville, Civic Center Park / Nom: Steve Mader	<i>Ulmus carpinifolia</i>	I	233	95	93	353
Evodia, Korean Boyd's / Own: Stan Fisher / Nom: Stan Fisher	<i>Evodia daniellii</i>	I	76	34	43	121
Falsecypress, Hinoki Silver Spring / Own: Aspin Hill Memorial Park, Pet Cemetery / Nom: John Parrish	<i>Chamaecyparis obtusa</i>	I	111	44	35	164
Falsecypress, Japanese Gaithersburg / Own: Kathryn Schumacher / Nom: Jack Schumacher	<i>Chamaecyparis pisifera</i>	I	127	74	35	210
★ Fir, Nordmann Olney / Own: Phil Saba / Nom: Phil Saba	<i>Abies nordmanniana</i>	I	101	81	58	196

KEY



National Champ
State Champ

N

Native

NNI Non-Native Invasive

I

Introduced/Non-native

Nom Nominator

Own

Owner

CIRCUM Circumference

Pignut Hickory

Within the magnificent structure of this tree, notable both from a distance and looking straight up, you'll notice the large cavity in the trunk of the new champion Pignut Hickory in Brookeville. Tree cavities are vitally important to many species of birds, reptiles and amphibians for nesting, roosting and cover.

DID YOU KNOW that YOUR **Montgomery County Forestry Board** provides scholarships to at least two county high-school students every year to attend a week-long outdoor camp to learn about *Careers in Natural Resources Management*? Montgomery County Forestry Board members historically have been instrumental in launching the state-wide camp in the 1970's. Current member and past chair Dan Landry is instrumental in creating and maintaining the camp's 21st-century curriculum and promoting the value of the *Natural Resources Career Camp (NRCC)*. Details and application at: www.marylandforestryboards.org/nrcc.cfm



Appendix O

COMMON NAME	GENUS & SPECIES	STATUS	CIRCUM inches	HT feet	CROWN feet	TOTAL POINTS
★ Fir, Nordmann Brookeville / Own: Alan Nash / Nom: Tighe Holden	<i>Abies nordmanniana</i>	I	106	86	35	201
★ Fir, Nordmann Silver Spring / Own: Holy Family Seminary / Nom: Joli McCathran	<i>Abies nordmanniana</i>	I	109	76	42	196
★ Fir, Nordmann Silver Spring / Own: Holy Family Seminary / Nom: Joe Howard	<i>Abies nordmanniana</i>	I	110	76	42	197
Flower of Kent Apple Gaithersburg / Own: National Institute of Standards & Technology / Nom: Patrick Murphy	<i>Malus pumila</i> 'Flower of Kent'	I	98	25	41	133
★ Franklin-tree Brookeville / Own: Washington Suburban Sanitary Commission / Nom: Jim Benton	<i>Franklinia alatamaha</i>	N	26	32	32	66
★ Fringetree, Chinese Chevy Chase / Own: Chevy Chase Rec Assn Inc./Outdoor Nursery School / Nom: Barbara Hutchinson	<i>Chionanthus retusus</i>	I	51	45	48	108
Fringetree, White Bethesda / Own: M-NCPPC, McCrillis Gardens / Nom: Joe Howard	<i>Chionanthus virginicus</i>	N	17	27	23	50
Ginkgo Brinklow / Own: Elizabeth Minar / Nom: Orris Minar	<i>Ginkgo biloba</i>	I	159	86	77	264
Glorybower, Harlequin Chevy Chase / Own: Theodora Broulik / Nom: Frank Broulik	<i>Clerodendrum trichotomum</i>	I	33	40	34	82
★ Goldenraintree, Panicked Rockville / Own: City of Rockville, F. Scott Fitzgerald Theater / Nom: Wayne Noll	<i>Koelreuteria paniculata</i>	I	124	64	60	203
Hackberry, Common Germantown / Own: Bretton Woods Recreation Center / Nom: Bryan Bupp	<i>Celtis occidentalis</i>	N	169	77	96	270
★ Hawthorn, Cockspur Rockville / Own: Montgomery County Public Schools, Lathrop Smith Environmental Ed Center / Nom: Joe Howard	<i>Crataegus crus-galli</i>	N	26	18	29	51
Hawthorn, Glossy Silver Spring / Own: Falkland Chase Apartments / Nom: John Parrish	<i>Crataegus nitida</i>	I	28	29	31	65
★ Hemlock, Carolina Bethesda / Own: National Institutes of Health / Nom: Lynn Mueller	<i>Tsuga caroliniana</i>	N	48	47	25	101
Hemlock, Eastern Bethesda / Own: Federation of American Societies for Experimental Biology / Nom: Lou Small	<i>Tsuga canadensis</i>	N	170	79	65	265
Hickory, Pignut Brookeville / Own: Alan Lee Dechter / Nom: Tighe Holden	<i>Carya glabra</i>	N	149	102	82	272
Hickory Pignut North Bethesda / Own: Strathmore Mansion / Nom: Joe Howard	<i>Carya glabra</i>	N	138	111	80	269
Hickory, Bitternut Dickerson / Own: Roger Knight / Nom: John Bennett	<i>Carya cordiformis</i>	N	167	88	55	269
★ Hickory, Mockernut Potomac / Own: C&O Canal National Historic Park / Nom: Rod Simmons	<i>Carya tomentosa</i>	N	136	108	58	259
★ Hickory, Red Bethesda / Own: M-NCPPC, Cabin John Stream Valley Park / Nom: Tighe Holden	<i>Carya ovalis</i>	N	113	130	65	259

KEY



National Champ



State Champ

N

Native

NNI Non-Native Invasive

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Introduced/Non-native

Nom Nominator

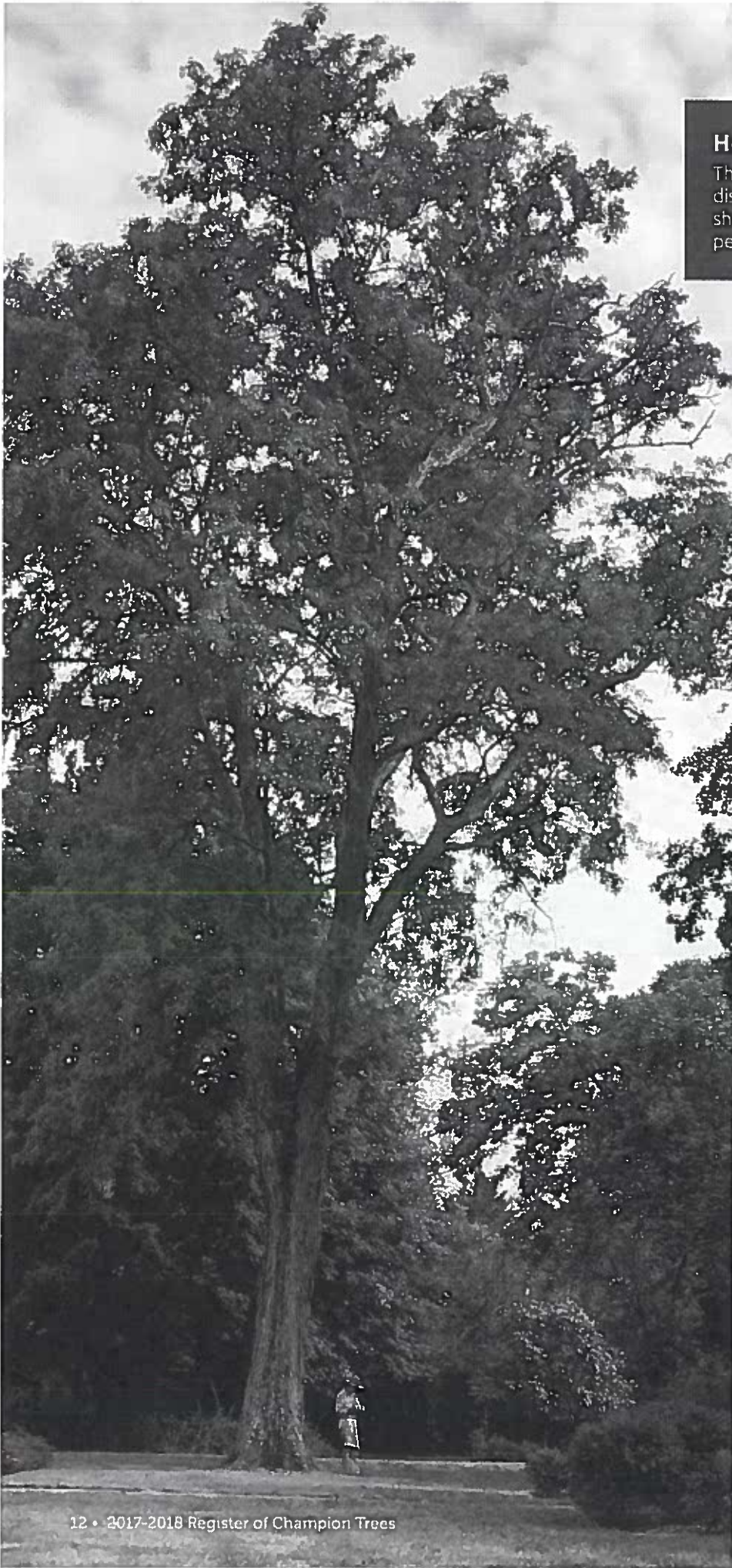
Own

Owner

CIRCUM Circumference

Honeylocust

The new county champion honeylocust's most distinguishing identifying features are its shaggy bark and its long stiff thorns growing perpendicular to its branches.



Appendix O

COMMON NAME	GENUS & SPECIES	STATUS	CIRCUM inches	HT feet	CROWN feet	TOTAL POINTS
Hickory, Shagbark Chevy Chase / Own: Bill & Helen Mills / Nom: Bill Mills	<i>Carya ovata</i>	N	122	87	81	229
Holly, American Bethesda / Own: Federation of American Societies for Experimental Biology / Nom: Guy Fogle	<i>Ilex opaca</i>	N	103	56	50	172
Honeylocust Ashton / Own: Sunny Banvaid / Nom: Sunny Banvaid	<i>Gleditsia triacanthos</i>	N	133	81	77	233
Hophornbeam, American Potomac / Own: C&O Canal National Historic Park / Nom: Sam Castillo	<i>Ostrya virginiana</i>	N	20	58	33	86
⊗ Hornbeam (Musclewood) Rockville / Own: Samuel & Ann Mazzuca / Nom: John Parrish	<i>Carpinus carolinia</i>	N	92	39	42	142
Horsechestnut, Common Brookeville / Own: Lynn & Bruce Bartlett / Nom: Lynn & Bruce Bartlett	<i>Aesculus hippocastanum</i>	N	157	75	51	245
Katsuratree Rockville / Own: Rockville Cemetery / Nom: Steve Mader	<i>Cercidiphyllum japonicum</i>	I	145	64	69	226
⊗ Linden, European Silver Spring / Own: Woodland Horse Center / Nom: Woodland Horse Center	<i>Tilia x europaea</i>	I	288	112	81	420
Linden, Littleleaf Rockville / Own: Montgomery County Public Schools, Carl Sandberg School / Nom: Lew Bloch	<i>Tilia cordata</i>	I	187	60	76	266
Linden, Silver Olney / Own: Phil Saba / Nom: Montgomery County Forestry Board	<i>Tilia tomentosa</i>	I	198	96	65	310
Locust, Black Silver Spring / Own: Rita Foster / Nom: Joe Howard	<i>Robinia pseudoacacia</i>	I	185	84	46	281
Magnolia, Bigleaf Bethesda / Own: M-NCPPC, McCrillis Gardens / Nom: Joe Howard	<i>Magnolia macrophylla</i>	N	41	69	23	116
Magnolia, Cucumber tree Sandy Spring / Own: Catherine Farquhar / Nom: Helen Farquhar	<i>Magnolia acuminata</i>	N	137	91	52	241
⊗ Magnolia, Kobus Kensington / Own: Irene Edwards / Nom: Janet Fernandez	<i>Magnolia kobus</i>	I	133	41	76	193
⊗ Magnolia, Saucer Boys / Own: Tom & Lois Donlin / Nom: Victor Pepe	<i>Magnolia x soulangeana</i>	I	132	32	52	177
Magnolia, Southern Silver Spring / Own: Thomas & Morgan Holmes / Nom: Kathy Williams	<i>Magnolia grandiflora</i>	N	132	64	50	209
Magnolia, Southern Silver Spring / Own: St. Michael's Catholic Church / Nom: Joe Howard	<i>Magnolia grandiflora</i>	N	139	59	53	211
Magnolia, Southern Bethesda / Own: Bruce Adams / Nom: Bruce Adams	<i>Magnolia grandiflora</i>	N	133	64	45	208
⊗ Magnolia, Star Washington Grove / Own: David Wilmering / Nom: Joli McCathran	<i>Magnolia stellata</i>	I	72	27	33	107
Magnolia, Sweetbay Silver Spring / Own: M-NCPPC, Brookside Gardens / Nom: Phil Normandy	<i>Magnolia virginiana</i>	N	32	36	20	73

KEY



National Champ



State Champ

N

Native

NNI

Non-Native Invasive

I

Introduced/Non-native

Nom

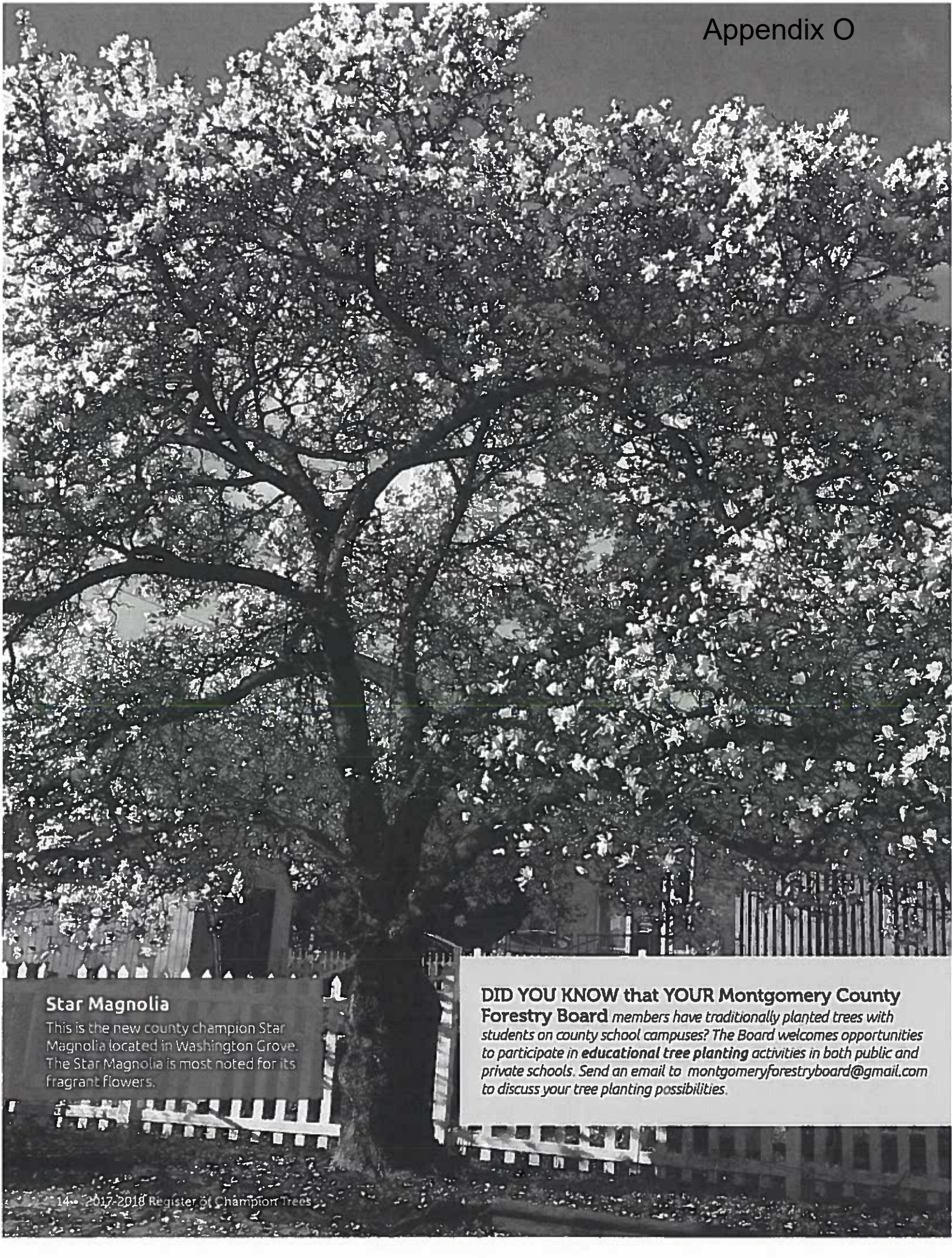
Nominator

Own

Owner

CIRCUM

Circumference



Star Magnolia

This is the new county champion Star Magnolia located in Washington Grove. The Star Magnolia is most noted for its fragrant flowers.

DID YOU KNOW that YOUR Montgomery County Forestry Board members have traditionally planted trees with students on county school campuses? The Board welcomes opportunities to participate in **educational tree planting** activities in both public and private schools. Send an email to montgomeryforestryboard@gmail.com to discuss your tree planting possibilities.

Appendix O

COMMON NAME	GENUS & SPECIES	STATUS	CIRCUM inches	HT feet	CROWN feet	TOTAL POINTS
Magnolia, Sweetbay Bethesda / Own: M-NCPPC, McCrillis Gardens / Nom: Carole Bergmann	<i>Magnolia virginiana</i>	N	31	35	33	74
Magnolia, Umbrella Silver Spring / Own: M-NCPPC, Sligo Creek Stream Valley Park / Nom: Sally Gagne	<i>Magnolia tripetala</i>	N	19	50	19	74
Magnolia, Yulan Gaithersburg / Own: M-NCPPC, Pope Farm Nursery / Nom: Carole Bergmann	<i>Magnolia denudata</i>	I	85	62	36	156
Maple, Japanese Silver Spring / Own: Esther T. Gifford / Nom: Trees for the Future	<i>Acer palmatum</i>	I	102	37	41	149
★ Maple, Nikko Chevy Chase / Own: Chevy Chase Rec Assn Inc/Outdoor Nursery School / Nom: Barbara Hutchinson	<i>Acer maximowiczianum</i>	I	113	68	59	196
Maple, Norway Silver Spring / Own: David Deppner / Nom: Francis Deppner	<i>Acer platanoides</i>	NNI	130	66	75	215
★ Maple, Paperbark Silver Spring / Own: M-NCPPC, Brookside Gardens / Nom: David Vismara	<i>Acer griseum</i>	I	60	40	39	110
★ Maple, Red Silver Spring / Own: Patrick O'Boyle/St. John the Baptist Church / Nom: Eileen Straughan	<i>Acer rubrum</i>	N	224	84	72	326
Maple, Silver Dickerson / Own: C&O Canal National Historic Park / Nom: Dominic Quattrocchi	<i>Acer saccharinum</i>	N	279	90	82	390
Maple, Sugar Chevy Chase / Own: The Holland Family / Nom: Martha Holland	<i>Acer saccharum</i>	N	160	90	97	274
Maple, Sugar Potomac / Own: Unknown / Nom: Marcy Kozar	<i>Acer saccharum</i>	N	171	78	84	270
★ Maple, Sycamore Silver Spring / Own: Alan Crane / Nom: Alan Crane	<i>Acer pseudoplatanus</i>	I	88	48	39	146
Mimosa Brookeville / Own: Faith Vredenburg / Nom: John Abernathy	<i>Albizia julibrissin</i>	NNI	65	43	47	120
Monkey Puzzle Tree Rockville / Own: Jonathan & Caren Matzkin / Nom: Diane Lewis	<i>Araucaria araucana</i>	I	53	45	25	104
Mountain-laurel Bethesda / Own: M-NCPPC, McCrillis Gardens / Nom: Mary Bradford	<i>Kalmia latifolia</i>	N	10	16	18	31
★ Mountainash, European Rockville / Own: Ursula Sabra Sukinik / Nom: Ursula Sabra Sukinik	<i>Sorbus aucuparia</i>	I	42	42	30	92
Mulberry, Paper Darnestown / Own: Yambaye Ngueto / Nom: Joe Howard	<i>Broussonetia papyrifera</i>	I	63	55	55	132
★ Mulberry, Red Bethesda / Own: Anita & Jesse Draper / Nom: Ralph Buglass	<i>Morus rubra</i>	N	187	51	56	252
Mulberry, White Sandy Spring / Own: M-NCPPC, Woodlawn Manor / Nom: Holly Thomas	<i>Morus alba</i>	NNI	95	55	55	164
Oak, Bartram's Beallsville / Own: David Harrell / Nom: Vince Berg	<i>Quercus x heterophylla</i>	N	135	75	81	230

KEY



National Champ



State Champ

N

Native

NNI

Non-Native Invasive

I

Introduced/Non-native

Nom

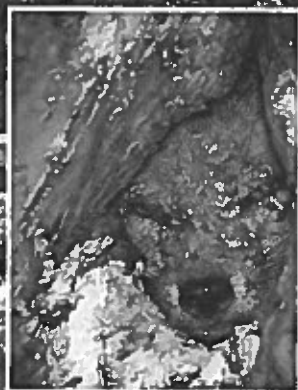
Nominator

Own

Owner

CIRCUM

Circumference



The photographer's activities caught the attention of this alert fox sheltering in the cavity of the Newton Apple Tree at NIST in Gaithersburg.



WANT TO SEE MORE CHAMPION TREES?

Maryland's Big Trees

mdbigtrees.org

The National Register of Big Trees

americanforests.org/our-programs/bigtree/

WANT TO KNOW MORE ABOUT TREES?

National Arbor Day Foundation

arborday.org

Maryland Native Plant Society

mdflora.org

Maryland Department of Natural Resources

dnr.state.md.us

Maryland Cooperative Extension Service

extension.umd.edu

Montgomery Parks

montgomeryparks.org

Montgomery County Forestry Board

mcmdforestryboard.org

Casey Trees, Washington DC

caseytrees.org

WANT TO PLANT A TREE IN YOUR YARD?

Montgomery County Free Shade Trees

montgomerycountymd.gov/DEP/Tree/Tree-request

\$25 coupon

trees.maryland.gov

General Guidelines for planting

arborday.org/trees/righttreeandplace

FOR REFORESTATION AND GIFT TREES

treesftf.org

americanforests.org/planttrees

arborday.org

dnr.state.md.gov/forests/treemendous

Appendix O

COMMON NAME	GENUS & SPECIES	STATUS	CIRCUM <i>inches</i>	HT <i>feet</i>	CROWN <i>feet</i>	TOTAL POINTS
★ Oak, Black Gaithersburg / Own: State of Maryland, Seneca Creek State Park / Nom: Marco Fuster	<i>Quercus velutina</i>	N	243	87	98	354
Oak, Blackjack Washington Grove / Own: Town of Washington Grove, Woodward Park / Nom: John Bradfield	<i>Quercus marilandica</i>	N	44	61	26	112
Oak, Bur (Mossy-cup) Chevy Chase / Own: Village of Chevy Chase / Nom: Village of Chevy Chase	<i>Quercus macrocarpa</i>	N	156	97	121	283
Oak, Chestnut Potomac / Own: M-NCPPC, Blockhouse Point Conservation Park / Nom: Tighe Holden	<i>Quercus montana</i>	N	196	107	74	322
Oak, Chinkapin Carderock / Own: C&O Canal National Historic Park, Great Falls / Nom: John Parrish	<i>Quercus muehlenbergii</i>	N	185	73	87	280
Oak, English Chevy Chase / Own: Audubon Naturalist Society / Nom: Joe Howard	<i>Quercus robur</i>	I	114	58	66	189
★ Oak, Northern Red Rockville / Own: M-NCPPC, Rock Creek Regional Park / Nom: Joe Howard	<i>Quercus rubra</i>	N	289	116	101	430
★ Oak, Nuttall Silver Spring / Own: M-NCPPC, Brookside Gardens / Nom: Joe Howard	<i>Quercus nuttallii</i>	I	70	50	41	130
★ Oak, Oriental (Cork) Chevy Chase / Own: Chevy Chase Rec. Assn., Inc./Outdoor Nursery School / Nom: Barbara Hutchinson	<i>Quercus variabilis</i>	I	112	108	97	244
★ Oak, Overcup Poolesville / Own: DNR-McKee Beshar Wildlife Management Area / Nom: Tighe Holden	<i>Quercus lyrata</i>	N	139	128	76	286
Oak, Pin North Potomac / Own: HOA, Dufief Homes Association / Nom: Vince Berg	<i>Quercus palustris</i>	N	130	149	89	301
Oak, Pin Silver Spring / Own: Valerie Tripp & Michael Petty / Nom: Michael & Valerie Petty	<i>Quercus palustris</i>	N	166	111	94	300
Oak, Post Chevy Chase / Own: Harry Jerome Bracken, Jr. / Nom: Joe Howard	<i>Quercus stellata</i>	N	129	92	82	242
Oak, Sawtooth Silver Spring / Own: Department of Transportation / Nom: Tighe Holden	<i>Quercus acutissima</i>	NNI	168	87	104	281
Oak, Scarlet Bethesda / Own: Neil & Deborah Fantom / Nom: Lore B. Kairys	<i>Quercus coccinea</i>	N	194	105	91	322
★ Oak, Shingle Derwood / Own: M-NCPPC, Agricultural History Farm Park / Nom: Tighe Holden	<i>Quercus imbricaria</i>	N	164	80	80	264
★ Oak, Shumard Glen Echo / Own: C&O Canal National Historic Park / Nom: Lou Aronica	<i>Quercus shumardii</i>	N	272	133	125	436
Oak, Southern Red Rockville / Own: Melissa Bagherian & Daniel Postell / Nom: Rand Postell	<i>Quercus falcata</i>	N	216	109	93	348
Oak, Swamp Chestnut Potomac / Own: National Park Service / Nom: Michael Ellis, Tighe Holden	<i>Quercus michauxii</i>	N	157	98	72	273
Oak, Swamp White Brookeville / Own: M-NCPPC, Hawlings River Stream Valley Park / Nom: Tighe Holden	<i>Quercus bicolor</i>	N	185	101	84	307

KEY



National Champ



State Champ

N

Native

NNI

Non-Native Invasive

I

Introduced/Non-native

Nom

Nominator

Own

Owner

CIRCUM

Circumference

Appendix O

COMMON NAME	GENUS & SPECIES	STATUS	CIRCUM inches	HT feet	CROWN feet	TOTAL POINTS
★ Oak, Water Chevy Chase / Own: Polly Strum / Nom: Joe Howard	<i>Quercus nigra</i>	N	158	95	106	280
★ Oak, Water Silver Spring / Own: Kathy Gaudet and Brian Eardley / Nom: Montgomery County Forestry Board	<i>Quercus nigra</i>	N	166	88	89	276
Oak, White North Bethesda / Own: M-NCPPC, Rock Creek Stream Valley Park / Nom: Montgomery County Forestry Board	<i>Quercus alba</i>	N	240	107	124	378
Oak, Willow Silver Spring / Own: Lindsey Wise / Nom: Pure Energy Real Estate Team	<i>Quercus phellos</i>	N	216	94	115	339
Oak, Willow Silver Spring / Own: Tyler & Gina Robinson / Nom: Friends of Sligo Creek	<i>Quercus phellos</i>	N	214	97	117	340
Osage-orange Gaithersburg / Own: State of Maryland, Seneca Creek State Park / Nom: Joe Howard	<i>Maclura pomifera</i>	N	153	68	47	233
Pagodatree, Japanese Silver Spring / Own: Leisure World / Nom: Joe Howard	<i>Styphnolobium japonicum</i>	(I)	(93)	(50)	(53)	(156)
Pagodatree, Japanese Bethesda / Own: National Institutes of Health / Nom: Lynn Mueller	<i>Styphnolobium japonicum</i>	I	105	32	63	153
★ Parrotia, Persian Brookeville / Own: Anne Brooks / Nom: Anne Brooks	<i>Parrotia persica</i>	I	32	45	26	84
★ Paulownia Gaithersburg / Own: City of Gaithersburg, Summit Hall Park / Nom: Frances Kellerman	<i>Paulownia tomentosa</i>	NNI	195	62	68	274
★ Pawpaw, Common Bethesda / Own: M-NCPPC, McCrillis Gardens / Nom: Joe Howard	<i>Asimina triloba</i>	N	37	59	35	105
Pear, Bradford Potomac / Own: US Postal Service, Bolger Center / Nom: Bolger Center	<i>Pyrus calleryana 'Bradford'</i>	NNI	111	61	64	188
Pear, Common Gaithersburg / Own: State of Maryland, Strider Wildlife Management Area / Nom: Tom Decker, DNR	<i>Pyrus communis</i>	N	50	62	32	120
Pecan Potomac / Own: Greg Gosnell / Nom: Greg Gosnell	<i>Carya illinoensis</i>	N	138	128	121	296
Persimmon, Common Derwood / Own: Gail & Kennet Fraley / Nom: Donna Will	<i>Diospyros virginiana</i>	N	93	71	35	173
Pine, Austrian Silver Spring / Own: Woodland Horse Center / Nom: Stan Slater	<i>Pinus nigra</i>	I	73	58	33	139
★ Pine, Himalayan Silver Spring / Own: M-NCPPC, Brookside Gardens / Nom: Phil Normandy	<i>Pinus wallichiana</i>	I	89	71	48	172
Pine, Loblolly Rockville / Own: Sarah Banfield / Nom: Joe Howard	<i>Pinus taeda</i>	N	120	85	61	220
Pine, Loblolly Germantown / Own: Katherine Ford Magurn Tr. / Nom: Tighe Holden	<i>Pinus taeda</i>	N	131	72	49.5	215
Pine, Longleaf Silver Spring / Own: James Roles / Nom: Conservation Montgomery	<i>Pinus palustris</i>	N	98	43	44	152
★ Pine, Pitch Bethesda / Own: C&O National Historic Park / Nom: Tighe Holden	<i>Pinus rigida</i>	N	83	95	37	187

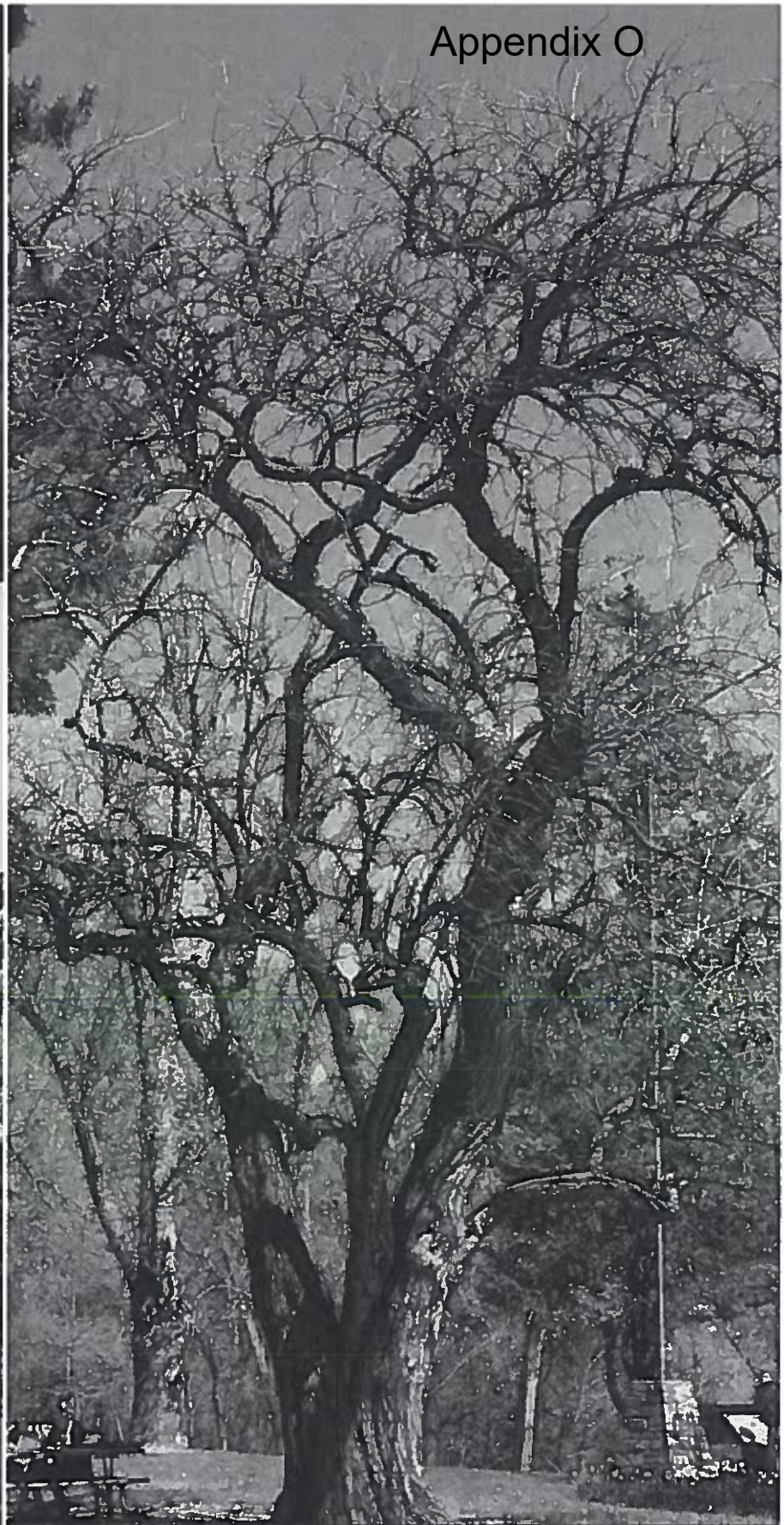
Appendix O

COMMON NAME	GENUS & SPECIES	STATUS	CIRCUM <i>inches</i>	HT <i>feet</i>	CROWN <i>feet</i>	TOTAL POINTS
Pine, Ponderosa Germantown / Own: Lucy Alexander / Nom: Lucy Alexander	<i>Pinus ponderosa</i>	I	57	60	24	123
★ Pine, Red Olney / Own: Westland Golf - Maryland, LLP / Nom: John Parrish	<i>Pinus resinosa</i>	N	75	81	30	164
★ Pine, Shortleaf Washington Grove / Own: Town of Washington Grove / Nom: John Bradfield	<i>Pinus echinata</i>	N	78	87	44	176
★ Pine, Shortleaf Potomac / Own: HOA, Greenbriar Investments, LLC / Nom: John Parrish	<i>Pinus echinata</i>	N	82	91	29	180
Pine, Table Mountain Darnestown / Own: M-NCPPC, Blockhouse Point Conservation Park / Nom: John Parrish	<i>Pinus pungens</i>	N	54	95	26	155
Pine, Virginia Bethesda / Own: Unknown / Nom: Tighe Holden	<i>Pinus virginiana</i>	N	77	77	38	164
★ Pine, White Bethesda / Own: Kenwood Country Club / Nom: Steve Smith	<i>Pinus strobus</i>	N	180	95	71	293
★ Pondcypress Darnestown / Own: Gregory & Barbara Linteris / Nom: Juan Paez	<i>Taxodium ascendens</i>	I	156	103	31	267
Poplar, Japanese Boyd's / Own: Stan Fisher / Nom: Stan Fisher	<i>Populus maximowiczii</i>	I	82	80	53	175
Poplar, Lombardy Silver Spring / Own: Michael & Kathleen Johns / Nom: Gary Guenther	<i>Populus nigra 'Italica'</i>	I	81	82	20	168
★ Poplar, White Gaithersburg / Own: Eaves Apartments / Nom: Tighe Holden	<i>Populus alba</i>	I	127	77	69	221
★ Redbud Chevy Chase / Own: Michael & Jane Houlihan / Nom: Jim Harris	<i>Cercis canadensis</i>	N	105	33	45	149
★ Redbud Rockville / Own: State of Maryland, State Highway Administration / Nom: Marco Fuster	<i>Cercis canadensis</i>	N	110	35	33	153
Redcedar, Eastern Rockville / Own: Victor Palmeiro / Nom: John Parrish	<i>Juniperus virginiana</i>	N	156	73	36	238
★ Redcedar, Western Bethesda / Own: M-NCPPC, McCrillis Gardens / Nom: Joe Howard	<i>Thuja plicata</i>	I	22	31	12	56
★ Redwood, Coast Silver Spring / Own: John & Katherine Lopez / Nom: John Parrish	<i>Sequoia sempervirens</i>	I	91	63	34	163
★ Redwood, Dawn Rockville / Own: Gerard Boquel / Nom: Jim Harris	<i>Metasequoia glyptostroboides</i>	I	215	95	44	321
Sassafras, Common Silver Spring / Own: Kim Apperson & Lisa Ross / Nom: Joe Howard	<i>Sassafras albidum</i>	N	132	71	41	213
Serviceberry, Downy Boyd's / Own: Peg Coleman / Nom: Jim & Peg Coleman	<i>Amelanchier arborea</i>	N	28	49	22	82
★ Silverbell, Carolina Silver Spring / Own: Nancy Shapiro / Nom: Richard C. Murray	<i>Halesia carolinia</i>	N	92	77	62	185

KEY	★	National Champ	N	Native	I	Introduced/Non-native	Own	Owner
	★	State Champ	NNI	Non-Native Invasive	Nom	Nominator	CIRCUM	Circumference



DID YOU KNOW that **YOUR** Montgomery County Forestry Board member Carole Bergmann, Forest Ecologist with Montgomery Parks, created and maintains Montgomery County's award-winning *Weed Warriors* program? Close to 1,000 volunteers have logged almost 85,000 hours to remove invasive species from County parkland! For more information, go to www.weedwarrior.org, or email mcp-weedwarriors@montgomeryparks.org.



Osage Orange, *Maclura pomifera*
Wheaton Regional Park

Appendix O

COMMON NAME	GENUS & SPECIES	STATUS	CIRCUM inches	HT feet	CROWN feet	TOTAL POINTS
★ Smoketree, Common	<i>Cotinus obovatus</i>	I	61	20	29	88
Silver Spring / Own: Linda & Matthew Austin / Nom: Joe Howard						
Snowbell, Japanese	<i>Styrax japonicus</i>	I	48	33	33	89
Brookeville / Own: Anne Brooks / Nom: Anne Brooks						
Sourwood	<i>Oxydendrum arboreum</i>	N	59	48	32	115
Silver Spring / Own: Robert & Ann Middleton / Nom: Joe Howard						
Sourwood	<i>Oxydendrum arboreum</i>	N	46	58	33.5	112
Silver Spring / Own: Margaret Madert / Nom: Margaret Madert						
★ ☆ Spicebush	<i>Lindera benzoin</i>	N	27	17	23	50
Clarksburg / Own: M-NCPPC, Little Bennett Regional Park / Nom: Keith Sanderson						
Spruce, Blue	<i>Picea pungens</i>	N	103	50	17	157
Silver Spring / Own: Angela Panza / Nom: Angela Panza						
Spruce, Norway	<i>Picea abies</i>	I	148	100	59	263
Brookeville / Own: Faith Vredenburg / Nom: Donna Will						
Spruce, Oriental	<i>Picea orientalis</i>	I	63	73	14	140
Takoma Park / Own: Stacey Marnell / Nom: John Parrish						
Stenocoma Cedar of Lebanon	<i>Cedrus libani 'stenocoma'</i>	I	119	90	44	220
Chevy Chase / Own: Chevy Chase Rec Assn Inc/Outdoor Nursery School / Nom: Barbara Hutchinson						
★ Stewartia, Japanese	<i>Stewartia pseudocamellia</i>	I	24	34	17	62
Brookeville / Own: Anne Brooks / Nom: Anne Brooks						
★ Sugarberry	<i>Celtis laevigata</i>	N	102	80	60	197
Cabin John / Own: National Park Service / Nom: Tighe Holden						
★ Sumac, Staghorn	<i>Rhus typhina</i>	N	24	27	11	54
Gaithersburg / Own: Md Department of Transportation / Nom: Tighe Holden						
Sweetgum	<i>Liquidambar styraciflua</i>	N	129	110	83	260
Brinklow / Own: Elizabeth Minar / Nom: Orris Minar						
★ Sycamore, American	<i>Platanus occidentalis</i>	N	310	138	108	475
Dickerson / Own: M-NCPPC, Dickerson Conservation Park / Nom: Dale Crigger						
★ Tamarack	<i>Larix laricina</i>	N	89	73	86	184
Rockville / Own: Kol Shalom / Nom: Laura Miller						
Tree-of-Heaven	<i>Ailanthus altissima</i>	NNI	109	82	47	203
Bethesda / Own: M-NCPPC, Josiah Henson Park / Nom: Tighe Holden						
Toontree, Chinese	<i>Toona sinensis</i>	NNI	170	90	67	277
Silver Spring / Own: Barry Galef / Nom: Barry Galef						
★ Tupelo, Black	<i>Nyssa sylvatica</i>	N	202	90	84	313
Silver Spring / Own: Joe Hudson / Nom: Doug Sievers						
★ Tupelo, Black	<i>Nyssa sylvatica</i>	N	208	87	81	315
Derwood / Own: American Society of Plant Physiologists / Nom: Jim Harris						
★ Viburnum, Blackhaw	<i>Viburnum prunifolium</i>	N	69	26	32	103
Silver Spring / Own: Elizabeth Atzert / Nom: John Parrish						

KEY



National Champ



State Champ

N

Native

NNI

Non-Native Invasive

I

Introduced/Non-native

Nom

Nominator

Own

Owner

CIRCUM

Circumference

Appendix O

COMMON NAME	GENUS & SPECIES	STATUS	CIRCUM inches	HT feet	CROWN feet	TOTAL POINTS
Walnut, Black Olney / Own: Montgomery General Hospital Thrift Shop / Nom: Donna Will	<i>Juglans nigra</i>	N	179	97	80	296
★ White-cedar, Northern Brookeville / Own: Alan Nash / Nom: Tighe Holden	<i>Thuja occidentalis</i>	N	104	94	41	208
★ Willow, Black Kensington / Own: Holy Cross Academy / Nom: Tighe Holden	<i>Salix nigra</i>	N	170	60	61.5	245
Willow, Weeping Potomac / Own: John Dunenfeld / Nom: Tighe Holden	<i>Salix babylonica</i>	I	172	67	64	255
Willow, White Kensington / Own: Holy Cross Academy / Nom: Tighe Holden	<i>Salix alba</i>	N	153	71	53	237
Witchhazel Silver Spring / Own: M-NCPPC, Brookside Gardens / Nom: Joe Howard	<i>Hamamelis virginiana</i>	N	18	19	12	40
★ Yellow-poplar (Tuliptree) Sandy Spring / Own: M-NCPPC, North West Branch Stream Valley Park / Nom: Gene Elliott	<i>Liriodendron tulipifera</i>	N	292	137	94	453
Yellowwood Silver Spring / Own: M-NCPPC, Sligo Creek SVP / Nom: John Parrish	<i>Cladrastis kentukea</i>	N	117	78	74	214
Yew, English Washington Grove / Own: Town of Washington Grove, Knott Park / Nom: Joli McCathran	<i>Taxus baccata</i>	I	50	37	35	96
Yew, Japanese Bethesda / Own: Federation of American Societies for Experimental Biology / Nom: Jeffrey Yocum	<i>Taxus cuspidata</i>	I	92	23	35	124
★ Zelkova, Japanese Bethesda / Own: National Institutes of Health / Nom: Edward Russell	<i>Zelkova serrata</i>	I	121	72	78	212
★ Zelkova, Japanese Silver Spring / Own: Montgomery County, White Oak Library / Nom: Joe Howard	<i>Zelkova serrata</i>	I	139	52	69	208
★ Zelkova, Japanese Bethesda / Own: M-NCPPC, Lynnbrook Park / Nom: Paul Meyer	<i>Zelkova serrata</i>	I	134	54	82	209

DID YOU KNOW that YOUR Montgomery County Forestry Board lists our county champion trees with the State of Maryland Big Tree Program, where trees from all 24 counties are represented? Treasurer Joli McCathran has been instrumental in establishing and maintaining the Maryland Big Tree program. Check out the current State-wide champions at www.mdbigtrees.com.

KEY



National Champ



State Champ

N

Native

NNI

Non-Native Invasive

I

Introduced/Non-native

Nom

Nominator

Own

Owner

CIRCUM

Circumference

Thanks & Acknowledgements

The Forestry Board would like to express sincere gratitude to:

Pepco for their support of the Natural Resources Career Camp and school reforestation plantings and the 2017/2018 Register of Champion Trees.

Montgomery County Department of Environmental Protection for hosting the on-line version of the Forestry Board's Champion Tree Registers

MCPS Lathrop E. Smith Environmental Education Center which generously hosts the Board's meetings and provides administrative and logistic support.

M-NCPPC, Montgomery Parks for the generous donation of their human and financial resources toward publication of this Register. Montgomery Parks oversees the inspection, maintenance, preservation and care of trees in more than 400 parks across 36,000 acres of County Parkland. Several of this year's champion trees are located in County Parks (see list of Easily Viewable Champion Trees on Parkland on page 3), including Maryland's largest known tree of any species, the 475-point American Sycamore located in the Dickerson Conservation Park.



Montgomery Parks has tree planting opportunities for groups and holds a contest every spring for elementary schools to host an arbor day celebration at their school. For more information, check out their website, <http://www.montgomeryparks.org>. There are also opportunities for volunteers to help control the continuing threat of invasive species to our parkland forests. For more information, go to <http://www.montgomeryparks.org/support/volunteer/>.

DID YOU KNOW that YOUR Montgomery County Forestry Board

receives no budgeted government funding to support this publication, student tuition to NRCC or school tree plantings? If you would like to support these activities, the Board would welcome your tax-deductible donations at www.marylandforestryboards.org/donations.cfm, noting Montgomery County Forestry Board in the memo line.

Montgomery County Forestry Board

Holly Thomas, Chair, Montgomery Parks, MNCPPC

Linda Pepe, Vice Chair,
County Resident Member, Barnesville

Dan Lewis, Secretary, Project Forester,
Maryland Department of Natural Resources

Joli McCathran, Treasurer,
County Resident Member, Washington Grove

Carole Bergmann, Montgomery Parks, MNCPPC

Stan Fisher, County Resident Member, Boyds

Jim Harris, Wood Acres Tree Specialists

Joe Howard, County Resident Member, Silver Spring

Laurie Jenkins, Montgomery County Public Schools

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Wayne Noll, City of Rockville

David Plummer,
Montgomery Soil Conservation District

Dave Honchalk, Emeritus Member



MONTGOMERY COUNTY FORESTRY BOARD

Members of the Montgomery County Forestry Board met at WSSC's Brighton Dam for their May 2016 meeting at the invitation of WSSC's Eddie Franceschi. From left to right: Dan Landry, Linda Pepe, Dan Lewis, Joe (and wife Mary) Howard, James Eirdam, Joli McCathran, Carole Bergmann, Eddie Franceschi, Laura Miller, Board Chair Holly Thomas, Laurie Jenkins, David Plummer.

You Can Nominate a Champion Tree

The Forestry Board invites you to nominate a tree for the champion and big tree list at any time. Forestry Board representatives measure nominated trees, and then keep track of the big trees by visiting and measuring them at least once every ten years.

If you think you've discovered a tree larger than the ones noted in this register or a tree species for which there is no champion, the Forestry Board welcomes your nomination.

Nominate online montgomerycountymd.gov/dep/Tree/champion-trees.html

Nominate by mail Photocopy this form, fill it out and send it to MD DNR Forest Service
17400 Annapolis Rock Road, Woodbine, MD 21797.

Nominate by email Photocopy this form, fill it out, scan it and attach it to an email to montgomeryforestryboard@gmail.com

To learn more about champion trees, visit www.montgomerycountymd.gov/dep/Tree/champion-trees.html
or www.americanforests.org/our-programs/bigtree/

<hr/>	
Date	Nominator of tree
<hr/>	
Nominator's address	
<hr/>	
Nominator's phone	Nominator's Email
<hr/>	
Tree Species (If exact species is unknown, give common name, or best guess)	
<hr/>	
Tree Location	GPS Coordinates (opt.)
<hr/>	
Circumference (distance around trunk) at 4.5 Feet above ground level _____ inches Height _____ feet Spread _____ feet	
<hr/>	
Owner of tree	
<hr/>	
Owner's address	
<hr/>	
Owner's phone	Owner's Email
<hr/>	



TREE CITY USA



A publication of the Montgomery County Forest
Conservancy District Board, a member of The
Maryland Association of Forest Conservancy
District Boards.

2017-2018 Register of Champion Trees team

Joe Howard, Joli McCathran,
Linda Pepe, Holly Thomas

Photographers

Joli McCathran, Dori Murphy,
Patrick Murphy, Linda Pepe

© April 2017



HOW IS A TREE MEASURED?

Fred Besley devised the measuring system for Maryland in 1925 that would become standard for the national competition started by the American Forestry Association in 1940. In fact, Fred Besley provided the first official measurement of the former national champion Wye Oak.

To evaluate the relative size of a tree, the circumference of the trunk in inches (at 4.5 feet above the ground) and the height and crown spread in feet are added together to arrive at a number of points for each tree. This number is then used for comparison of tree sizes in each species. The formula is:

Circumference (inches) + height of tree (feet) + 25% of the average crown spread (feet) = Total Points.

If trees are within 5 points of each other, they are considered co-champions.

Shirley, Lori

From: mont.co.planningboard@justus.group on behalf of admin@townmeetingorganization.com
Sent: Thursday, March 15, 2018 11:20 AM
To: mont.Co.PlanningBoard@justus.group
Cc: justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group
Subject: Consensus has not been pursued from Leisure World Residents re: new administration building--Case # Site Plan 83027012

From: Jannifer Woodson <eileen1415@gmail.com>
Date: Wed, Mar 14, 2018 at 3:44 PM
Subject: Fwd: Consensus has not been pursued from Leisure World Residents re: new administration building
To: MCP-chair@mncppc-mc.org <MCP-chair@mncppc-mc.org>

Dear Montgomery County Planning Commission Chairman,

My husband and I moved in March 2017 to Leisure World (LW). We are active and enjoy good health, and are perfectly capable of assessing the pros and cons regarding the administration building.

We attended the November 30, 2017 meeting of the planning commission in Silver Spring. After listening to the residents in attendance and meeting long time residents, it is my opinion that the **LW residents have not been afforded opportunity for constructive review and comment by Kevin Flannery, LW General Manager and CEO and LW of Maryland board of directors.**

As residents we want to see money spent to improve amenities for LW residents such as an improved auditorium and to fix the sound system in the Crystal Ballroom so that hearing impaired residents can hear what is going on in meetings. We recently attended two meetings in the Crystal Ballroom and we were unable to see the screen and the sound kept going in and out. Last week I played trivia and several times we had no picture or sound.

It is my understanding that the same company that renovated the Crystal Ballroom is the one slated to build the new administration building. Why are we using them again if they did not do acceptable work . **I want the funds from home purchases to be spent to renovate the existing administration building. Kevin Flannery made a presentation in my mutual and never once asked residents to raise hands to get a consensus.** It was presented as though it was definite to rebuild. He commented that one person asked that he sign a petition about the admin building and he refused because he does not live here. **He used that as an opportunity to disregard two thousands signatures from residents.**

Kevin Flannery is very disrespectful to residents who do not agree with him. It is my opinion that we need to hire an executive search firm to assist us in finding a GM & CEO who will listen to residents. I have met many reasonable residents here. Yes, many of us have aged but we still ran our lives before we moved here and continue to take an interest in our new community.

The Planning Commission requested that the Leisure World Board return to the community to gain a consensus regarding the administration building. It is my opinion that Flannery and staff did not try to get a consensus because he did not want to hear residents' opinions. He is a bully that enjoys disregarding any opinion that does not agree with his own.

I went to a town hall meeting that was very well attended, Kevin Flannery could have attended this meeting to get a consensus but knowing that mutual meetings are not well attended he chose to visit each mutual to show his pictures of the new building he wants. His visits to mutuals was a waste of time.

We are here to enjoy the beauty of this community and want to see it continue to thrive, however, we do not intend to sit by and watch the value of our condo go down because the board is worried about having better offices and a large parking area in place of the current administration building. Those that want plush offices at the expense of residents need to find another employer who can provide that.

When buyers come to look at Leisure World they will be impressed with our gym, also the Crystal Ballroom that provides outstanding acoustics and a comfortable auditorium which provides a sound system which accommodates hearing needs and comfort. A golf course that is run properly and makes money, and not in a deficit year after year.

Sincerely ,

Mrs. Jannifer Woodson

s.l.katzman
president -
town meeting organization
admin@townmeetingorganization.com

Shirley, Lori

From: admin@justus.group
Sent: Thursday, March 15, 2018 9:55 PM
To: mont.Co.PlanningBoard@justus.group; justus organization;
MEMbers@townmeetingorganization.com; LW Green
Subject: ENCOURAGING CONSENSUS: CCOC ---Common Ownership Community Manual &
Resource Guide
Attachments: PastedGraphic-1.pdf; PastedGraphic-2.pdf; PastedGraphic-3.pdf; PastedGraphic-4.pdf

them, they should seek counsel
knowledgeable source. The Bo
for the members of the associat

VI. ENCOURAGING CON

Typically, decisions are better f
them. There are several ways to
with consensus.

**Identify controversial issues a
the community**

Make sure to evaluate whether 1

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, March 16, 2018 8:50 PM
To: mont.Co.PlanningBoard@justus.group; justus organization;
members@townmeetingorganization.com; LW Green
Subject: Case # Site Plan 83027012 Leisure World Administrative Building---Handicap Parking

LW member/unit owner John Feldman has taken these photos of **the most logical location for handicapped parking** outside the LW Terrace Room.

slk

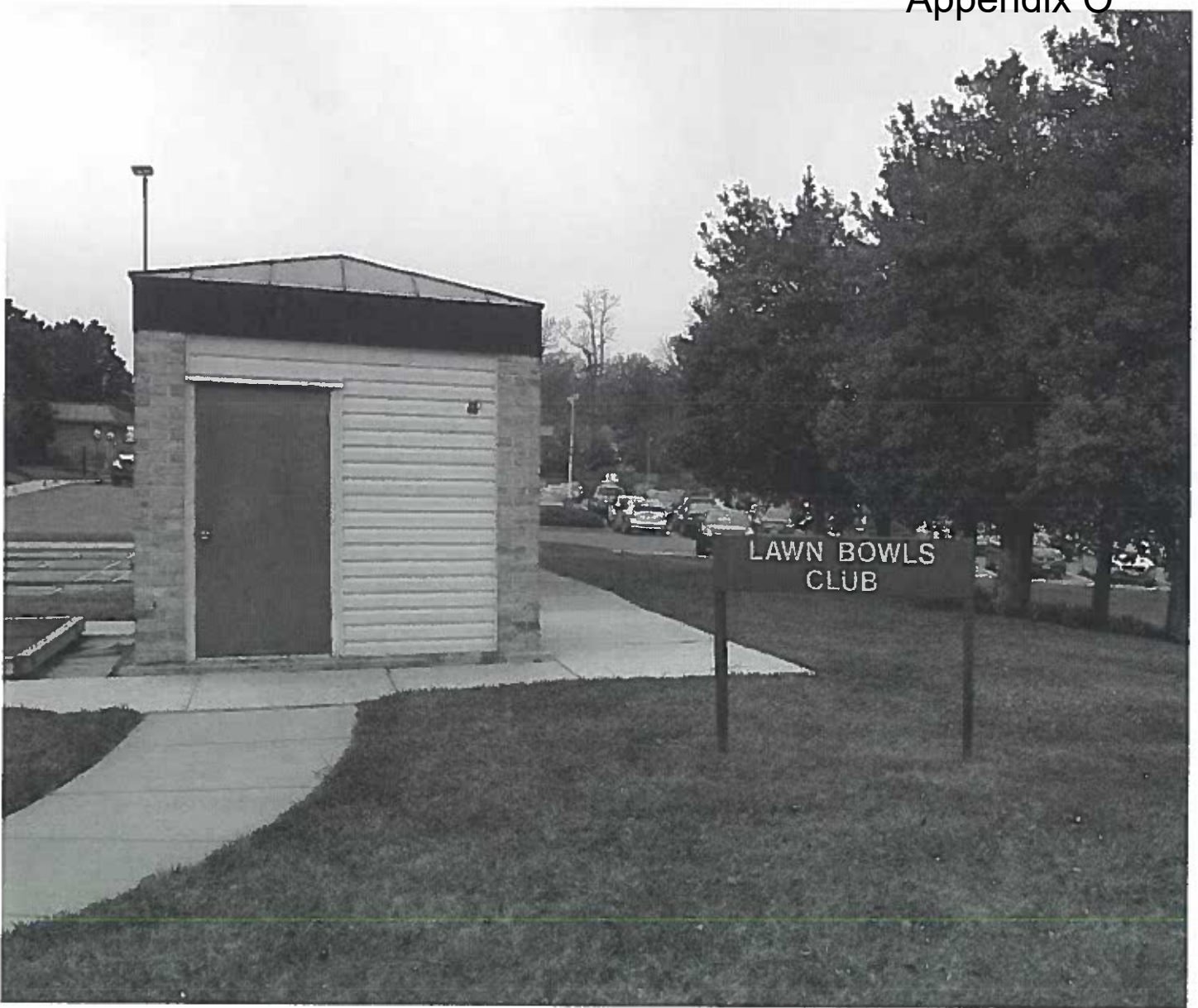
From: "Feldmann" <jjf3353@comcast.net>
Date: March 16, 2018 8:41:04 PM EDT
To: <admin@justus.group>, "tom conger" <lkutun@msn.com>
Subject: Handicap Parking

Here are the pictures for designating handicap parking right at the Terrace room.

John













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, March 16, 2018 9:53 PM
To: mont.Co.PlanningBoard@justus.group; Anderson, Casey; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Mills, Matthew; Wright, Gwen; Shirley, Lori; Findley, Steve; Axler, Ed; Afzal, Khalid
Cc: justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group
Subject: ex parte communication re: LW meeting with Planning Board Commissioners-- Case # Site Plan 83027012 Leisure World Administrative Building

At the LW Executive Committee meeting this date (Friday, March 16, 2018), in his verbal FEP (site plan) update report to "the Committee", Kevin Flannery, LW General Manager, made the following statement:

"We were required to provide information on the legal governance structure - that went out a few weeks ago-the first of March - the response to that was - at first they were saying, we may need you to come down and meet with staff and answer questions and so forth and so on. But, the feedback we have right now is that the information was very comprehensive and they don't think that a representative of Leisure World has to come down for a meeting. They're scheduling a meeting, staff is scheduling a meeting with their group down there. **I presume it includes Commissioners 'cause they want to have an understanding as to how this community is legally structured - it's governance structure. That's taking place in the near future."**

- 1. What is the date, time and location of this meeting?**
- 2. Identify the Commissioners who will be in attendance.**

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, March 16, 2018 10:48 PM
To: mont.Co.PlanningBoard@justus.group
Cc: justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group
Subject: insults from the Leisure World strategic planning committee -Case # Site Plan 83027012 Leisure World Administrative Building
Attachments: Strategic Planning report to LW BOD Draft --3-16-18 LW Exec.Agenda Packet.pdf

The enclosed "Leisure World Maryland - Special Strategic Planning Committee Report to Board of Directors" has been highlighted to draw your attention to the derogatory and demeaning terms used against Leisure World residents. It vividly displays the pattern of contemptuous disdain practiced against Leisure World residents who are impacted by the actions of this unlawfully seated Leisure World Board of Directors and its management.

The Leisure World Board of Directors-Leisure World of Maryland are engaged in an unlawful quest to expend \$multi-millions\$ of member/unit owner funds to construct an unnecessary and unauthorized new building. In so doing, they are attempting to make the Montgomery County Planning Board complicit in their unwarranted and illegitimate actions.

All residents addressing this information to the Special Strategic Planning Committee and residents attending public forums did so in the most respectful tone and manner. In no uncertain terms, many community residents stated there is to be no approval of a member/unit owner funded "strategic plan" that does not place the construction of a new administration building on hold until said plan is adopted and implemented. However, rather than resigning, as 2 of the LW BOD Special Strategic Planning Committee appointees (Sharon Otto and Arthur Popper) have threatened while showing extreme annoyance when residents addressed "the new administration building", they have now dishonorably shown their contempt by disparaging the residents in their "report".

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.”

slkatzman

President, JustUs

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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, March 16, 2018 10:50 PM
To: Anderson, Casey; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Mills, Matthew
Cc: mont.Co.PlanningBoard@justus.group; justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group
Subject: read this insult from the strategic planning committee - now seeking \$180k
Attachments: Strategic Planning report to LW BOD Draft --3-16-18 LW Exec.Agenda Packet.pdf

From: "Feldmann" <jjf3353@comcast.net>
Date: March 16, 2018 7:35:27 PM EDT
To: <admin@justus.group>
Subject: RE: read this insult from the strategic planning committee - now seeking \$180k

40K for a retreat? All they need to do is to reserve a large room in a local hotel. That would save them about \$38,000.00 which could be used for the engineering study and ice cream for the diligent workers at JustUs.

From: admin@justus.group <admin@justus.group>
Sent: Friday, March 16, 2018 7:25 PM
To: tom conger <lkutun@msn.com>
Cc: justus organization <justus@justus.group>
Subject: read this insult from the strategic planning committee - now seeking \$180k

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.”**

MEMORANDUM

To: LWCC Board of Directors

From: Special Strategic Planning Committee

Date: March 11, 2018

Subject: Final Resident Strategic Plan Information Workshops

BOD resolution #64, 11/28/2017 tasked the Strategic Planning Cmte. to sponsor resident workshops between December 1, 2017 and March 15, 2018; providing information to residents and LW Advisory Committees to explain the purpose and value of strategic planning and the role of strategic planning in LW's future. The findings and recommended actions should be included.

Resolution:

The LWCC BOD is asked to formally accept the tasked report of the Special Strategic Planning Committee's three informational resident forums on strategic planning.

Rationale:

The Committee reviewed the elements of the proposed plan process and sought feedback and input from the residents.

Meetings:

The SSPC held three community forums:

- February 20, 2018 at 2 p.m. in the Clubhouse II Auditorium
- February 21, 2018 at 8 p.m. in the Clubhouse II Auditorium
- February 26, 2018 at 2 p.m. in Clubhouse I Baltimore Room
- Approximately 150 people participated in the three forums.

**Leisure World Maryland
Special Strategic Planning Committee
Report to Board of Directors
DRAFT 3-11-2018**

This is the second report to the Leisure World Board of Directors. At the November 2017 Board meeting the SSPC reported to the Board that the SSPC had developed a process for developing a strategic plan for Leisure that included hiring a consultant to conduct the process at cost of approximately \$150,000. The Board directed the SSPC to conduct a series of community forum to inform Leisure World residents about strategic planning; the process the SSPC was proposing to develop the strategic plan, and allow residents to provide input about strategic planning and the work of the SSPC.

The SSPC held three community forums:

- February 20, 2018 at 2 p.m. in the Clubhouse II Auditorium
- February 21, 2018 at 8 p.m. in the Clubhouse II Auditorium
- February 26, 2018 at 2 p.m. in Clubhouse I Baltimore Room
- Approximately 150 people participated in the three forums.

The first two meetings were advertised in *Leisure World News* twice. The last meeting, due to its later organization, did not make the newspaper but it advertised in all other ways that open meetings at LW are advertised.

Each of the forums followed the same format. Paul Eisenhaur, Chair of the Leisure World Board of Directors, welcomed the participants to the meeting. A SSPC member presented a slide show (Appendix 1) outlining what strategic planning is, why planning is important for Leisure World, work completed by the SSPC to date, and how it plans to move forward in developing a strategic plan for Leisure World.

A member of the SSPC took notes at each meeting and these are attached as Appendix 2. Note that there are far fewer notes from the third meeting since there was much repetition, primarily about the administration building, rather than anything new of substance that related to strategic planning.

Outcome of Forums

Following the presentation, participants provided input regarding strategic planning. Over the course of the three meetings, four main themes emerged from the comments expressed.

- Many of the participants supported the development of a strategic plan. Some participants indicated agreement with the SSPC that professional consultants with expertise in adult communities be hired to develop the plan. Specific suggestions for

developing the plan were support for a resident survey and a resident survey that includes interviewing residents individually. It was suggested that census data for Leisure World should be utilized. Examining external conditions in surrounding communities, views of future residents should be addressed. Other speakers, however, were concerned about the cost of hiring professional consultants and suggested that the SSPC members should undertake the process without hiring a consultant, or have university students conduct the process. Specific recommendations included using *Leisure World News* to solicit input for the plan and one resident with expertise in polling volunteered to assist with the survey.

- A primary concern expressed by a number of the participants who spoke (many of whom came to all three meetings and presented the same material) was that the Leisure World Board of Directors should postpone further work on the construction of a new administration building until a new strategic plan can be completed. The SSPC members were asked to make that a recommendation to the Board of Directors.
- The issue of governance of Leisure World and how the Board of Directors responds to issues raised by residents was expressed. It was suggested that a better process should be put in place to elect members of the Board of Directors, an improved means of leadership gaining input from residents, and a process to ensure capital projects are implemented properly.
- Some residents expressed interest in specific projects or topics that should be addressed in the strategic plan, such as emerging technologies affecting transportation, development of a forum for resident musicians, improving the process for forming new groups in Leisure World, future development at Leisure World that is sensitive to global warming, a dog park, a place to meet others for a cup of coffee on campus.

In some cases the members of the SSPC provided additional clarification and responses to the comments and questions. For example, in response to the discussion about how the community would be surveyed to get input, the committee pointed out that what is needed is a scientifically devised and statistically valid survey that will reflect the thinking of the breadth of LW demographics rather than surveys in the newspaper or where residents self-select to participate and where results do not necessarily reflect the views of a fair representation of the residents.

In response to suggestions that the SSPC do the planning rather than a paid consultant, it was pointed out that doing a strategic plan takes very substantial time and expertise, and that is not something that volunteers can be expected (or should) do if we want the best possible plan for the community.

Finally, residents asked about community participation, and the SSPC was rather emphatic that it would do all it can (and even make it part of an RFP) that every member of the community would have opportunities to provide input to the strategic plan.

Master Planning

Many people who spoke at the open forums asked about issues including governance, administration building, climate change, repairs to mutuals, etc. While these are obviously important issues, they are, in our view, outside of the scope of strategic planning for the overall community. Some of the issues (elevators, facades of Mutuals) are issues for the Mutuals and not of LW per se. Others are Trust issues, but they much more deal with issues that are not generally considered part of strategic planning.

Indeed, after our careful study of the most widely used processes for strategic planning, and conversations with experts in community planning, it is our view that it would not be useful or appropriate to include what is referred to as “master planning” in the strategic planning process. That is, master planning, which deals with infrastructure, specific facilities, roads, buildings, etc. is something that comes after a community has set its strategic vision and goals.

Indeed, master planning, which unto itself is a complex process, requires a different set of experts and groups to do the reviews and planning than does strategic planning, and it is not something that the community can do on its own. Master planning requires involvement of engineers, experts in community design and planning, relators, IT experts, and many other (expensive) professionals to help evaluate the current environment and make recommendations (based on the strategic plan and additional community input) for future of infrastructure. The costs are high, and if we put master planning into the currently proposed process, the cost to LW would more than double.

Committee Recommendations and Next Steps

Recommendations:

- The SSPC recommends that the Leisure World Board of Directors move forward with development of an updated strategic plan. The Board should approve a budget for the development of a strategic plan and hiring of a consultant to assist in the prepared of the plan.
- We strongly recommend that the LW BOD affirm, in approving the funds for strategic planning, that the resultant plan be a living document that becomes integral to the operation of the BOD and the community.
- Recognizing that the costs here are somewhat higher than previously provided (to allow for unexpected bids or costs to do the project *correctly and fully!*) we recommend that the BOD approve a maximum amount of \$180,000 for strategic planning, of which \$40,000 would be allocated for internal expenses such as a two-day retreat (which may include more than 100 residents) that will be part of the strategic planning process *as well as for staff support*. This also includes up to \$140,000 for a consultant, with the understanding that price will be one (but not the only) aspect in selecting the consultant, and if (as anticipated) the final cost is lower than \$140,000, the remaining funds will be immediately removed from the strategic planning budget.

Next Steps

The following steps are predicated on the approval of the budget at the March BOD meeting.

- The current SSPC be enlarged, under the leadership of Dr. Richard Fisher.
- The additional members, selected in consultation between the SSPC and the BOD (based on the needs of the SSPC), include residents who have experience in:
 - Survey construction and execution;
 - Development and evaluation of RFP's;
 - Strategic planning, particularly for communities such as LW;
 - Data analysis;
 - LW governance; and
 - OTHER
- We also recommend the addition of:
 - One member of the LW EC who would not only bring LW governance expertise to the process, but to also serve as liaison to the BOD; and
 - A senior representative from the LW administration both to bring expertise and to serve as liaison to administration in order to facilitate the various planning stages and in working with the consultant.
- We need to immediately start to draft the RFP and how the responses will be evaluated. The goal is to put the RFP out within several months and have the strategic planning process started by mid to late summer (see timeline in the slides in Appendix 1).

Editorial Observation

Finally, as pointed out above, a group of residents came to each meeting and argued, rather loudly and repeatedly, that the BOD should first deal with the administration building issue, and that the SSPC should suggest that be made part of strategic planning. While the SSPC respects the rights of all residents to share their thinking, the group that repeatedly showed up pushed the meetings to be less about strategic planning and more to their issue. We found this disconcerting since we were honestly trying to share and get information, and serve the whole LW community. We, as a committee, refuse to make any statements or suggestions about the administration building or other related issues since that is not part of our charge. We do hope, however, that the Board of Directors will find a way to ensure that, if we move forward with strategic planning, that all of the meetings we will hold for residents will focus on strategic planning and not get “hijacked” to other issues.

Appendix 1

Strategic Planning and Leisure World



LW Special Strategic Planning Committee (SSPC) Members



Kathy Kinsella, Dick Fisher, Sharon Otto

Art Popper, Gilma Allaro

Five LW residents with experience in strategic planning in government, business, education, and civic affairs

What is Strategic Planning?

Strategic planning is an organization's process of defining its future direction and making decisions in order to allocate resources to reach that future

- It provides a coherent and organized approach to planning and decision making!
- It enables the organization to avoid continual debate on what it wants and where it wants to go!
- It sets a community vision that guides the future!
- Questions to be answered during the strategic planning process:
 - What do we want to do?
 - How do we best excel?
 - Where do we want the community to be?

Strategic Planning vs. Master Planning

Strategic planning is an organization's process of defining its strategy, or direction, and making decisions on allocating its resources to pursue this strategy.

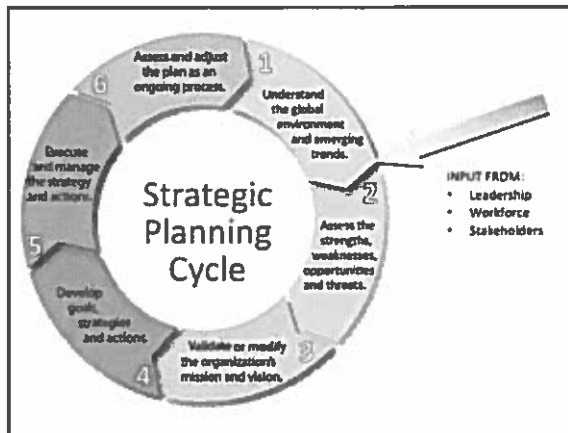
Master planning provides a conceptual layout to guide future growth and development. It is about making the connection between buildings, social settings, and their surrounding environments. A master plan includes analysis, recommendations, and proposals for a site's population, economy, housing, transportation, community facilities, and land use.

A Strategic Plan Has Three Vital Elements

1. A prioritized set of robust strategic goals
2. An identified resource to be used in taking action in the achievement of the list of goals
3. The integrated political will of the community, residents, leaders, and management to carry out the plan

Strategic Planning Begins by Gathering Facts

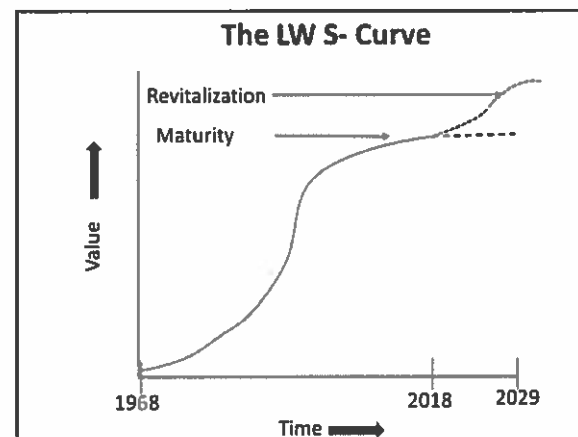
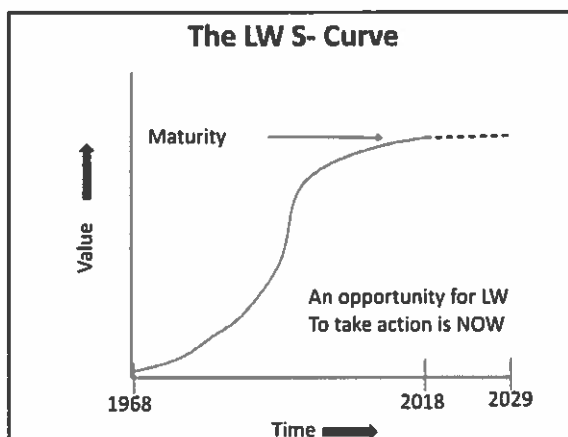
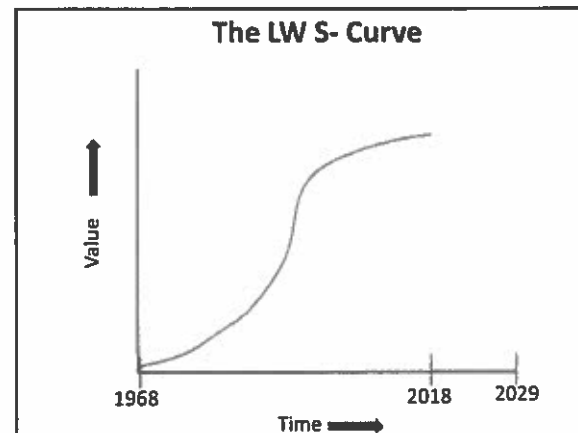
- As part of the strategic planning process we must:
 - Understand community environment and trends
 - Assess the strengths, weaknesses, opportunities, and threats (called a SWOT analysis)
 - Validate or modify community ideas about its missions and goals
 - Develop goals, strategies, and actions to achieve our mission and goals

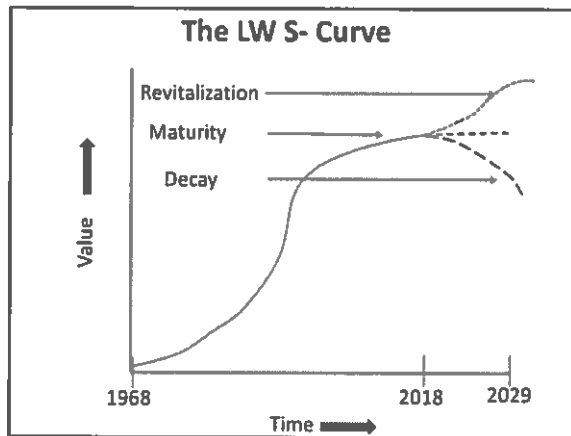


Once We Have the Strategic Plan

- We must:
 - Document and circulate the findings of the Strategic plan to all residents, leaders, and management
 - Manage and execute plans for strategic change
 - Assess and adjust the plan as an ongoing process

How Should We Think About the Value of Strategic Planning to Leisure World?





Why Does Leisure World Need Strategic Planning?

- We are a mature community
- We need to:
 - have a coherent picture for our future rather than making decisions on an *ad hoc* basis
 - have a “vision” for how to grow and how to expend our resources that has a 10 to 15 year view with the goal of enhancing our community
 - ensure that we can provide services for current and future residents, and to plan in a logical and coherent way
 - be able to compete with newer adult communities and continue to be highly attractive to future residents

The importance of involving all community members in the strategic planning process:

Change rarely happens without the agreement of residents, leadership, and management!!!!

Strategic Planning Saves Money by Enabling Use of LW Funds and Resources Efficiently

- Thus, by doing strategic planning we save by having a vision of what we want to spend and how we want to spend it
- The savings, due to strategic planning, will far more than makeup the costs of the process!!!

How Did We Get to This Point in Strategic Planning?

- LW BOD convened the Special Strategic Planning Committee (SSPC) to develop a LW strategic plan for 2018-2029
- SSPC presented (11/2017) a process for strategic planning, development to the LW Board and requested a budget (\$157,000) to support plan development over the next 12 months.
- The Board asked the SSPC conduct community forums to seek community ideas and feelings concerning future strategic planning prior to moving forward with the plan development process

Next Steps for Strategic Planning!

- Solicit input from the community through forums like this
- Present report to LW BOD on our findings and recommendations in March 2018
- Board approves plan and provides necessary funding
- Develop RFP to conduct strategic planning to be sent out to potential consultants by June 1, 2018
- Selection of consultant by July 15, 2018
- Contract signed and start of strategic planning process by August 1, 2018
- Plan Delivered to community 9-12 months

**Community Thoughts and Strategic
Goals - Contact SSPC**

**We value your input concerning
community strategic issues**

- Give you ideas today, or communicate with SPCC
via:

anpopper@gmail.com

LWstratplan@gmail.com

or

**SSPC, 3701 Rossmoor Blvd.,
Attention K. Ibanez**

**Strategic Planning and
Leisure World**



Appendix 2: Leisure World Maryland Special Strategic Planning Committee Community Forums

Forum 1 - February 20, 2018

Event: The Leisure World Maryland Special Strategic Planning Committee (SSPC) held a community forum on February 20, 2018 at 2 p.m. in the Clubhouse II Auditorium.

Participation: Forty-three Leisure World residents signed in at the meeting. A head count indicated 52 people attended the meeting.

Purpose of the Forum: The purpose of the meeting was to educate Leisure World residents about strategic planning, the importance of strategic planning to the future of Leisure World, and feedback on the process the SSPC is proposing for development of a strategic plan for Leisure World.

Welcome: Art Popper, a member of the SSPC welcomed the participants to the forum and introduced Paul Eisenhaur, President of the Leisure World Board of Directors, who presented opening remarks.

Presentation: Richard Fisher, Chairman of the SSPC, presented a slide show outlining what strategic planning is, why planning is important for Leisure World, work completed by the SSPC to date, and how the SSPC plans to move forward in developing a strategic plan for Leisure World.

Remarks from Forum Participants: Participants expressed a range of issues facing Leisure World and comments about moving forward with development of a strategic plan.

- An issue was raised regarding the timing of developing a strategic plan for Leisure World, construction of a new administrative building should be put on hold until the strategic plan is finalized. Moving ahead now would be doing things backwards. Some participants suggested that the SSPC make a recommendation to the Leisure World Board of Directors to that effect.
- Additional comments regarding the Administration Building included that the construction has not yet been fully funded. Also, a participant indicated that many of the participants in the Forum had no input into whether a new administration building be built. In contrast, another participant suggested that Leisure World needs to move ahead while the strategic plan is being developed.
- Development of a strategic plan is overdue and the SSPC should move forward with the process as proposed. Other participants indicated support for the strategic planning process. Although, concern was expressed about how the plan will be implemented.

- It was suggested that Leisure World needs a master plan, in addition to a strategic plan, that identifies future projects.
- The issue of governance of Leisure World was raised. It was suggested that a better process should be put in place to ensure capital projects are implemented properly.
- The 2010 Leisure World Strategic Plan did not solicit sufficient input from residents; additional input would have resulted in a better plan.
- A participant indicated that money spent on developing a strategic plan would be well spent, while a concern was raised by another participant about the cost of the development process. An additional participant suggested that the SSPC members should prepare the plan rather than contracting the process.
- Another participant suggested Leisure World needs a cohesive way to get input from residents about what they want.

SSPC Member Remarks: The President of the Leisure World Board and members of the SSPC responded to a number of concerns raised by participants at the Forum.

- Resident input into the 2010 Strategic Plan development was collected through focus groups.
- Some of issues raised by participants reflect concern about Leisure World governance processes.
- The SSPC's charge did not include addressing issues regarding construction of a new administrative building.
- The SSPC conducted a great deal of research on strategic planning from firms that work with senior communities.
- A scientifically designed survey of residents is a critical source of information in developing a strategic plan for Leisure World that reflects what residents want for the future.
- There is confusion regarding the difference between a strategic plan and a master plan. Developing a master plan is an expensive process that should be based on a strategic plan that not only addresses capital projects, but also issues regarding services and governance issues.

Forum – 2

Event: The Leisure World Maryland Special Strategic Planning Committee (SSPC) held a community forum on February 21, 2018 at 8 p.m. in the Clubhouse II Auditorium.

Participation: A head count indicated that approximately 60 people attended the meeting.

Purpose of the Forum: The purpose of the meeting was to educate Leisure World residents about strategic planning, the importance of strategic planning to the future of Leisure World, and feedback on the process the SSPC is proposing for development of a strategic plan for Leisure World.

Presentation: Richard Fisher, Chairman of the SSPC, presented a slide show outlining what strategic planning is, why planning is important for Leisure World, work completed by the SSPC to date, and how it plans to move forward in developing a strategic plan for Leisure World.

Remarks from Forum Participants: Participants expressed a range of issues facing Leisure World and comments about moving forward with development of a strategic plan.

- A number of residents expressed support for development of a strategic plan for Leisure World, some specifically supporting hiring professionals to develop the plan. A member of the Leisure World Planning Committee indicated that this effort is long overdue, whatever the cost, and address organizational, structural and physical elements. The strategic planning process is an opportunity for owners to make their views known.
- Some residents expressed interest in specific projects or topics that should be addressed in the strategic plan, such as development of a forum for resident musicians, improving the process for forming new groups in Leisure World, future development at Leisure World that is sensitive to global warming, a dog park, a place to meet others for a cup of coffee on campus. The plan should address Leisure World governance issues and the process of electing members of the Board of Directors. The plan should address technology developments including electric cars and other transportation issues.
- Specific recommendations regarding the strategic planning process included using the Leisure World newspaper to solicit input for the plan instead of a professional survey, while another resident indicated support for a professional survey, and yet another supported a survey methodology that including interviewing residents individually. It was suggested that census data for Leisure World should be utilized. Examining what is happening around us is an important element of planning and the views of future residents should be addressed. A question was asked about whether Leisure World already has mission and vision statements. The strategic planning process needs to be transparent.
- One resident with experience in polling, volunteered to assist with a survey of residents.
- Concern regarding construction of the new administration building prior to development of the strategic plan was expressed by many participants.

- One speaker suggested that strategic plans developed by communities similar to Leisure World be put on Leisure World's website.

SSPC Member Remarks: The President of the Leisure World Board and members of the SSPC responded to a number of concerns raised by participants at the Forum.

- A member of the SSPC suggested that a professional survey of residents would produce valid results compared to a self-selected poll publicized through the Leisure World newspaper.
- Leisure World has both mission and vision statements currently that were outlined in the 2010 Strategic Plan.
- The SSPC members are dedicated to a transparent process in developing the strategic plan that ensures that leadership, homeowners and management all have input.

Forum - 3

Event: The Leisure World Maryland Special Strategic Planning Committee (SSPC) held a community forum on February 26, 2018 at 2 p.m. in the Clubhouse I Baltimore Room.

Participation: Approximately 35 people attended the meeting.

Purpose of the Forum: The purpose of the meeting was to educate Leisure World residents about strategic planning, the importance of strategic planning to the future of Leisure World, and feedback on the process the SSPC is proposing for development of a strategic plan for Leisure World.

Welcome: Paul Eisenhaur, President of the Leisure World Board of Directors, who presented opening remarks and welcomed participants to the forum.

Presentation: Arthur Popper, Acting Chairman of the SSPC, presented a slide show outlining what strategic planning is, why planning is important for Leisure World, work completed by the SSPC to date, and how the SSPC plans to move forward in developing a strategic plan for Leisure World.

Remarks from Forum Participants: Participants expressed a range of issues facing Leisure World and comments about moving forward with development of a strategic plan.

- A number of speakers supported development of the strategic plan. A concern was raised about who will develop to actual final plan, the consultants or the SSPC. A member of the Community Planning Committee spoke regarding the establishment of SSPC; that committee recommended establishment of the SSPC and made recommendations about SSPC membership based information on expertise of applicants. The One speaker suggested that the SSPC have university students take on the process of developing the strategic plan. The consulting firm hired to develop plan should have expertise in adult communities. The process should include a survey of residents as well as focus groups.
- A number of participants expressed concern about Leisure World continuing to move ahead with construction of the new administration building before the completion of an updated strategic plan. The strategic plan should address capital projects such as the administration building. A number of speakers indicated that Leisure World does not need a new administration building, it should be added on to. One speaker indicated that 2,000 residents have signed petitions regarding the a new building
- Specific suggestions regarding what should be addressed in the strategic plan include the mud on the Leisure World Globe. Another suggestion was that as we look at the need for amenities in Leisure World, we examine the kinds of amenities available at other comparable communities.

Other topics raised included the issue of communication within Leisure World. One speaker indicated that she learned about the meeting from another resident. Additional speakers expressed concern about mechanisms for input within Leisure World.

Shirley, Lori

From: JustUs admin <admin@justus.group>
Sent: Friday, March 16, 2018 11:12 PM
To: diane.jones@montgomerycountymd.gov; steve.thomas@montgomerycountymd.gov
Cc: craig_esty@yahoo.com; john.feldmann; JustUs; members@townmeetingorganization.com; LW Green; mont.Co.PlanningBoard@justus.group
Subject: Fwd: FW: Copy of an ADA complaint filed 9-30-2017 from Leisure World
Attachments: Mont Cnty Complaint form-BldgInspectneglectLWfitnessctr.pdf

To: Diane.Jones

Director, Mont. Co. Dept. of Permitting Services

Diane: as seen herein below, on Oct. 1, 2017 Mr. Esty submitted the enclosed code violation complaint against Leisure World for their failure to provide/install required ADA accessible handicapped door entry to the newly constructed Fitness Center.

To date, there has been no reply nor have the entry doors been made ADA accessible.

Your immediate attention and action on this much delayed complaint is requested.

slk

From: Craig Esty <craig_esty@yahoo.com>
Sent: Sunday, October 1, 2017 10:57 AM
To: diane.jones@montgomerycountymd.gov; steve.thomas@montgomerycountymd.gov
Subject: Copy of an ADA complaint filed 9-30-2017 from Leisure World

Diane:

I wanted to make you aware of this situation as director of the processes.

Thanks,

Craig Esty-202-836-0320

15100 Interlachen Drive #321

Silver Spring, MD 20906

"I funnel my physical energy into discipline, my emotional energy into passion and conviction leading to ownership of the task and therefore shaping my future. Ethics and morals have always driven my life, work, and goals."

--

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: admin@justus.group
Sent: Friday, March 16, 2018 11:16 PM
To: mont.Co.PlanningBoard@justus.group
Cc: justus organization; members@townmeetingorganization.com; LW Green
Subject: who exactly is the "Planning Board Project Manager" that you spoke with?

Carl Shoolman,

Update: Yesterday, I told the **Planning Board Project Manager** about the apparent conflict between the Board's Minutes and the Board's web Update. **I don't think she knew about that before.** She said the Planning Board had received residents' complaints that their views on the building were not being considered by community board members or management. She took notes and said she would get back to me. I also invited her to consider using Nextdoor as one source of resident input into the process. === Background: "Commissioners Fani-Gonzalez, Cichy, and Patterson recommended that the Site Plan request be deferred to allow the applicant ...additional time to meet with the residents and try to solve the issues raised by the speakers during the hearing. " But an Update on the Board website described a December staff meeting in which the community corporation agreed to something less than that: "Before the next Planning Board discussion in Spring 2018, Leisure World of Maryland has agreed to present revisions to the site plan incorporating Planning Board recommendations at community meetings for resident review before a future Planning Board meeting this Spring."

Susan Jaquith

, Leisure World·

Who exactly is the "Planning Board Project Direct" that you spoke with - her name was omitted. Would be helpful information. Thanks

Marcia Levinsohn

, Leisure World·

I do not want the new Administration Building built as outlined. First I need a reason for the new building. Second I do not approve of the design with the entry steps. I'm also unhappy with the loss of so many mature trees and the disruption of a healthy environment. What is wrong with our current building?

Sharon Campbell

, Leisure World·

Yes, for "resident review." That's not what we were able to do. You cannot "review" something the first time you've seen it and not even up close...in presentation format. We have definitely not been asked for our opinions in any way; they would have been glad to leave without answering any questions, which they barely did; and we certainly have had no opportunity for "resident review." Of course, some updated documents are in ONE binder at the library where all 8k of us can go to do that. When I asked specifically which documents were in that binder, they were unable or unwilling to answer me. That all seems fair and reasonable, right? I've commented before on what happened at my mutual (Fairways South). Also, over a year ago I tried to engage our then-president on this issue very nicely via email and she flat out refused to discuss it with me...at all. I will definitely be at the April P&P meeting, with bells on. If P&P approves this, it will be a real travesty. Appreciate everyone who has spoken up about this.

Susan Keren

, Leisure World

Appendix O

Our board has never asked for a vote, pro or con, to get s consensus of residents in Mutual 20 to see what the prevailing opinion is about new building. So I assume that our representative is pro new building although no discussion has taken place except for the lecture from Flannery. Question begs why won't the administration do a LW resident vote on this issue. Then it would be settled .

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: mont.co.planningboard@justus.group on behalf of
admin@townmeetingorganization.com
Sent: Friday, March 16, 2018 11:40 PM
To: Maureen Freeman
Cc: mont.Co.PlanningBoard@justus.group; justus organization;
members@townmeetingorganization.com; LW Green
Subject: Town Meeting Organization - article-March 16, 2018 edition "TMO" RESIDENT
TOWN HALL HELD
Attachments: TMO Town Hall March 1.pdf

To: Maureen Freeman
Editor, LW News

Please explain why in both instances - the words "Town Hall" were excluded and changed to "meeting" when in fact, the article submitted, clearly identified the event for what it was - a Town Hall?

Additionally, why was the submitted article (below) edited without consulting the writers?

slk

■ Town Meeting Organization

Club Holds First Meeting, Seeks More

by S. L. Katzman and John Feldmann

Born from the desire to provide residents a forum at which their voices and opinions are heard, the newly formed Town Meeting Organization (TMO) held its first meeting on March 1 in the Clubhouse I Crystal Ballroom.

Residents viewed a video of the current Administration Building's interior space, the surrounding mature trees and the parking lot site plan area, where new construction would remove approximately 60 trees.

Leisure World Community Corporation (LWCC) board of

director chair Paul Eisenbaur spoke about the history of the Administration Building and Clubhouse I Site Improvements project and the strategic plan concept.

Several TMO members voiced their opposition to the project. Attendees were asked to raise their hands if they wanted a referendum vote about the new Administration Building. The majority of attendees raised their hands.

TMO president Sheryl Katzman also addressed the democratic rights afforded HOA member/unit owners under county and state laws regarding

representation by a board of directors.

After the speakers presented, residents were given the opportunity to ask questions without time limit restrictions. Upon request, a list of questions is available to show the presentation at mutuals and provide time for residents' questions and comments.



Members of the Town Meeting Organization raise their hands in favor of a referendum vote about the new Administration Building. Photo by Fred Shapiro

From: admin@townmeetingorganization.com

Date: March 5, 2018 10:45:41 AM EST

To: Maureen Freeman <lwnews@lwmc.com>

Cc: john feldmann <jjf3353@comcast.net>, fred shapiro <fshapiro@comcast.net>, members@townmeetingorganization.com

Subject: Town Meeting Organization - article-March 16, 2018 edition "TMO" RESIDENT TOWN HALL HELD

Great turnout and audience participation at Town Meeting Organization town hall
by: s.l.katzman and john feldmann

Borne from the need to provide Leisure World residents a forum at which their voices and opinions are to be heard, the newly formed resident Town Meeting Organization ("TMO") held the first community town hall on March 1, 2018 in the Crystal Ballroom. As residents filled the room, they viewed a video of the current administration building, its wasted interior space, the surrounding mature trees, and the parking lot site plan area, where new construction would destroy over 60 trees to "put up a parking lot."

"TMO" President Sheryl Katzman thanked those members who assisted in putting together the event, noting Diane Knott and John Feldmann for their hours of work spent putting together the power point and audio/video presentation. TMO officers Vice President Janice McLean, Treasurer Carole Portis and Secretary Carolee Rowse were introduced. The obstacles to becoming a recognized LW organization placed before the founders were addressed by TMO Vice President Janice McLean.

Featured speakers and their topics included:

Paul Eisenhaur, Chair, (Leisure World Board of Directors), spoke for over 20 minutes about the history of the new admin building project the strategic plan concept.

William "Bill" Butynski, (5 time elected representative to the New Hampshire House of Representatives), spoke about the New England town hall model adopted by "TMO".

Marybeth Ardike, (LW Green Co-Chair) addressed questions LW residents should be asking themselves about the Facilities Enhancement Plan (FEP) and the proposed administration building construction.

Tom Conger, a professional master city planner identified the "cart before the horse" approach being employed by the strategic planning committee. Pointing out that it was illogical to be working on a strategic plan while moving forward with a multi-million dollar capital improvement project. Tom said it was like the Joni Mitchell song, "They've Paved Over Paradise and Put Up a Parking Lot."

Sheryl Katzman addressed the democratic rights afforded HOA member/unit owners under the County and State laws including the right to elect Leisure World BOD representatives, and the right to petition as exemplified by the power point slide showing LW BOD Chair David Frager as one of over 2000 resident signers calling for a referendum vote on whether or not a multi million dollar administration should be built, as well as his statements of concern about project underfunding. Again identifying that no engineering study to determine the feasibility and cost to renovate the current building has ever been done, Katzman showed the recently obtained estimate of \$25,000 to complete a professional study.

During the presentation, Tom Conger asked residents to raise their hands if they wanted a referendum vote about the new admin building. As the photo shows, the majority said "yes".



Photo by Fred Shapiro

"TMO" founding member Richard Thornell, Professor Emeritus Howard University of Law, discussed how constitutional law applies to the rights of Leisure World member/unit owners, and the lack of democracy in Leisure World governance.

Mayor Jordan "Jay" Harding thanked the "TMO" for providing Leisure World residents an ongoing opportunity to speak and be heard.

After the speakers, the residents were given the floor without time limit restrictions being imposed. Though scheduled to run just 2 hours (1:30 - 3:30 pm), in order to provide a platform for all who wanted to be heard, Katzman extended the resident town hall until 5:15pm.

Due to the defective audio visual equipment in the Crystal Ballroom, the audience was not able to hear the audio portion of powerpoint presentation.

However, upon request "TMO" will be available to show the presentation at mutuals and will provide time for residents' questions and comments.

The Town Meeting Organization will meet every third Thursday at 2pm in Clubhouse 1 Crystal Ballroom to discuss community issues and decide the topics for regularly scheduled town hall meetings. Leisure World residents are invited to attend and join TMO.

s.l.katzman
president -
town meeting organization
admin@townmeetingorganization.com

Shirley, Lori

From: admin@justus.group
Sent: Friday, March 16, 2018 11:54 PM
To: mont.Co.PlanningBoard@justus.group
Cc: justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group
Subject: Diane Knott: "They Paved Paradise & Pup Up A Parking Lot"/Sharon Campbell:"Gut or Build New-Apples to Apples"

They Paved Paradise and Put Up a Parking Lot

The 2012 A. R. Meyers "space needs assessment" included estimates for renovating the existing

Administration Building, renovating with expansion, and new construction. The assessment identified \$5.2 million to construct and relocate a new building.

That 2012 estimate is the same figure that was referred to by Leisure World at the March 29, 2017 pre-submission meeting held in the Clubhouse II auditorium. Common sense tells me that in five years, those estimates are out of date and unreliable. Renovating the existing Administration Building, with all the bells and whistles and including an addition, would save Leisure World millions of dollars, which is not "chump change."

According to a Feb. 14, 2018 Interplan "ballpark" estimate, an engineering study for the existing Administration Building could be conducted for approximately \$25,000. Even if the work envisioned by Interplan is not identical, the estimate is a far cry from the \$150,000 estimate provided by Leisure World staff, which I believe influenced the vote against the study.

The Montgomery County Planning Board held a public hearing on Nov. 30, 2017, and voted to defer a decision on Leisure World's application. But for the fact that the project did not have Leisure World owner consensus prior to submission, it might have been approved. Without residents making their objections

Appendix O

many steps and an ramp), it might have been approved. Without 1800 names on petition calling for a referendum on the type desired, it might have been approved. So, I was all my fellow residents showed up, spoke up and made a big difference.

I'm not saying, "I did nothing." I'm in favor of renovating and expanding the existing Administration Building and restructuring the parking lot to accommodate our disabled residents and guests -- estimate half the cost of the approved project and over 60 mature trees. Our employees temporarily working in trailers, children do this all the time often for more than when their schools are renovated. If Montgomery County's children could be LW employees.

I fail to see the logic in this proposition and relocation of the Administration Building. I don't think a single person can base their decision on a home in this community because of this one building. In fact, if this is what someone refers to as a vast sea of asphalt (lot) upon entering, then just keep moving on. As the song says, "Don't it seem to go/that you

THOUGHTS & OPINIONS: *From Our R*

Gut or Build New – Apples to Apples

Leisure World has yet to do an apples to apples analysis of whether and what to do about our current Administration Building. Based on the data we have, it seems that two options were not fully considered: a “gut” renovation (down to the studs), and a gut plus a second story.

Gutting includes all new HVAC, electrical, and plumbing systems, and would directly compare to new construction. At my mutual meeting, Leisure World management confirmed that both would be equally energy efficient and all of the asbestos/mold mitigation has to occur regardless of the option chosen. The main differences are cost, avoiding the loss of trees, saving a more than \$1 million asset, and management/staff would need to work out of (nice) trailers for 9-12 months. Some of the parking lot changes could still occur, including more handicapped spaces. We were told that the option of gutting plus a second story is not feasible, but without a partial structural engineering study, we don't really know.

Our Leisure World general manager stated that a new Administration Building is a “selling point” to buyers. Really? I feel that potential buyers, more and more of whom are interested in the environment and high-grade amenities, will see that we care little about those things. They will see our employees in new digs, while residents are left with old buildings being patched and poorly updated and with an entirely outdated auditorium.

Related are the “renovations” that have occurred in both clubhouses. In Clubhouse II, because attention was not paid to a healthy carpet upgrade, some of us cannot use those spaces, and those who do might be inhaling large amounts of volatile organic compounds. It might even be considered a partially “sick” building, if tested.

Then, the renovations room and portions of v over. And the proofing in t I believe the firm is slated building. WI

Maybe the of groupthin along to get:

What I can there was a l strategic plan member of l Strategic Pla says, it is a “l and must in community: there wasn't community: our mutual: World mana updates, but or survey us. feedback” ar “share with: tees and the Community of directors?

I believe t and building thinking and nity had bee since 2010, v of a different new Special Committee i consider a h undertaking istration Bui process is fal start.

It doesn't We can be r do much bet

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: mont.co.planningboard@justus.group on behalf of admin@townmeetingorganization.com
Sent: Saturday, March 17, 2018 10:12 AM
To: mont.Co.PlanningBoard@justus.group
Cc: justus organization; members@townmeetingorganization.com; LW Green; strategicplanning@justus.group; LW Board of Directors
Subject: the Special Strategic Planning Committee (SSPC) report of March 11, 2018

From: Tom Conger <lkutun@msn.com>
Date: March 17, 2018 10:00:23 AM EDT
To: "admin@townmeetingorganization.com" <admin@townmeetingorganization.com>
Subject: RE: the Special Strategic Planning Committee (SSPC) report of March 11, 2018

From: Tom Conger

At the first presentation of the SSPC that I attended as a guest of resident Diane Knott (the Overlook Condominium), Dr. Richard Fisher (chairman of SSPC) stated that the re-sale trust fund is building up at about \$1.5 Million annually and will probably have \$15 Million in 10 years. He said that the Strategic Plan must be done as quickly as possible so as to prioritize how these funds might be spent (prioritized goals). If the new administration building moves forward, a big chunk of these dollars will immediately be sucked away from the prioritized goals that the Strategic Plan might come up with, thereby putting the "cart before the horse."

"This is not a Master Planning process, it is a Strategic Planning process" is the mantra oft stated by SSPC member Art Popper. I have repeatedly replied to Mr. Popper and other SSPC members, that it doesn't matter, since the same logical, sequential process still applies: Demographic and SWOT (strengths, weaknesses, opportunities, threats) analyses, mission/visioning, ACTION PLANS, benchmarking (measuring progress).

The ACTION PLAN involves: .what actions will occur .who will carry them out, and .WHAT RESOURCES (i.e., MONEY and staff) are needed to implement these changes. Mentioned at some of the meetings of the SSPC have been such capital expenditures as dog park, repairs to the swimming pool, upgrading the auditorium in Club House II. Also mentioned at the SSPC meetings has been the capital needs of various Mutuals. Why does the re-sale trust fund have to be restricted to non-mutual needs only?

We have respectfully requested of the SSPC that they (the Committee) go to the Leisure World Board of Directors to request that the new administration building be put on hold until the Strategic Plan can be completed. Their response (the SSPC) to these requests has consistently been scorn and derision against the Leisure World residents who deign to ask that this be done.

If this attitude of constantly putting down resident opinions that differ from their own continues, there is little likelihood that this Strategic Planning effort will be successful. AND, our general operating budget will be out \$150,000--no, now it's \$180,000, which includes a \$40,000 retreat!!

Tom Conger (Mutual 18)

s.l.katzman
president -
town meeting organization
admin@townmeetingorganization.com

Shirley, Lori

From: admin@justus.group
Sent: Saturday, March 17, 2018 10:22 AM
To: mont.Co.PlanningBoard@justus.group
Cc: justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; strategicplanning@justus.group; LW Board of Directors
Subject: insults from the Leisure World strategic planning committee -Case # Site Plan 83027012 Leisure World Administrative Building
Attachments: Strategic Planning report to LW BOD Draft --3-16-18 LW Exec.Agenda Packet.pdf

From: Jean Westler <jahodor@gmail.com>
Date: March 17, 2018 9:17:15 AM EDT
To: admin@justus.group
Subject: Re: insults from the Leisure World strategic planning committee -Case # Site Plan 83027012 Leisure World Administrative Building

The "editorial observation" of those who raised valid questions is insulting. We cannot have a strategic plan without taking into consideration that millions of dollars are being used for a new building. One doesn't plan in a vacuum. Is the plan to take effect after the proposed admin bldg is built? If not, then we're wasting our time because everything in the plan will be overridden by funds required and used for the new bldg. I hardly call this hijacking the meeting. It is a legitimate issue and question. Is the SP scheduled to begin in 2022 or so? We surely cannot ignore that our monies are already appropriated for the Admin Bldg. Rather than accuse residents of disruptive, one-sided questions and comments, I suggest the SP committee answer the question -- what's the point? When does the plan go into effect/consideration? There's an elephant in the room (Admin Bldg) -- stop dodging the issue.

PS. I raised that issue in the meeting, as did others, and the chairman (in an aside to me) agreed that it presents a problem but offered no solution.

Jean

From: "Feldmann" <jjf3353@comcast.net>
Date: March 16, 2018 7:35:27 PM EDT
To: <admin@justus.group>
Subject: RE: read this insult from the strategic planning committee - now seeking \$180k

40K for a retreat? All they need to do is to reserve a large room in a local hotel. That would save them about \$38,000.00 which could be used for the engineering study and ice cream for the diligent workers at JustUs.

Subject: insults from the Leisure World strategic planning committee -Case # Site Plan 83027012 Leisure World Administrative Building
From: admin@justus.group
Date: March 16, 2018 10:47:52 PM EDT
To: mont.Co.PlanningBoard@justus.group

Cc: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green
 <lwgreen@justus.group>, lwdogs@justus.group

The enclosed "Leisure World Maryland - Special Strategic Planning Committee Report to Board of Directors" has been highlighted to draw your attention to the derogatory and demeaning terms used against Leisure World residents. It vividly displays the pattern of contemptuous disdain practiced against Leisure World residents who are impacted by the actions of this unlawfully seated Leisure World Board of Directors and its management.

The Leisure World Board of Directors-Leisure World of Maryland are engaged in an unlawful quest to expend \$multi-millions\$ of member/unit owner funds to construct an unnecessary and unauthorized new building. In so doing, they are attempting to make the Montgomery County Planning Board complicit in their unwarranted and illegitimate actions.

All residents addressing this information to the Special Strategic Planning Committee and residents attending public forums did so in the most respectful tone and manner. In no uncertain terms, many community residents stated there is to be no approval of a member/unit owner funded "strategic plan" that does not place the construction of a new administration building on hold until said plan is adopted and implemented. However, rather than resigning, as 2 of the LW BOD Special Strategic Planning Committee appointees (Sharon Otto and Arthur Popper) have threatened while showing extreme annoyance when residents addressed "the new administration building", they have now dishonorably shown their contempt by disparaging the residents in their "report".

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: Saturday, March 17, 2018 11:12 AM
To: mont.Co.PlanningBoard@justus.group
Cc: justus organization; members@townmeetingorganization.com; LW Green; strategicplanning@justus.group; LW Board of Directors
Subject: insults from the Leisure World strategic planning committee -Case # Site Plan 83027012 Leisure World Administrative Building
Attachments: Strategic Planning report to LW BOD Draft --3-16-18 LW Exec.Agenda Packet.pdf

From: SHARON CAMPBELL <coopgirl545@comcast.net>
Date: March 17, 2018 10:55:06 AM EDT
To: admin@justus.group, mont.Co.PlanningBoard@justus.group
Cc: lwdogs@justus.group, LW Board of Directors <board@lwmc.com>, justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, strategicplanning@justus.group
Subject: Re: insults from the Leisure World strategic planning committee -Case # Site Plan 83027012 Leisure World Administrative Building

The solution is that all "strategic" planning committee members should resign; sadly, they have set aside their ethics and their man/woman-hood to serve on this committee. This isn't some small matter. The committee is simply a total sham without "whole campus" issues, in particular the largest project in LW history, being incorporated. If committee members truly believe in real, well done strategic planning, they will know this and know that the last process died when the early on decision to tear down and build new was made in a bubble and did not properly involve the community. We are legitimate in questioning and trying to show where the process broke down and offer suggestions for fixing it. Many of us, including myself, have done and led groups in real strategic planning, so we know a poor (or good) process when we see one. And, if given all this information, no consulting company with self respect or a good reputation would take on this job under current circumstances.

Sharon

From: Jean Westler <jahodor@gmail.com>
Date: March 17, 2018 9:17:15 AM EDT
To: admin@justus.group
Subject: Re: insults from the Leisure World strategic planning committee -Case # Site Plan 83027012 Leisure World Administrative Building

The "editorial observation" of those who raised valid questions is insulting. We cannot have a strategic plan without taking into consideration that millions of dollars are being used for a new building. One doesn't plan in a vacuum. Is the plan to take effect after the proposed admin bldg is built? If not, then we're wasting our time because everything in the plan will be overridden by funds required and used for the new bldg. I hardly call this hijacking the meeting. It is a legitimate issue and question. Is the SP scheduled to begin in 2022 or so? We surely cannot ignore that our monies are already appropriated for the Admin Bldg. Rather than accuse residents of disruptive, one-sided questions and comments, I suggest the SP committee answer the question -- what's the point? When does the plan go into effect/consideration? There's an elephant in the room (Admin Bldg) -- stop dodging the issue.

PS. I raised that issue in the meeting, as did others, and the chairman (in an aside to me) agreed that it presents a problem but offered no solution.

Jean

From: "Feldmann" <jjf3353@comcast.net>
Date: March 16, 2018 7:35:27 PM EDT
To: <admin@justus.group>
Subject: RE: read this insult from the strategic planning committee - now seeking \$180k

40K for a retreat? All they need to do is to reserve a large room in a local hotel. That would save them about \$38,000.00 which could be used for the engineering study and ice cream for the diligent workers at JustUs.

Subject:
insults from the Leisure World strategic planning committee -Case # Site Plan 83027012 Leisure World
Administrative Building

From:
admin@justus.group
Date:
March 16, 2018 10:47:52 PM EDT
To:
mont.Co.PlanningBoard@justus.group
Cc:
justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green
<lwgreen@justus.group>, lwdogs@justus.group

The enclosed "Leisure World Maryland - Special Strategic Planning Committee Report to Board of Directors" has been highlighted to draw your attention to the derogatory and demeaning terms used against Leisure World residents. It vividly displays the pattern of contemptuous disdain practiced against Leisure World residents who are impacted by the actions of this unlawfully seated Leisure World Board of Directors and its management.

The Leisure World Board of Directors-Leisure World of Maryland are engaged in an unlawful quest to expend \$multi-millions\$ of member/unit owner funds to construct an unnecessary and unauthorized new building. In so doing, they are attempting to make the Montgomery County Planning Board complicit in their unwarranted and illegitimate actions.

All residents addressing this information to the Special Strategic Planning Committee and residents attending public forums did so in the most respectful tone and manner. In no uncertain terms, many community residents stated there is to be no approval of a member/unit owner funded "strategic plan" that does not place the construction of a new administration building on hold until said plan is adopted and implemented. However, rather than resigning, as 2 of the LW BOD Special Strategic Planning Committee appointees (Sharon Otto and Arthur Popper) have threatened while showing extreme annoyance when residents addressed "the new administration building", they have now dishonorably shown their contempt by disparaging the residents in their "report".

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: Saturday, March 17, 2018 11:50 AM
To: mont.Co.PlanningBoard@justus.group
Cc: justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group
Subject: who exactly is the "Planning Board Project Manager" that you spoke with?

From: Pat Duran <patd1598@gmail.com>
Date: March 17, 2018 10:48:31 AM EDT
To: admin@justus.group
Subject: Re: who exactly is the "Planning Board Project Manager" that you spoke with?

Considering the fact that any comments that conflict with the opinions of the moderator, Carl Shoolman, are regularly deleted, and Leisure World residents that post these comments are often banned from the site, the worst thing that any MoCo agency could do is depend on Nextdoor to communicate with Leisure World residents.

From: admin@justus.group
Date: March 16, 2018 11:15:59 PM EDT
To: mont.Co.PlanningBoard@justus.group
Cc: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>
Subject: who exactly is the "Planning Board Project Manager" that you spoke with?

Carl Shoolman,

Update: Yesterday, I told the **Planning Board Project Manager** about the apparent conflict between the Board's Minutes and the Board's web Update. I don't think she knew about that before. She said the Planning Board had received residents' complaints that their views on the building were not being considered by community board members or management. She took notes and said she would get back to me. I also invited her to consider using Nextdoor as one source of resident input into the process. === Background: "Commissioners Fani-Gonzalez, Cichy, and Patterson recommended that the Site Plan request be deferred to allow the applicant ...additional time to meet with the residents and try to solve the issues raised by the speakers during the hearing. " But an Update on the Board website described a December staff meeting in which the community corporation agreed to something less than that: "Before the next Planning Board discussion in Spring 2018, Leisure World of Maryland has agreed to present revisions to the site plan incorporating Planning Board recommendations at community meetings for resident review before a future Planning Board meeting this Spring."

Susan Jaquith
, Leisure World·

Who exactly is the "Planning Board Project Direct" that you spoke with - her name was omitted. Would be helpful information. Thanks

Marcia Levinsohn
, Leisure World·

Appendix O

I do not want the new Administration Building built as outlined. First I need a reason for the new building. Second I do not approve of the design with the entry steps. I'm also unhappy with the loss of so many mature trees and the disruption of a healthy environment. What is wrong with our current building?

Sharon Campbell

, Leisure World-

Yes, for "resident review." That's not what we were able to do. You cannot "review" something the first time you've seen it and not even up close...in presentation format. We have definitely not been asked for our opinions in any way; they would have been glad to leave without answering any questions, which they barely did; and we certainly have had no opportunity for "resident review." Of course, some updated documents are in ONE binder at the library where all 8k of us can go to do that. When I asked specifically which documents were in that binder, they were unable or unwilling to answer me. That all seems fair and reasonable, right? I've commented before on what happened at my mutual (Fairways South). Also, over a year ago I tried to engage our then-president on this issue very nicely via email and she flat out refused to discuss it with me...at all. I will definitely be at the April P&P meeting, with bells on. If P&P approves this, it will be a real travesty. Appreciate everyone who has spoken up about this.

Susan Keren

, Leisure World

Our board has never asked for a vote, pro or con, to get s consensus of residents in Mutual 20 to see what the prevailing opinion is about new building. So I assume that our representative is pro new building although no discussion has taken place except for the lecture from Flannery. Question begs why won't the administration do a LW resident vote on this issue. Then it would be settled .

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: Saturday, March 17, 2018 12:57 PM
To: mont.Co.PlanningBoard@justus.group; justus organization;
members@townmeetingorganization.com; LW Green
Subject: Admin. Building

From: Douglas Alexander <dougalex1@gmail.com>
Date: March 17, 2018 12:40:24 PM EDT
To: admin@justus.group
Subject: Admin. Building

The admin building should be preserved as a mid century building. The county planning Department has a program for that. It could be nicely renovated at the fraction of the cost like the county refresh program for the libraries. My husband is an architect.

Susan

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: Saturday, March 17, 2018 10:55 PM
To: mont.Co.PlanningBoard@justus.group
Cc: campbell sharon; justus organization; LW Green; members@townmeetingorganization.com
Subject: re: Special Meeting, March 22, 2018 - Case # Site Plan 83027012 Leisure World Administrative Building

of interest is the refusal to allow a Town Meeting Organization representative to make a presentation as requested.

it will be interesting to see if we get the same insulting response we have received from attending the Strategic Planning Committee forums and the non-answers from Kevin Flannery @ his dog & pony propaganda shows.

slk

From: SHARON CAMPBELL <coopgirl545@comcast.net>
Date: March 17, 2018 10:47:30 PM EDT
To: justus organization <justus@justus.group>, members@townmeetingorganization.com, admin@townmeetingorganization.com, LW Green <lwgreen@justus.group>
Subject: Re: Special Meeting, March 22, 2018

This is insane. 6 days "notice" only via the community newsletter for a "Special Meeting" of several LW committees to discuss the potential new building and management's report on the meetings with Mutuals? Even after P&P postponing approval largely because of not truly engaging the community. What does it matter if it's an "open" meeting? Most of us have plans. I can't attend. It is so incredibly insultingly in-our-faces disrespectful of the entire supposed process of engaging the community, which has been pathetic to date anyway.

Unbelievable.

Thanks, at least for calling our attention to the article in the newsletter, which I haven't had time to read fully.

Sharon Campbell

From: Carole Kennon <virtualcarole@aol.com>
Date: March 17, 2018 5:02:14 PM EDT
To: admin@townmeetingorganization.com
Subject: RE: Special Meeting, March 22, 2018

TO: Town Meeting Organization

FROM: Carole Kennon, Chair
Community Planning Advisory Committee

The agenda for the Special Meeting to be held on March 22, 2018, has only one item:

Traffic Flow in the Parking Areas on the Proposed Site Plan

Appendix O

The purpose of the meeting is a collaborative discussion among the members of the four participating Advisory Committees: Community Planning; Security and Transportation; Education and Recreation; Restaurant, on this issue.

We encourage all residents who wish to comment on this single agenda item to attend this open meeting.

In a message dated 3/15/2018 2:59:27 PM Eastern Standard Time, admin@townmeetingorganization.com writes:

Re: March 22, 2018 site plan meeting

You are requested to include a presentation by a Town Meeting Organization representative on the March 22, 2018 agenda for the meeting of the advisory committees to discuss administration building and CH 1 site plan project.

s. L. Katzman

president -

town meeting organization

admin@townmeetingorganization.com

March 22: Joint Meeting of Advisory Committee on Site Plan Traffic Flow

by Leisure World News

A special joint meeting of several advisory committees will address traffic flow in the updated Administration Building and Clubhouse I Site Improvements plan.

The meeting is scheduled for Thursday, March 22, at 9:30 a.m. in Clubhouse I.

Members of the Security and Transportation, Community Planning, Education and Recreation, and Restaurant Advisory Committees will discuss the plan's traffic flow options in the proposed parking areas near Clubhouse I and the Administration Building. A final recommendation will be forwarded to the Leisure World Commu-

nity Corporation (LWCC) board of directors.

The meeting comes a week after presentations to each mutual giving an overview of the site plan and its updates are expected to be completed. Leisure World general manager Kevin Flannery and site plan project manager Nicole Gerke have since late January given presentations to regular and special meetings of all 29 mutuals. Their final presentation was scheduled for March 15.

Presentations were given to each of the four advisory committees in February.

Management expects to report to the LWCC board of directors on the results of the mutual meetings at the board March 20 meeting.

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: Saturday, March 17, 2018 11:17 PM
To: mont.Co.PlanningBoard@justus.group; justus organization; members@townmeetingorganization.com; LW Green
Subject: ex parte communication re: LW meeting with Planning Board Commissioners-- Case # Site Plan 83027012 Leisure World Administrative Building

From: monet_2@comcast.net
Date: March 17, 2018 11:12:53 PM EDT
To: admin@justus.group
Subject: Re: ex parte communication re: LW meeting with Planning Board Commissioners-- Case # Site Plan 83027012 Leisure World Administrative Building

Remember when Gerke told the LAC that she had met with the P&P recently (I believe she said the week before...), to get tree names from their preferred trees list for the landscaping?

Why would they give her names from the invasive plant list in Maryland? I think that they are trying to con the advisory committee members and P&P.

On March 16, 2018 at 9:53 PM "admin@justus.group" <admin@justus.group> wrote:

At the LW Executive Committee meeting this date (Friday, March 16, 2018), in his verbal FEP (site plan) update report to "the Committee", Kevin Flannery, LW General Manager, made the following statement:

"We were required to provide information on the legal governance structure - that went out a few weeks ago-the first of March - the response to that was - at first they were saying, we may need you to come down and meet with staff and answer questions and so forth and so on. But, the feedback we have right now is that the information was very comprehensive and they don't think that a representative of Leisure World has to come down for a meeting. They're scheduling a meeting, staff is scheduling a meeting with their group down there. **I presume it includes Commissioners 'cause they want to have an understanding as to how this community is legally structured - it's governance structure. That's taking place in the near future.**"

- 1. What is the date, time and location of this meeting?**
- 2. Identify the Commissioners who will be in attendance.**

slkatzman
President, JustUs
admin@justus.group

Appendix O

"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, March 18, 2018 2:22 PM
To: mont.Co.PlanningBoard@justus.group; justus organization;
members@townmeetingorganization.com; LW Green
Subject: Now the Rest of the Story - They Paved Paradise and Put Up A Parking Lot

From: Diane Knott <RDKnott@hotmail.com>
Date: March 18, 2018 12:02:38 PM EDT
Subject: **Now the Rest of the Story - They Paved Paradise and Put Up A Parking Lot**

In the March 15, 2018 edition of the LW News, "Thoughts & Opinions," you will see my opinion, "They Paved Paradise and Put Up a Parking Lot." The following was the original beginning of that article submitted to LW News. They suggested that since the March 1st Town Meeting had passed, I should just submit the part you'll read in the paper. I should add that I had to submit PROOF to support all that I stated in this article in order for it to be published. One last thing, a resident of The Overlook took it upon themselves to write their opinion of this Town Meeting for Nextdoor without checking facts and stated that the Town Meeting Organization was biased because only Mr. Eisenhower spoke on behalf of management. **NOT TRUE! OTHER LEISURE WORLD LEADERS WERE INVITED TO SPEAK AND DECLINED.**

They Paved Paradise and Put Un a Parking Lot

The new Town Meeting Organization (TMO) held it's first meeting Thursday, March 1st, in the LW Ballroom. We want to thank all of you who came in support of TMO and it's efforts to educate and answer residents' questions.

In a perfect world the new mechanics in the LW Ballroom would have worked properly and not been a distraction for the audience. Just one more example of a contractor doing inferior work for LW.

We appreciated Mr. Eisenhower accepting the invitation to speak at our first Town Meeting. He alone represented LW and talked about Communicating with Residents, the Background regarding the Administration Building and LW Governance.

So, a few have come forward challenging the TMO program. One complaint was that Mr. Eisenhower was the only one presenting managements' view. Two, no one addressed Strategic Planning. You weren't paying attention. Ms. McLean, Ms. Ardike, Mr. Butyniski, and Mr. Conger spoke about the TMO and its purpose, the origin of Town Meetings and a lesson on the correct way to go about community planning - Strategic Planning. Tom Conger, Masters City Planner, spoke at length about the logical sequence of preparing a Strategic Plan. Paul Eisenhower also addressed the proposed Strategic Plan concept. That plan is anticipated to cost over \$150,000.

TMO did not go from Mutual to Mutual addressing our concerns like management. We had only this venue to inform those who were interested enough to attend and listen. And third, why did we only invite Mr. Eisenhower to address managements' view? **OTHER LW LEADERS WERE INVITED TO SPEAK AND DECLINED.** At the November 2017 meeting there were a number of Board members in attendance and even after being invited by name to speak, they all declined to participate.

Appendix O

At my Mutual, I did ask if the opposing side could attend our President's meeting for our residents to talk about the proposed new administration building and was told "no." That was the second time I had asked if I could invite a speaker to address our residents and received a negative reply.

The President of the TMO did talk about a variety of subjects including condominium associations, petitioning, and residents' rights. The 2012 site plan was a topic and included cost estimates – the same figures used today by LW management. Common sense tells you that in six-years those estimates would likely be out of date and unusable.

THE LW NEWS ARTICLE COMPLETES WHAT WAS SUBMITTED...

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: mont.co.planningboard@justus.group on behalf of admin@townmeetingorganization.com
Sent: Sunday, March 18, 2018 11:22 PM
To: mont.Co.PlanningBoard@justus.group
Cc: justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group
Subject: there is no CONSENSUS - NOR HAS IT BEEN SOUGHT

From: patricia wiles <pattiwiles1@gmail.com>
Date: March 18, 2018 11:11:12 PM EDT
To: admin@townmeetingorganization.com

DEFERRED! Also spelled LOST!

Site Plan 83027012 Leisure World Administrative Building

Is What Really Happened on Nov. 30, 2017

Thank You MNCPP Commissioners!!!!!!

Logic and Reason Does Exist in Montgomery County, MD

Realistically, this 2020 building could cost upwards of \$20

million. Management continues to float \$5.2 million (2012), \$5.4 million (2016), or is it \$7.2 million figures for new administrative building/CH 1 renovations? After leaving the Montgomery Mutual presentation, I had more questions than answers, and I'm sure the residents who didn't get a chance to ask their questions felt the same way. **Consensus** was never mentioned in remarks or Power Point presentation.

It's been noted, that 2020 is the earliest construction would start on new administration building. Site plan changes, cost overruns, attorneys' fees, change orders, unanticipated expenses, etc. This will spiral out of control and guess who gets to pay for it? US! How? A special assessment, which can be filed as a lien against the properties. Special assessment coupled with aging structures needing repairs/maintenance and underfunded reserves equals financial disaster.

But as one 1 LWBOD/Executive Committee members said: "Why does it matter how much the current building is worth, there is no value to the building?" When asked at mutual presentation if GM had current valuation or appraisal? He answered: "Why do we need an appraisal, we're not selling the building." That's right. It's a Trust asset with zero money due and owing.

This from the GM who is also the President of Maryland Clubhouse Services, Inc. – the corporation that holds the LW alcohol license – who has the fiduciary responsibility to keep the annual Maryland Clubhouse Services alcoholic beverage license in good standing. The General Manager let the Maryland Clubhouse Services, Inc. corporation status lapse for 34 years resulting in \$3,000 Montgomery County fines for civil perjury for having falsified annual County renewal applications, all the while, the State of Maryland considered the corporation "forfeited"/non-existent. In 2017, he used our fees/money to pay the County penalties and \$10,950 to bring the corporation into "status". There is no proof that 34 years of alcohol sales taxes collected from the restaurant patrons were ever paid to the State of Maryland ---- What happened to the 30+ years that liquor taxes were not paid to the State of Maryland?

Why does the LW BOD allow the GM carte blanche to sign contracts up to \$50,000 with only his signature? In most corporations, 2-3 people would sign off on a contract that large.

The good news, LWCC/LWMC is a not for profit, we pay no real estate taxes on trust assets. Where's that cost savings? Do owners benefit from in-house real estate, post office (we actually pay for the post office) and credit union? Where is community survey? Where is community vote? The answer is the Board knows that a majority of the owners do not want a new administrative building.

Let's do financial recap: Spend \$20 million we don't have; our mutuals are underfunded and have no access to the Resales Fund; the new Strategic Planning Committee refuses to include the biggest capital improvement in LW history so I vote to rename this advisory committee SHAM; and the GM admits that we will end up with net minus 10 parking spaces; the Project Manager states "you won't see the parking lot, just cars" and we wonder why we are further away from CONSENSUS and we have no faith in our failed leadership? Even the former LW Board Chairman admitted LW doesn't have the funds to construct a new building.

Just as important is the permanent negative impact to our environment - 60+ trees torn down - replanted with 3-inch saplings, wildlife habitats affected, expanded asphalt (impervious) parking lot with confusing new in/out lanes, we LOSE 10 parking spaces, additional pollution runoff into local rivers, streams and onward to the Chesapeake Bay. Coupled with half-ton trucks in and out hauling debris to West Virginia, mud, dust, and noise

Let's renovate the current building, repurpose the exterior areas to increase handicapped parking closer to the restaurants, CH1 - save our trees, reduce, recycle, repurpose – **SAVE OUR MONEY!** We need it for our Mutuals!!

Once LW management has completed required CCOC training, may I suggest that since the Strategic Planning Committee wants approval for up to \$180,00 for another strategic plan and now a 100-person retreat, we use the leftover imaginary \$40,000 and everyone enrolls in an online math class through Montgomery College. That would be money well spent. **What about an Ethics course? Anger Management?** Surely that would reduce calls to LW Security sending armed guard to confront small group of elderly women gathered to discuss LW issues.

Doesn't U.S. Constitution afford each one of us the right to free assembly and free speech?

Patti Wiles

Montgomery Mutual

s.l.katzman
president -
town meeting organization
admin@townmeetingorganization.com

Shirley, Lori

From: Aggie Eastham <aggie.eastham@verizon.net>
Sent: Monday, March 19, 2018 5:46 PM
To: Shirley, Lori
Subject: New Admin Building at Leisure World
Attachments: Letter to Planning Board.docx

March 19, 2018
Lori Shirley, Lead Planner
Montgomery County Planning Board

Dear Mr. Anderson

I am writing as a resident of Leisure World, Silver Spring to simply notify you, as Lead Planner of the Montgomery County Park and Planning Board, that like so many other residents here I am FOR the erection of a new administration building. Once all of the changes have been made that your committee has recommended.

I do not have a problem with spending the funds necessary to accomplish this as long as the funds are available by the time ground is broken. The new administration building project presents more than just a new building and more working space for the employees of Leisure World that work there. It will also include additional handicap parking spaces, more trees and bushes, easier access to our main clubhouse by virtue of a drop off area and a covered entrance to one of the major restaurants.

When this project began, it was a part of several improvement projects for Leisure World, this being the last one presented by the advisory committee that was active at that time. All of those projects were presented to the Leisure World Board of Directors and approved as they came up.

I differ, as do many others, that the community was not made aware and didn't have any say in the process of this administration building. There were many opportunities to attend promoted meetings open to all residents where not only the administration building proposals were discussed but so were all of the other projects. The problem is, many residents chose not to attend. At the very least, attendance at the monthly Board Meetings would have given them sufficient information. Yes, perhaps communication could have been better, but at the same time we all need to take the responsibility for being informed. I might add, that there is a major effort being made to improve communication with the residents by various means. It still won't be enough as far as some residents think.

As I understand it, your committee's responsibility is to approve or disapprove the plans as they are presented to you. I thank you and your committee for being diligent in this area and advising changes where they are needed. I am confident that you will approve the plans once they have met the recommendations that will provide our community the best possible structure and layout for our new administration building.

Sincerely,
Agatha M. Eastham
3100 North Leisure World Blvd. #126
Silver Spring, MD 20906

Shirley, Lori

From: admin@justus.group
Sent: Tuesday, March 20, 2018 9:41 AM
To: Shirley, Lori; Wright, Gwen; Mills, Matthew; Anderson, Casey
Cc: justus organization; members@townmeetingorganization.com; LW Green
Subject: ex parte communication re: LW meeting with Planning Board Commissioners-- Case # Site Plan 83027012 Leisure World Administrative Building

Third request.

Reply upon receipt is requested

slk

From: admin@justus.group <admin@justus.group>
Date: Sat, Mar 17, 2018 at 11:16 PM
Subject: ex parte communication re: LW meeting with Planning Board Commissioners-- Case # Site Plan 83027012 Leisure World Administrative Building
To: mont.Co.PlanningBoard@justus.group, justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>

From: "admin@justus.group" <admin@justus.group>
Date: March 16, 2018 9:53:26 PM EDT
To: mont.Co.PlanningBoard@justus.group, casey anderson <casey.anderson@mncppc.org>, natali.fani-gonzalez@mncppc-mc.org, gerald.cichy@mncppc.org, tina.patterson@mncppc.org, Matt Mills <matthew.mills@mncppc.org>, gwen.wright@montgomeryplanning.org, Lori Shirley <lori.shirley@montgomeryplanning.org>, steve.findley@montgomeryplanning.org, ed.axler@montgomeryplanning.org, khalid afzal <khalid.afzal@montgomeryplanning.org>
Cc: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, lwdogs@justus.group
Subject: ex parte communication re: LW meeting with Planning Board Commissioners-- Case # Site Plan 83027012 Leisure World Administrative Building

At the LW Executive Committee meeting this date (Friday, March 16, 2018), in his verbal FEP (site plan) update report to "the Committee", Kevin Flannery, LW General Manager, made the following statement:

"We were required to provide information on the legal governance structure - that went out a few weeks ago-the first of March - the response to that was - at first they were saying, we may need you to come down and meet with staff and answer questions and so forth and so on. But, the feedback we have right now is that the information was very comprehensive and they don't think that a representative of Leisure World has to come down for a meeting. They're scheduling a meeting, staff is scheduling a meeting with their group down there. **I presume it includes Commissioners 'cause they want to have an understanding as to how this community is legally structured - it's governance structure. That's taking place in the near future.**"

1. What is the date, time and location of this meeting?
2. Identify the Commissioners who will be in attendance.

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: Mills, Matthew
Sent: Tuesday, March 20, 2018 10:25 AM
To: admin@justus.group; Shirley, Lori; Wright, Gwen; Anderson, Casey; Rubin, Carol
Cc: justus organization; members@townmeetingorganization.com; LW Green
Subject: RE: ex parte communication re: LW meeting with Planning Board Commissioners-- Case # Site Plan 83027012 Leisure World Administrative Building

Ms. Katzman:

I requested information on the Leisure World governance structure from Mr. Wallace, counsel for Leisure World. He responded and that information is in my possession.

There will be no meetings, outside of a public hearing, between any Planning Board Commissioners and any representative of Leisure World.

Please contact me directly should you have any additional questions.

Thank you.

Matthew T. Mills
Acting Principal Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
8787 Georgia Avenue – Suite 205
Silver Spring, Maryland 20910
(301)495-4646
(301)495-2173 (F)



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From: admin@justus.group <admin@justus.group>
Sent: Tuesday, March 20, 2018 9:41 AM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>; Wright, Gwen <gwen.wright@montgomeryplanning.org>; Mills, Matthew <matthew.mills@mncppc.org>; Anderson, Casey <Casey.Anderson@mncppc-mc.org>
Cc: justus organization <justus@justus.group>; members@townmeetingorganization.com; LW Green <lwgreen@justus.group>
Subject: ex parte communication re: LW meeting with Planning Board Commissioners-- Case # Site Plan 83027012 Leisure World Administrative Building

Third request.

Reply upon receipt is requested

slk

From: admin@justus.group <admin@justus.group>

Date: Sat, Mar 17, 2018 at 11:16 PM

Subject: ex parte communication re: LW meeting with Planning Board Commissioners-- Case # Site Plan 83027012 Leisure World Administrative Building

To: mont.Co.PlanningBoard@justus.group, justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>

From: "admin@justus.group" <admin@justus.group>

Date: March 16, 2018 9:53:26 PM EDT

To: mont.Co.PlanningBoard@justus.group, casey anderson <casey.anderson@mncppc.org>, natali.fani-gonzalez@mncppc-mc.org, gerald.cichy@mncppc.org, tina.patterson@mncppc.org, Matt Mills

<matthew.mills@mncppc.org>, gwen.wright@montgomeryplanning.org, Lori Shirley

<lori.shirley@montgomeryplanning.org>, steve.findley@montgomeryplanning.org,

ed.axler@montgomeryplanning.org, khalid afzal <khalid.afzal@montgomeryplanning.org>

Cc: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green

<lwgreen@justus.group>, lwdogs@justus.group

Subject: ex parte communication re: LW meeting with Planning Board Commissioners-- Case # Site Plan 83027012 Leisure World Administrative Building

At the LW Executive Committee meeting this date (Friday, March 16, 2018), in his verbal FEP (site plan) update report to "the Committee", Kevin Flannery, LW General Manager, made the following statement:

"We were required to provide information on the legal governance structure - that went out a few weeks ago-the first of March - the response to that was - at first they were saying, we may need you to come down and meet with staff and answer questions and so forth and so on. But, the feedback we have right now is that the information was very comprehensive and they don't think that a representative of Leisure World has to come down for a meeting. They're scheduling a meeting, staff is scheduling a meeting with their group down there. **I presume it includes Commissioners 'cause they want to have an understanding as to how this community is legally structured - it's governance structure. That's taking place in the near future.**"

1. What is the date, time and location of this meeting?
2. Identify the Commissioners who will be in attendance.

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: Wednesday, March 21, 2018 9:21 AM
To: LW Board of Directors; tom snyder
Cc: mont.Co.PlanningBoard@justus.group; Montgomery County Council; justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; seth grimes; ben kramer; ben shnider; chris willhelm
Subject: WATER? (in Leisure World)
Attachments: WebPage.pdf

Subject: Re: LW WATER?

From: karyn moreno <karynlmoreno@hotmail.com>
Date: March 21, 2018 1:11:38 AM EDT
To: admin@justus.group

yea my water over here off forest edge drive is different.. soft and no pressure

Subject: EWG Tap Water Database | Washington Suburban Sanitary Commission
From: Marybeth Ardike <marybeth.bob@gmail.com>
Date: March 20, 2018 11:04:51 AM EDT
To: admin@justus.group

I believe you will find this most interesting. Marybeth brought the site to my attention. Really informative!!

Bob A.

<https://www.ewg.org/tapwater/system.php?pws=MD0150005#.WrEh8maZO0J>

From: "admin@justus.group" <admin@justus.group>
Date: March 20, 2018 9:16:56 AM EDT
To: LW Board of Directors <board@lwmc.com>
Cc: mont.Co.PlanningBoard@justus.group, Montgomery County Council <county.council@montgomerycountymd.gov>, justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, lwdogs@justus.group, list@justus.group, seth grimes <seth.grimes@gmail.com>, ben kramer <kramerdelegate19@aol.com>, ben shnider <shniderb@gmail.com>, chris willhelm <chris@wilhelmforcouncil.com>
Subject: WATER? (in Leisure World)

Subject: Re: LW WATER?

From: diane knott
Date: March 20, 2018 1:02:41 AM EDT
To: admin@justus.group

Funny you bring this up. Today at bridge a player told of how she hated to wash her hair or bathe. She never felt clean due to the brown water. Even the shower head was blocked with dirt. When asked when this problem started and why was this not reported, she said it started in 2010 and was reported - but nothing happened. So she brought a jar of water to our last Building and Grounds meeting. She said this jar had a brown substance in the bottom and was clear on top.

She shook the jar - brown water. Our engineer found that the problem was due to the shape of the pipe which ran into her unit. The dirt had accumulated in a bend of the pipe which caused a dirt blockage. He banged on the pipe so the dirt would dislodge and empty. I wonder why and for how long there has been dirt in our water system?

Subject: Re: LW WATER?
From: margaret nicholson
Date: March 20, 2018 1:56:52 AM EDT
To: admin@justus.group

Ever since my room mate and I moved here in June 2010. We have always used bottled water. We currently have it delivered. All you have to do is look at the water coming out of the faucet. I would not even attempt to drink it. I rinse after brushing my teeth or using my inhalers. But drinking the water is a definite no.

From: Bob Ardike <marybeth.bob@gmail.com>
Date: March 20, 2018 7:31:49 AM EDT
To: Darlene Hamilton
Cc: SHARON CAMPBELL
Subject: Re: WATER?

Hey! Thanks! That's the answer, Darlene. Leisure World should, therefore, be in good shape if the "branch pipes" feeding the various units of the Mutuals still have integrity. The newer Mutuals most probably are fine. It's the older Mutuals where some points of testing of water quality would be a good idea...but each Mutual would have to decide this.

Side note: When Mb & I lived in Silver Spring, years ago, WSSC came to our house & tested the water without cost... that service is no longer directly provided by them, but I think they maintain a "list" of companies that will provide the service...some years afterward all of the water supply pipes in our neighborhood were relined & at a few locations, replaced.

2nd Side note: Brita, Zero Water, etc. & built in refrigerator water filters are effective for removing chlorine odors & "other substances" as listed. Most effective, in my opinion is a kitchen system using "reverse osmosis." This system removes anything you would want removed from water..but also good things such as fluoride...so as with anything one chooses to do...careful assessment is necessary...a number of alternatives "out there"...

I'm also attaching Sharon C's note to me...

Bob

Bob, you bring up a subject that's been on my mind for at least 6 months (when a large pipe was replaced in our HR) and the water started leaving colored rings and such; prior, there was nothing (I first noticed this with my electric toothbrush, which I now have to clean the base of regularly...and otherwise, periodically you can see the water isn't entirely clear; of course, I use Brita, but...).

Anyway, it seems each mutual could pay for a once/year testing, as the costs can get quite high (see one testing lab at <https://www.wtlmd.com/wastewater-testing-pricing-maryland-md-va-dc-de.php> for pricing; it adds up.

What were you thinking? I'm thinking it could actually be mutual by mutual, and that would tell us if there's an even wider community problem.

Best,

Sharon

On Mar 19, 2018, at 8:41 PM, Darlene wrote:

Marybob,

Wait before you leak! I was on the, "LWCC Bored" and the PPD AC when WSSC were replacing the water pipes in L.W. I have the map of the various areas that they had replaced or had worked throughout L.W. This was a WSSC decision, not Leisure World's.

However, I still believe that it is important to have our water tested, especially with the high water table, numerous streams and residents constantly having roots growing into their toilets, baths, showers, etc.

Roots do not make cracks, they take advantage of them.

I thought that they were installing P.V.C. liners inside of the old pipes, now?

Have you had a chance to look at the Haissen books, yet?

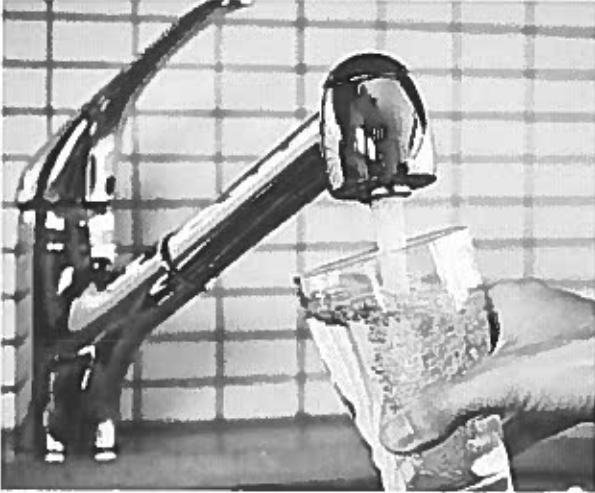
"The Phat Woman"

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

Date: March 19, 2018 7:04:08 PM EDT

To: admin JustUs <admin@justus.group>

Subject: WATER?



Recognize the above picture? Of course you do. We all do!

It's the "beverage" most needed...ok! ok! I'll concede the point...wine & beer **are a close 2nd!!**

SOME HISTORY

Like much of the country's infrastructure, water systems are deteriorating faster than they can be replaced.

The Maryland suburbs grew far more quickly than anticipated in the 1960s and 1970s. The WSSC had to rapidly expand its water distribution system and install over 1,500 miles of new pipe of all sizes and materials between 1959 and 1976. During those years, **concrete pipes**, reinforced with tightly wrapped steel wire, was the least expensive for contractors seeking the lowest bid, and the only option for the largest pipes, which were then largely unavailable in steel.

Most of the WSSC's concrete pipe, during those years, came from a company **named Interpace**. That, now defunct, company had a manufacturing plant near Baltimore(today there is an **Interpace facility** in Baltimore **but totally**

unrelated). That allowed Interpace, at the time, to keep its trucking costs low and, in turn, clinch more low bids.

1965 marked Leisure World's Beginning

2018 what is the quality of the water coming into Leisure World?

Who would know the answer to this Question? Would it be the Health Advisory Committee, PPD, or ?? Maybe no one in Leisure World...?

Why go asking about the matter if there isn't a problem here...or...is there one?

When was the last time the water coming into Leisure World was tested?

Maybe there has already been work done such as described below but it is just not widely known as it is elsewhere...?

What are Cleaning and Lining? Why is it being done in neighborhoods of the County?

Cleaning and Lining is a process of applying cement-mortar lining to the water main's wall. This process rehabilitates mains that have scale, corrosion and iron and manganese build up. The build up can cause discolored water and pressure/flow problems.

Neighborhoods are selected for Cleaning and Lining (**water supply pipes**) based on:

1. Fire flow tests.
2. Discolored water complaints and issues.
3. Street resurfacing projects - if the main is more than 30 years old.

The Cleaning and Lining process are performed on mains while in place and involves:

1. Installing bypass lines (above ground) to provide temporary water service to customers during the rehabilitation process.
2. Accessing the pipeline through small excavations. An approximate 6' section of pipe is removed to provide access to the interior of the pipeline. (A new piece of lined pipe is installed when the main is put back in service.)

3. Removing the buildup of iron and manganese from the pipe by steel scraper blades drawn through the pipe.
4. Clearing the line of water and debris with a squeegee.
5. Mixing and pumping cement-mortar through a hose to the interior wall of the pipe.
6. Smoothing the surface of the finish running a trowel assembly after the equipment that sprayed the lining material.
7. Cutting out or blowing out the service connections before the liner dries.
8. Chlorinating the main.
9. Testing the water prior to placing the main back in service.

Forget I raised the question. Let's face it. At least one of the various Advisory Committees would have addressed a matter like this. If Leisure World had a problem in this area, it would have already been noticed & corrective action taken. We're proactive here. RIGHT?

Instead of water from the faucet, excuse me while I have a "close 2nd."

Bob Ardike
Mutual 5

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, March 23, 2018 1:20 PM
To: Mills, Matthew
Cc: ben kramer; mont.Co.PlanningBoard@justus.group; justus organization; members@townmeetingorganization.com; LW Green; State of Md. Attorney General Brian Frosh; pressandmedia@justus.group; Tim Maloney
Subject: was: ex parte communication re: LW meeting with Planning Board Commissioners-- Case # Site Plan 83027012 Leisure World Administrative Building

To:

Matthew T. Mills
Acting Principal Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel

Matt:

You state the purpose for your request the LW management provide the LW bylaws & governing documents was to determine how they are "intended to operate".

In reading the LW bylaws, did you take note that the LW BOD is "selected" not "elected"?

Have you also reviewed the State of Maryland Homeowners Association Act as well as the Office of Attorney General memo to Delegate Ben Kramer which clarifies the LW BOD violation in the way they operate?

Have you reviewed the 6/8/17 notice provided to your predecessor Carol Rubin - "Subject: **Illegally constituted LWCC BOD - failure to comply w/ Maryland Homeowners Association Act and other laws**", in which the State of Maryland Office of Attorney General affirmed:

1. "LWCC is subject to the HOA Act."
2. "RP § 11B-106.1 requires the association to "elect" a governing body."
3. "According to the OAG's Consumer Protection Division, because the language of the statute says "elect" the better read of the current statute is that each member of the mutual itself would be entitled to vote as to who the governing body would be"

As a result of the LW BOD continued violation(s) of law, are you aware that the LW BOD lacks legal authority to spend any resident funds for permit applications before MNCP&PC/Montgomery Planning Board?

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.”

From: "admin@justus.group" <admin@justus.group>
Date: March 20, 2018 4:53:02 PM EDT
To: Matt Mills <matthew.mills@mncppc.org>
Cc: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>
Subject: ex parte communication re: LW meeting with Planning Board Commissioners-- Case # Site Plan 83027012 Leisure World Administrative Building

Matt:

"intended to operate"?

Are you aware of the fact that the Leisure World Community Corporation, a homeowners association (and Leisure World of Maryland, the LWCC wholly owned subsidiary) is unlawfully seated in that they are in violation of the State of Maryland Homeowners Association Act

slk

From: "Mills, Matthew" <matthew.mills@mncppc.org>
Date: March 20, 2018 4:26:35 PM EDT
To: "admin@justus.group" <admin@justus.group>
Cc: justus organization <justus@justus.group>, "members@townmeetingorganization.com" <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>
Subject: RE: ex parte communication re: LW meeting with Planning Board Commissioners-- Case # Site Plan 83027012 Leisure World Administrative Building

Ms. Katzman:

It was not related to any particular line of inquiry; I was simply attempting to determine how things are intended to operate.

Thank you.

Matthew T. Mills

Acting Principal Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
8787 Georgia Avenue – Suite 205
Silver Spring, Maryland 20910
(301)495-4646
(301)495-2173 (F)



From: admin@justus.group <admin@justus.group>
Sent: Tuesday, March 20, 2018 10:36 AM
To: Mills, Matthew <matthew.mills@mncppc.org>
Cc: justus organization <justus@justus.group>; members@townmeetingorganization.com; LW Green <lwgreen@justus.group>
Subject: ex parte communication re: LW meeting with Planning Board Commissioners-- Case # Site Plan 83027012
Leisure World Administrative Building

Thank you Matt.

Was your inquiry re: "the Leisure World governance structure" related to the facts we previously identified i.e. the unlawfully seated LW BOD and its wholly owned subsidiary LWMC having no authority to have brought permit/zoning requests (Case # Site Plan 83027012) before MNCPPC?

slk

From: "Mills, Matthew" <matthew.mills@mncppc.org>
Date: March 20, 2018 10:24:40 AM EDT
To: "admin@justus.group" <admin@justus.group>, "Shirley, Lori" <lori.shirley@montgomeryplanning.org>, "Wright, Gwen" <gwen.wright@montgomeryplanning.org>, "Anderson, Casey" <Casey.Anderson@mncppc-mc.org>, "Rubin, Carol" <carol.rubin@montgomeryplanning.org>
Cc: justus organization <justus@justus.group>, "members@townmeetingorganization.com" <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>
Subject: RE: ex parte communication re: LW meeting with Planning Board Commissioners-- Case # Site Plan 83027012
Leisure World Administrative Building

Ms. Katzman:

I requested information on the Leisure World governance structure from Mr. Wallace, counsel for Leisure World. He responded and that information is in my possession.

There will be no meetings, outside of a public hearing, between any Planning Board Commissioners and any representative of Leisure World.

Please contact me directly should you have any additional questions.

Thank you.

Matthew T. Mills
Acting Principal Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
8787 Georgia Avenue – Suite 205
Silver Spring, Maryland 20910
(301)495-4646
(301)495-2173 (F)



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Cc: justus organization <justus@justus.group>; members@townmeetingorganization.com; LW Green <lwgreen@justus.group>
Subject: ex parte communication re: LW meeting with Planning Board Commissioners-- Case # Site Plan 83027012 Leisure World Administrative Building

Third request.

Reply upon receipt is requested

slk

From: admin@justus.group <admin@justus.group>
Date: Sat, Mar 17, 2018 at 11:16 PM
Subject: ex parte communication re: LW meeting with Planning Board Commissioners-- Case # Site Plan 83027012 Leisure World Administrative Building
To: mont.Co.PlanningBoard@justus.group, justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>

From: "admin@justus.group" <admin@justus.group>
Date: March 16, 2018 9:53:26 PM EDT
To: mont.Co.PlanningBoard@justus.group, casey anderson <casey.anderson@mncppc.org>, natali.fani-gonzalez@mncppc-mc.org, gerald.cichy@mncppc.org, tina.patterson@mncppc.org, Matt Mills <matthew.mills@mncppc.org>, gwen.wright@montgomeryplanning.org, Lori Shirley <lori.shirley@montgomeryplanning.org>, steve.findley@montgomeryplanning.org, ed.axler@montgomeryplanning.org, khalid.afzal <khalid.afzal@montgomeryplanning.org>
Cc: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, lwdogs@justus.group
Subject: ex parte communication re: LW meeting with Planning Board Commissioners-- Case # Site Plan 83027012 Leisure World Administrative Building

At the LW Executive Committee meeting this date (Friday, March 16, 2018), in his verbal FEP (site plan) update report to "the Committee", Kevin Flannery, LW General Manager, made the following statement:

"We were required to provide information on the legal governance structure - that went out a few weeks ago-the first of March - the response to that was - at first they were saying, we may need you to come down and meet with staff and answer questions and so forth and so on. But, the feedback we have right now is that the information was very comprehensive and they don't think that a representative of Leisure World has to come down for a meeting. They're scheduling a meeting, staff is scheduling a meeting with their group down there. **I presume it includes Commissioners 'cause they want to have an understanding as to how this community is legally structured - it's governance structure. That's taking place in the near future.**"

1. What is the date, time and location of this meeting?
2. Identify the Commissioners who will be in attendance.

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, March 25, 2018 10:05 AM
To: Marc Elrich; diane.jones@montgomerycountymd.gov; steve thomas
Cc: craig_esty@yahoo.com; john feldmann; justus organization;
members@townmeetingorganization.com; LW Green;
mont.Co.PlanningBoard@justus.group
Subject: Copy of an ADA complaint filed 9-30-2017 from Leisure World
Attachments: Mont Cnty Complaint form-BldgInspectneglectLWfitnessctr.pdf

To:
Councilmember Marc Elrich
and
Diane Jones, Director Mont.Co. Dept. of Permitting Services

There has STILL been no reply to this complaint.

What is Montgomery County doing to enforce the code?

slk

From: JustUs admin <admin@justus.group>
Sent: Friday, March 16, 2018 11:12 PM
To: Jones, Diane <Diane.Jones@montgomerycountymd.gov>; steve.thomas@montgomerycountymd.gov
Cc: craig_esty@yahoo.com; john feldmann <jjf3353@comcast.net>; JustUs <justus@justus.group>;
members@townmeetingorganization.com; LW Green <lwgreen@justus.group>; mont.Co.PlanningBoard@justus.group
Subject: Fwd: FW: Copy of an ADA complaint filed 9-30-2017 from Leisure World

To: Diane.Jones
Director, Mont. Co. Dept. of Permitting Services

Diane: as seen herein below, on Oct. 1, 2017 Mr. Esty submitted the enclosed code violation complaint against Leisure World for their failure to provide/install required ADA accessible handicapped door entry to the newly constructed Fitness Center.

To date, there has been no reply nor have the entry doors been made ADA accessible.

Your immediate attention and action on this much delayed complaint is requested.

slk

From: Craig Esty <craig_esty@yahoo.com>
Sent: Sunday, October 1, 2017 10:57 AM
To: diane.jones@montgomerycountymd.gov; steve.thomas@montgomerycountymd.gov
Subject: Copy of an ADA complaint filed 9-30-2017 from Leisure World

Diane:

I wanted to make you aware of this situation as director of the processes.

Thanks,

Craig Esty-202-836-0320

15100 Interlachen Drive #321

Silver Spring, MD 20906

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

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Sent: Sunday, March 25, 2018 12:38 PM
To: diane.jones@montgomerycountymd.gov
Cc: Marc Elrich; steve thomas; craig_esty@yahoo.com; john feldmann; justus organization; members@townmeetingorganization.com; LW Green; mont.Co.PlanningBoard@justus.group
Subject: Copy of an ADA complaint filed 9-30-2017 from Leisure World
Attachments: Mont Cnty Complaint form-BldgInspectneglectLWfitnessctr.pdf

Thank you for your reply Diane. Your attention to this additional request to add the CH II ladies and mens rest room doors is requested.

slk

From: Rodney Eng <oldinkie@gmail.com>
Date: March 25, 2018 10:44:08 AM EDT
To: admin@justus.group
Subject: Re: Copy of an ADA complaint filed 9-30-2017 from Leisure World

Club house II. Auto doors. Please add the ladies and mens rest room doors. I had inquired about this a year ago after rescuing a lady in a wheel chair stuck in the door way. I had to climb over her and the wheelchair to enter the ladies room to assist her. Man with wheelchair same problem. Was told a year ago problem was being addressed. They need help now, we "WILL" need help in the future.

From: "Jones, Diane" <Diane.Jones@montgomerycountymd.gov>
Date: March 25, 2018 12:25:27 PM EDT
To: "admin@justus.group" <admin@justus.group>
Cc: "Elrich's Office, Councilmember" <Councilmember.Elrich@montgomerycountymd.gov>, "Thomas, Steve" <Steve.Thomas@montgomerycountymd.gov>, "craig_esty@yahoo.com" <craig_esty@yahoo.com>, john feldmann <jjf3353@comcast.net>, "justus organization" <justus@justus.group>, "members@townmeetingorganization.com" <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>, "mont.Co.PlanningBoard@justus.group" <mont.Co.PlanningBoard@justus.group>
Subject: Re: Copy of an ADA complaint filed 9-30-2017 from Leisure World

Actually we have been to the site. I will check with my staff on their findings and response.

Diane

Diane Jones, Director
Montgomery County
Department of Permitting Services

Subject: Copy of an ADA complaint filed 9-30-2017 from Leisure World
From: admin@justus.group
Date: March 25, 2018 10:04:54 AM EDT
To: Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, diane jones <Diane.Jones@montgomerycountymd.gov>, steve thomas <steve.thomas@montgomerycountymd.gov>

Cc: craig_esty@yahoo.com, john feldmann <jjf3353@comcast.net>, justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, mont.Co.PlanningBoard@justus.group

To:
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and
Diane Jones, Director Mont.Co. Dept. of Permitting Services

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Sent: Friday, March 16, 2018 11:12 PM
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Cc: craig_esty@yahoo.com; john feldmann <jjf3353@comcast.net>; JustUs <justus@justus.group>; members@townmeetingorganization.com; LW Green <lwgreen@justus.group>; mont.Co.PlanningBoard@justus.group
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Sent: Sunday, October 1, 2017 10:57 AM
To: diane.iones@montgomerycountymd.gov; steve.thomas@montgomerycountymd.gov
Subject: Copy of an ADA complaint filed 9-30-2017 from Leisure World

Diane:

I wanted to make you aware of this situation as director of the processes.

Thanks,

Craig Esty-202-836-0320

15100 Interlachen Drive #321

Silver Spring, MD 20906

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, March 26, 2018 12:57 PM
To: diane.jones@montgomerycountymd.gov
Cc: steve thomas; craig_esty@yahoo.com; members@townmeetingorganization.com; john feldmann; LW Green; Marc Elrich; mont.Co.PlanningBoard@justus.group; justus organization; darlene hamilton; rodney eng
Subject: Copy of an ADA complaint filed 9-30-2017 from Leisure World
Attachments: Mont Cnty Complaint form-BldgInspectneglectLWfitnessctr.pdf

From: monet_2@comcast.net
Date: March 26, 2018 12:33:40 PM EDT
To: admin@justus.group, diane jones <Diane.Jones@montgomerycountymd.gov>
Cc: justus organization <justus@justus.group>, steve thomas <steve.thomas@montgomerycountymd.gov>, craig_esty@yahoo.com, members@townmeetingorganization.com, john feldmann <jif3353@comcast.net>, LW Green <lwgreen@justus.group>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, mont.Co.PlanningBoard@justus.group
Subject: Re: Copy of an ADA complaint filed 9-30-2017 from Leisure World

Please add my comments, regarding this issue. After the Town Hall meeting, I too, attempted to use the ladies restroom in Clubhouse 11 and was baffled by trying to find the automatic door opener for the disabled.

I felt foolish searching, shall I say, for the "keys to the throne." Being disabled, I am accustom to the opener usually being about waist high and to the right of the door. I finally pushed the heavy door open to enter.

Then, upon leaving (forgive me, but it's been awhile and I have not been back since) I believe I saw a sign near the exit door marked for the door opener, but there was no opener that I could see.

I have a back injury. I am not blind or visually impaired. I finally gave up, and again opened the heavy door myself.

As I was leaving, I noticed that the opener was NOT near the exit door, but on the wall BEHIND me! Who would ever think to place such an important object, to so many people, in such a strange place?

I feel sorry for anyone, who is blind or visually impaired. Because, they could be trapped in there, hoping that someone enters to rescue them!

It's as if, they thought, "Oh, the light fixture and handdryer are over here, so let's wire this baby up, on the same hookup!"

These are the same people who are so concerned about the disabled having easy access to CH11 and the Administration Building, but cannot even make a small restroom accessible???

Remember, these are the same architects, who designed stairs and ramps to enter the "proposed" new Administration Building. Just imagine what they could do with a whole parking lot and the inside of the proposed new building?

I had foolishly believed that every architect and others working so hard to push this through, would certainly have had a course, or at the very least, been familiar with the 2010 ADA Compliance Manual.

Time to stop telling the residents what they NEED and to LISTEN to what the residents WANT.

Darlene Merry Hamilton

Mutual Eleven

From: "admin@justus.group" <admin@justus.group>
Date: March 25, 2018 12:37:59 PM EDT
To: diane jones <Diane.Jones@montgomerycountymd.gov>
Cc: Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, steve thomas <steve.thomas@montgomerycountymd.gov>, craig esty@yaho.com, john feldmann <jjf3353@comcast.net>, justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, mont.Co.PlanningBoard@justus.group
Subject: Copy of an ADA complaint filed 9-30-2017 from Leisure World

Thank you for your reply Diane. Your attention to this additional request to add the CH II ladies and mens rest room doors is requested.

slk

From: Rodney Eng <oldinkie@gmail.com>
Date: March 25, 2018 10:44:08 AM EDT
To: admin@justus.group
Subject: Re: Copy of an ADA complaint filed 9-30-2017 from Leisure World

Club house II. Auto doors. Please add the ladies and mens rest room doors. I had inquired about this a year ago after rescuing a lady in a wheel chair stuck in the door way. I had to climb over her and the wheelchair to enter the ladies room to assist her. Man with wheelchair same problem. Was told a year ago problem was being addressed. They need help now, we "WILL" need help in the future.

From: "Jones, Diane" <Diane.Jones@montgomerycountymd.gov>
Date: March 25, 2018 12:25:27 PM EDT
To: "admin@justus.group" <admin@justus.group>
Cc: "Elrich's Office, Councilmember" <Councilmember.Elrich@montgomerycountymd.gov>, "Thomas, Steve" <Steve.Thomas@montgomerycountymd.gov>, "craig esty@yahoo.com" <craig_esty@yahoo.com>, john feldmann <jjf3353@comcast.net>, "justus organization" <justus@justus.group>, "members@townmeetingorganization.com" <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>, "mont.Co.PlanningBoard@justus.group" <mont.Co.PlanningBoard@justus.group>
Subject: Re: Copy of an ADA complaint filed 9-30-2017 from Leisure World

Actually we have been to the site. I will check with my staff on their findings and response.

Diane

Diane Jones, Director
 Montgomery County
 Department of Permitting Services

Subject:

Copy of an ADA complaint filed 9-30-2017 from Leisure World

From:

admin@justus.group

Date:

March 25, 2018 10:04:54 AM EDT

To:

**Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, diane jones
<Diane.Jones@montgomerycountymd.gov>, steve thomas
<steve.thomas@montgomerycountymd.gov>**

Cc:

**craig_esty@yahoo.com, john feldmann <jjf3353@comcast.net>, justus organization <justus@justus.group>,
members@townmeetingorganization.com, LW Green
<lwgreen@justus.group>, mont.Co.PlanningBoard@justus.group**

To:

Councilmember Marc Elrich

and

Diane Jones, Director Mont.Co. Dept. of Permitting Services

There has STILL been no reply to this complaint.

What is Montgomery County doing to enforce the code?

slk

From: JustUs admin <admin@justus.group>

Sent: Friday, March 16, 2018 11:12 PM

To: Jones, Diane <Diane.Jones@montgomerycountymd.gov>; steve.thomas@montgomerycountymd.gov

**Cc: craig_esty@yahoo.com; john feldmann <jjf3353@comcast.net>; JustUs
<justus@justus.group>; members@townmeetingorganization.com; LW Green**

<lwgreen@justus.group>; mont.Co.PlanningBoard@justus.group

Subject: Fwd: FW: Copy of an ADA complaint filed 9-30-2017 from Leisure World

To: Diane.Jones

Director, Mont. Co. Dept. of Permitting Services

Diane: as seen herein below, on Oct. 1, 2017 Mr. Esty submitted the enclosed code violation complaint against Leisure World for their failure to provide/install required ADA accessible handicapped door entry to the newly constructed Fitness Center.

To date, there has been no reply nor have the entry doors been made ADA accessible.

Your immediate attention and action on this much delayed complaint is requested.

slk

From: Craig Esty <craig_esty@yahoo.com>

Sent: Sunday, October 1, 2017 10:57 AM

To: diane.jones@montgomerycountymd.gov; steve.thomas@montgomerycountymd.gov

Subject: Copy of an ADA complaint filed 9-30-2017 from Leisure World

Diane:

I wanted to make you aware of this situation as director of the processes.

Thanks,

Craig Esty-202-836-0320

15100 Interlachen Drive #321

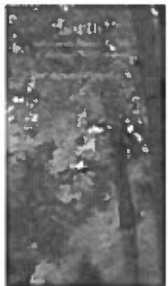
Silver Spring, MD 20906

slkatzman

President, JustUs

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"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.”

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To: admin@justus.group

Subject: Re: Copy of an ADA complaint filed 9-30-2017 from Leisure World

Appendix O

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Cc: "Elrich's Office, Councilmember" <Councilmember.Elrich@montgomerycountymd.gov>, "Thomas, Steve" <Steve.Thomas@montgomerycountymd.gov>, "craig esty@yahoo.com" <craig_esty@yahoo.com>, john feldmann <jjf3353@comcast.net>, "justus organization" <justus@justus.group>, "members@townmeetingorganization.com" <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>, "mont.Co.PlanningBoard@justus.group" <mont.Co.PlanningBoard@justus.group>
Subject: Re: Copy of an ADA complaint filed 9-30-2017 from Leisure World

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Diane Jones, Director
Montgomery County
Department of Permitting Services

Subject: Copy of an ADA complaint filed 9-30-2017 from Leisure World
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Date: March 25, 2018 10:04:54 AM EDT
To: Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, diane jones <Diane.Jones@montgomerycountymd.gov>, steve thomas <steve.thomas@montgomerycountymd.gov>
Cc: craig_esty@yahoo.com, john feldmann <jjf3353@comcast.net>, justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, mont.Co.PlanningBoard@justus.group

To:
Councilmember Marc Elrich
and
Diane Jones, Director Mont.Co. Dept. of Permitting Services

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slk

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Sent: Friday, March 16, 2018 11:12 PM
To: Jones, Diane <Diane.Jones@montgomerycountymd.gov>; steve.thomas@montgomerycountymd.gov
Cc: craig_esty@yahoo.com; john feldmann <jjf3353@comcast.net>; JustUs <justus@justus.group>; members@townmeetingorganization.com; LW Green

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Subject: Copy of an ADA complaint filed 9-30-2017 from Leisure World

Diane:

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15100 Interlachen Drive #321

Silver Spring, MD 20906

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: Monday, March 26, 2018 4:43 PM
To: al.roshdieh@montgomerycountymd.gov; Montgomery County Council; Ike Leggett
Cc: seth grimes; ben kramer; ben shnider; chris willhelm; Vincent Subramaniam; Christopher Conklin; Emil Wolanin; justus organization; members@townmeetingorganization.com; LW Green; pressandmedia@justus.group; mont.Co.PlanningBoard@justus.group
Subject: LW - licenses and road crossing specs.

more LW resident testimonials ----LW is open to the public!!

When will you require Leisure World to comply with Section 25-106.1 of the Maryland Vehicle Law?

slk

From: Anne Marie Martinez <annemariechuck@gmail.com>
Date: March 26, 2018 3:46:12 PM EDT
To: JustUs admin <admin@justus.group>, Montgomery County Council <County.Council@montgomerycountymd.gov>, "Leventhal, George" <George.Leventhal@montgomerycountymd.gov>, "State of Md. Attorney General Brian Frosh" <bfrosh@oag.state.md.us>, Marc Elrich <councilmember.elrich@montgomerycountymd.gov>, Councilmember Hans Riemer <councilmember.riemer@montgomerycountymd.gov>, Nancy Navarro <Councilmember.Navarro@montgomerycountymd.gov>, "Kramer, Benjamin Delegate" <benjamin.kramer@house.state.md.us>, "Cullison, Bonnie Delegate" <Bonnie.Cullison@house.state.md.us>, "marice' morales" <maricemorales@gmail.com>, "Floreen's Office, Councilmember" <councilmember.floreen@montgomerycountymd.gov>, Pat Duran <patd1598@gmail.com>, Jackie Rabinow <js.rabinow@verizon.net>, Ike Leggett <Ike.Leggett@montgomerycountymd.gov>
Subject: Re: LW - licenses and road crossing specs.

The restaurants are open to the public, the golf course is open to the public. In fact the golf course allows non residents to join!!!!!!

No one can say LW IS NOT OPEN TO THE PUBLIC. And, if Security thinks differently, explain how my cousin, with Virginia tags, comes to visit us often (in the last several years) AND HAS NEVER, NEVER BEEN STOPPED. We do not call ahead, since we like to test....and our testing has proved we have to security. He also has used ALL 3 GATES.

Pizza deliveries, come to deliver and are never stopped. Walkers, Runners, Bikers, etc....come in and out of the gates all the time. Not just the main gate, but, all three. We have come through the Norbeck Gate, wide open, and saw no one in the gate house.

Anyone can come into Leisure World. There are shows, and flea markets, and other activities that are open to the general public.

Whom ever is saying that we are private, are not paying attention to the public places, here that are open to the public.

Appendix O

What is it? These people who are saying we are not open to the public..are they county and state employees and are actually stupid enough to put it in writing,and sign their names?

C'mon. - we have more than 8,000 people who live here, and the PAID EMPLOYEES OF LEISURE WORLD, ARE ASKED????? THE board's????// WE the residents, the Owners, who live here, know the truth!!!!. WE PAY THE LW EMPLOYEES BIG MONEY, FROM OUR CONDO FEES , AND WE PAY THE STATE AND COUNTY EMPLOYEES WITH OUR TAXDOLLARS, WHICH ARE GETTING WAY TOO HIGH.-SPECIALLY WHEN SUCH EMPLOYEES DO NOT BOTHER TO SEEK THE TRUTH,,,,,, IF THEY ARE GOING TO ENFORCE THE LAW,MAKE SURE THE LAW IS NOT BEING BROKEN RIGHT IN THEIR FACE.

We who live here know there are liars and cover ups here. With the corrupt world we live in, there are those who know the truth, and are not afraid to tell it!!!!!!!!!!!!

SO LISTEN AND PAY ATTENTION TO THE RESIDENTS OF LEISURE WORLD,NOT THE EMPLOYEES OR BOARDS,AND THOSE OF YOU IN THE COUNTY& STATE WHO ARE TO SERVE US,DO YOUR JOBS,AND STOP GIVING OUT INCORRECT INFORMATION!!!!!!

Anne Marie Martinez
Leisure World,Mutual 14

From: "admin@justus.group" <admin@justus.group>
Date: March 26, 2018 9:17:04 AM EDT
To: al.Roshdieh@montgomerycountymd.gov, Montgomery County Council <county.council@montgomerycountymd.gov>, Ike Leggett <Ike.Leggett@montgomerycountymd.gov>
Cc: seth grimes <seth.grimes@gmail.com>, ben kramer <kramerdelegate19@aol.com>, ben shnider <shniderb@gmail.com>, chris willhelm <chris@wilhelmforcouncil.com>, Vincent Subramaniam <Vincent.Subramaniam@montgomerycountymd.gov>, Christopher Conklin <Christopher.Conklin@montgomerycountymd.gov>, Emil Wolanin <Emil.Wolanin@montgomerycountymd.gov>, justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, pressandmedia@justus.group
Subject: LW - licenses and road crossing specs.

Mr. Roshdieh et al:

In furtherance of the fact that Leisure World IS "open to the general public" - a resident reports having spoken with LW Security who has identified the following:

"The Medstar offices and the realtors office is "OPEN TO THE PUBLIC" ---- Now lets get the state back on getting the signs corrected."

When will you require Leisure World to comply with Section 25-106.1 of the Maryland Vehicle Law?

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.”

From: "admin@justus.group" <admin@justus.group>
Date: March 25, 2018 5:08:27 PM EDT
To: Al.Roshdieh@montgomerycountymd.gov
Cc: seth grimes <seth.grimes@gmail.com>, ben kramer <kramerdelegate19@aol.com>, ben shnider <shniderb@gmail.com>, chris willhelm <chris@wilhelmforcouncil.com>, "Subramaniam, Vincent" <Vincent.Subramaniam@montgomerycountymd.gov>, "Conklin, Christopher" <Christopher.Conklin@montgomerycountymd.gov>, "Wolanin, Emil" <Emil.Wolanin@montgomerycountymd.gov>, justus organization <justus@justus.group>
Subject: LW - licenses and road crossing specs.

in that other than residents enter through the gates - i.e. multitudes of delivery trucks - guests, realtors, prospective buyers and renters, contractors including Comcast, Verizon, Metro access, Metro busses - taxis, home health aides, etc.

it IS "open to general public" -

slk

From: "Roshdieh, Al" <Al.Roshdieh@montgomerycountymd.gov>
Date: March 25, 2018 4:58:25 PM EDT
To: "admin@justus.group" <admin@justus.group>
Cc: justus organization <justus@justus.group>, seth grimes <seth.grimes@gmail.com>, ben kramer <kramerdelegate19@aol.com>, ben shnider <shniderb@gmail.com>, chris willhelm <chris@wilhelmforcouncil.com>, "Subramaniam, Vincent" <Vincent.Subramaniam@montgomerycountymd.gov>, "Conklin, Christopher" <Christopher.Conklin@montgomerycountymd.gov>, "Wolanin, Emil" <Emil.Wolanin@montgomerycountymd.gov>
Subject: Re: LW - licenses and road crossing specs.

Vincent is correct. The key is in public use. If the property is gated and not open to general public, then 25.106.1 does not apply.

Al R. Roshdieh, Director
Department of Transportation
Montgomery County, MD
al.roshdieh@montgomerycountymd.gov
Tel: 240-777-7175



From: "admin@justus.group" <admin@justus.group>
Date: Friday, March 23, 2018 at 12:40 PM
To: Al Roshdieh <Al.Roshdieh@montgomerycountymd.gov>
Cc: justus organization <justus@justus.group>, seth grimes <seth.grimes@gmail.com>, Kramerdelegate19 <kramerdelegate19@aol.com>, ben shnider <shniderb@gmail.com>, chris willhelm <chris@wilhelmforcouncil.com>
Subject: LW - licenses and road crossing specs.

To: Al Roshdieh, Director
Dept. of Transportation
Montgomery County, Md.

Your reply is requested.

slk

From: "admin@justus.group" <admin@justus.group>
Date: March 20, 2018 4:16:59 PM EDT
To: Al.Roshdieh@montgomerycountymd.gov
Cc: rodney eng <oldinkie@gmail.com>
Subject: LW - licenses and road crossing specs.

Al: as seen below, on March 27, 2017 you wrote:

"According to the State Law, the crosswalk markings, even if on a private property, will have to adhere to the State manual and specifications."

How therefore would Vincent Subramaniam say otherwise?

slk

From: Rodney Eng <oldinkie@gmail.com>
Date: March 20, 2018 3:40:34 PM EDT
To: admin@justus.group
Subject: Re: LW - licenses and road crossing specs.

Sheryl, Just talked to Vincent Subramaniam @ MCDOT. Our Crosswalks are on private property and do not come under their guidelines. Rod

On Fri, Mar 16, 2018 at 2:23 PM admin@justus.group <admin@justus.group> wrote:

From: "Roshdieh, Al" <Al.Roshdieh@montgomerycountymd.gov>
Date: March 27, 2017 1:47:19 PM EDT
To: "Leventhal's Office, Councilmember" <Councilmember.Leventhal@montgomerycountymd.gov>, "justus.lwmd@gmail.com" <justus.lwmd@gmail.com>
Cc: "Jones, Diane" <Diane.Jones@montgomerycountymd.gov>, #CCL.Leventhal Staff <#CCL.LeventhalStaff@montgomerycountymd.gov>
Subject: RE: LW - licenses and road crossing specs.

Dear Ms. Katzam

According to the State Law, the crosswalk markings, even if on a private property, will have to adhere to the State manual and specifications.

Section 25-106.1 of the Maryland Vehicle Law states "A person may not install or maintain, in any area of private property used by the public, any sign, signal, marking or other device intended to regulate, warn or guide traffic unless it conforms with the State manual and specifications ...".

The roads in Leisure World are private, but are used by the public and it's residents, so all signs and pavement markings, including crosswalks, should be consistent with those on public roads.

I'm unaware of any entity that actually enforces this provision of state law. However, Maryland SHA used to distribute a brochure to private property owners <http://apps.roads.maryland.gov/BusinessWithSHA/bizStdsSpecs/desManualStdPub/publicationsonline/ooots/utcd/TCDDPP20140421.pdf> guiding them on the law and who to contact for more info. Please let me know if you need any additional information.

Regards,

*Al R. Roshdieh, Director
Department of Transportation
Montgomery County, Maryland
240-777-7175*



From: Leventhal's Office, Councilmember
Sent: Friday, March 24, 2017 3:44 PM
To: justus.lwmd@gmail.com
Cc: Jones, Diane <Diane.Jones@montgomerycountymd.gov>; Roshdieh, Al <Al.Roshdieh@montgomerycountymd.gov>; #CCL.Leventhal Staff <#CCL.LeventhalStaff@montgomerycountymd.gov>
Subject: Re: LW - licenses and road crossing specs.

Dear Sheryl,

I do not know what "PPD" stands for. I am copying Diane Schwartz-Jones in the Department of Permitting Services to see if she has insight into whether an office at Leisure World that assists residents with home renovations is properly licensed. If she requires more information, I hope she will let us both know.

As to your question regarding whether Leisure World must comply with state and local laws and regulations regarding striping and signage of crosswalks, I hope Department of Transportation Director Al Roshdieh, whom I'm also copying on this message, can ask appropriate staff to respond.

Regards,
George

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

Date: Thu, Mar 16, 2017 at 4:42 PM

Subject: LW - licenses and road crossing specs.

To: "Leventhal, George" <George.Leventhal@montgomerycountymd.gov>, chris gillis
<chris.gillis@montgomerycountymd.gov>

George:

1. LW PPD department has a showroom that contracts with residents to perform renovations in their units. It seems however, that PPD has no showroom business or home improvement contractor licenses.
2. A question has been raised re: whether the crosswalks in LW must meet County/State regulations - i.e. striping, signage, etc.

Please advise.

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

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Cc: steve thomas; craig_esty@yahoo.com; members@townmeetingorganization.com; john feldmann; LW Green; Marc Elrich; mont.Co.PlanningBoard@justus.group; justus organization; darlene hamilton; rodney eng
Subject: Susan Jacquith---- Copy of an ADA complaint filed 9-30-2017 from Leisure World
Attachments: Mont Cnty Complaint form-BldgInspectneglectLWfitnessctr.pdf

Subject: Re: Correction to Darlene Hamilton's complaint re: CH 1 bathroom ADA violation (was: Copy of an ADA complaint filed 9-30-2017 from Leisure World)
From: susan jaquith <jakefix@verizon.net>
Date: March 26, 2018 3:25:25 PM EDT
To: admin@justus.group

Did I miss a comment about the restrooms and entry design to them from within the new fitness center? The men's room is\ single-use with an entry door opposite the cloak-storage area. The restroom is not marked as a "family room," or as gender neutral – when it should be. The men's room is spacious (one could camp out in it - complete with private sink, commode and a urinal, being a single-use room, why the need for a urinal?) . There is no auto-door feature, however.

The women's room, though, is an altogether different story. It, too, has an entry door from within the fitness center and across from the cloak storage area. There is no auto-open door feature. It is a virtual obstacle course to enter the women's room even for the able-bodied. After opening the initial entry door from the fitness center, one finds herself in a very tight, completely enclosed cubicle-size space where there's yet another, second entry door (with no auto-feature) to open - this second door does indeed enter into the multi-stalled women's restroom (its actually the women's restroom for the pool area that can also be accessed from the Clubhouse 2 common corridor).

Women must open 3 doors, including that of a stall, before finding a commode!

When in the fitness center, I've found it far easier to just use the single-use men's room. I just ignore the "men's" labeling and idiotic installation of the urinal. The door is easily locked after entering.

Appendix O

This is a senior citizen community where more than a few folks use the fitness center after their discharge from healthcare provided therapy services. It's not unusual for these folks to be accompanied by a friend or professional aide who's job it is to offer assistance and a watchful eye when needed. That includes assistance with the tasks associated with toileting (which can be cumbersome for someone with mobility issues). Having been a caregiver for an opposite-sex parent who required such assistance, the provision of gender-neutral "family restrooms" in public buildings is greatly appreciated.

It is safe to assume that the designers of the new fitness center never once took it upon themselves to do any observational study or actual "simulation" of mobility issues facing many senior citizens. Had they done so, they would've created a senior friendly access-to-restroom design.

It's not difficult to judge these "professionals" as incompetent when it comes to designing spaces compatible to the needs considered common to senior citizens!

Susan Jaquith
3352 Chiswick Ct

From: admin@justus.group
Date: March 26, 2018 12:57:02 PM EDT
To: diane schwartz jones <diane.jones@montgomerycountymd.gov>
Cc: steve thomas <steve.thomas@montgomerycountymd.gov>, craig esty <craig_esty@yahoo.com>, members@townmeetingorganization.com, john feldmann <jjf3353@comcast.net>, LW Green <lwgreen@justus.group>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, mont.Co.PlanningBoard@justus.group, justus organization <justus@justus.group>, darlene hamilton <monet_2@comcast.net>, rodney eng <oldinkie@gmail.com>
Subject: Copy of an ADA complaint filed 9-30-2017 from Leisure World
Reply-To: admin@justus.group

From: monet_2@comcast.net
Date: March 26, 2018 12:33:40 PM EDT
To: admin@justus.group, diane jones <Diane.Jones@montgomerycountymd.gov>
Cc: justus organization <justus@justus.group>, steve thomas <steve.thomas@montgomerycountymd.gov>, craig_esty@yahoo.com, members@townmeetingorganization.com, john feldmann <jjf3353@comcast.net>, LW Green <lwgreen@justus.group>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, mont.Co.PlanningBoard@justus.group
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I felt foolish searching, shall I say, for the "keys to the throne." Being disabled, I am accustomed to the opener usually being about waist high and to the right of the door. I finally pushed the heavy door open to enter.

Then, upon leaving (forgive me, but it's been awhile and I have not been back since) I believe I saw a sign near the exit door marked for the door opener, but there was no opener that I could see.

I have a back injury. I am not blind or visually impaired. I finally gave up, and again opened the heavy door myself.

As I was leaving, I noticed that the opener was NOT near the exit door, but on the wall BEHIND me! Who would ever think to place such an important object, to so many people, in such a strange place?

I feel sorry for anyone, who is blind or visually impaired. Because, they could be trapped in there, hoping that someone enters to rescue them!

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Remember, these are the same architects, who designed stairs and ramps to enter the "proposed" new Administration Building. Just imagine what they could do with a whole parking lot and the inside of the proposed new building?

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Time to stop telling the residents what they NEED and to LISTEN to what the residents WANT.

Darlene Merry Hamilton

Mutual Eleven

From: "admin@justus.group" <admin@justus.group>

Date: March 25, 2018 12:37:59 PM EDT

To: diane jones <Diane.Jones@montgomerycountymd.gov>

Cc: Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, steve thomas

<steve.thomas@montgomerycountymd.gov>, craig esty@yaho.com, john feldmann <jjf3353@comcast.net>, justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, mont.Co.PlanningBoard@justus.group

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From: Rodney Eng <oldinkie@gmail.com>
Date: March 25, 2018 10:44:08 AM EDT
To: admin@justus.group
Subject: Re: Copy of an ADA complaint filed 9-30-2017 from Leisure World

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From: "Jones, Diane" <Diane.Jones@montgomerycountymd.gov>
Date: March 25, 2018 12:25:27 PM EDT
To: "admin@justus.group" <admin@justus.group>
Cc: "Elrich's Office, Councilmember" <Councilmember.Elrich@montgomerycountymd.gov>, "Thomas, Steve" <Steve.Thomas@montgomerycountymd.gov>, "craig_esty@yahoo.com" <craig_esty@yahoo.com>, john feldmann <jjf3353@comcast.net>, "justus organization" <justus@justus.group>, "members@townmeetingorganization.com" <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>, "mont.Co.PlanningBoard@justus.group" <mont.Co.PlanningBoard@justus.group>
Subject: Re: Copy of an ADA complaint filed 9-30-2017 from Leisure World

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Diane

Diane Jones, Director
Montgomery County
Department of Permitting Services

Subject:
Copy of an ADA complaint filed 9-30-2017 from Leisure World

From:
admin@justus.group

Date:
March 25, 2018 10:04:54 AM EDT

To:
Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, diane jones <Diane.Jones@montgomerycountymd.gov>, steve thomas <steve.thomas@montgomerycountymd.gov>

Cc:
craig_esty@yahoo.com, john feldmann <jjf3353@comcast.net>, justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, mont.Co.PlanningBoard@justus.group

To:
Councilmember Marc Elrich
and
Diane Jones, Director Mont.Co. Dept. of Permitting Services

There has STILL been no reply to this complaint.

What is Montgomery County doing to enforce the code?

slk

From: JustUs admin <admin@justus.group>
Sent: Friday, March 16, 2018 11:12 PM
To: Jones, Diane <Diane.Jones@montgomerycountymd.gov>; steve.thomas@montgomerycountymd.gov
Cc: craig_esty@yahoo.com; john feldmann <jjf3353@comcast.net>; JustUs
<justus@justus.group>; members@townmeetingorganization.com; LW Green
<lwgreen@justus.group>; mont.Co.PlanningBoard@justus.group
Subject: Fwd: FW: Copy of an ADA complaint filed 9-30-2017 from Leisure World

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Director, Mont. Co. Dept. of Permitting Services

Diane: as seen herein below, on Oct. 1, 2017 Mr. Esty submitted the enclosed code violation complaint against Leisure World for their failure to provide/install required ADA accessible handicapped door entry to the newly constructed Fitness Center.

To date, there has been no reply nor have the entry doors been made ADA accessible.

Your immediate attention and action on this much delayed complaint is requested.

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From: Craig Esty <craig_esty@yahoo.com>
Sent: Sunday, October 1, 2017 10:57 AM
To: diane.jones@montgomerycountymd.gov; steve.thomas@montgomerycountymd.gov
Subject: Copy of an ADA complaint filed 9-30-2017 from Leisure World

Diane:

I wanted to make you aware of this situation as director of the processes.

Thanks,

Craig Esty-202-836-0320

15100 Interlachen Drive #321

Silver Spring, MD 20906

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.”

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Appendix O

<jjf3353@comcast.net>, "justus organization" <justus@justus.group>, "members@townmeetingorganization.com" <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>, "mont.Co.PlanningBoard@justus.group" <mont.Co.PlanningBoard@justus.group>
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I wanted to make you aware of this situation as director of the processes.

Thanks,

Craig Esty-202-836-0320

15100 Interlachen Drive #321

Silver Spring, MD 20906

Shirley, Lori

From: admin@justus.group
Sent: Monday, March 26, 2018 4:47 PM
To: mont.Co.PlanningBoard@justus.group
Cc: justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group
Subject: Diane Knott ---Copy of an ADA complaint filed 9-30-2017 from Leisure World
Attachments: Mont Cnty Complaint form-BldgInspectneglectLWfitnessctr.pdf

From: Diane Knott <RDKnott@hotmail.com>
Date: March 26, 2018 4:15:09 PM EDT
To: The Overlook <overlook3100@gmail.com>, The Overlook <overlook3100@gmail.com>
Subject: : Copy of an ADA complaint filed 9-30-2017 from Leisure World

The following email is a sample of the work approved and paid for by LW Management.
In addition, there is a problem with handicap doors in the new Fitness Center, ballroom and kitchen issues too.

i can't say for sure but I think this is all part of the same plans that include the new administration building. I'm happy to tell you that those steps and ramp to the entrance of the proposed administration building - thanks to those of us who complained and complained and complained - have been removed.

Please help stop this unnecessary, poorly designed, and very expensive project. If they can't get these simple projects right - lord help us if this major project moves forward.

From: members@townmeetingorganization.com <members@townmeetingorganization.com> on behalf of admin@justus.group <admin@justus.group>
Sent: Monday, March 26, 2018 12:57 PM
To: diane schwartz jones
Cc: steve thomas; craig_esty@yahoo.com; members@townmeetingorganization.com; john feldmann; LW Green; Marc Elrich; mont.Co.PlanningBoard@justus.group; justus organization; darlene hamilton; rodney eng
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Cc: justus organization <justus@justus.group>, steve thomas <steve.thomas@montgomerycountymd.gov>, craig_esty@yahoo.com, members@townmeetingorganization.com, john feldmann <jjf3353@comcast.net>, LW Green <lwgreen@justus.group>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, mont.Co.PlanningBoard@justus.group
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Appendix O

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I have a back injury. I am not blind or visually impaired. I finally gave up, and again opened the heavy door myself.

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Date: March 25, 2018 12:37:59 PM EDT

To: Diane Jones <Diane.Jones@montgomerycountymd.gov>

Cc: Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, Steve Thomas <steve.thomas@montgomerycountymd.gov>, Craig Esty <craig_esty@yahoo.com>, John Feldmann <jjf3353@comcast.net>, Justus Organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, mont.Co.PlanningBoard@justus.group

Subject: Copy of an ADA complaint filed 9-30-2017 from Leisure World

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From: "Jones, Diane" <Diane.Jones@montgomerycountymd.gov>

Date: March 25, 2018 12:25:27 PM EDT

To: "admin@justus.group" <admin@justus.group>

Appendix O

Cc: "Elrich's Office, Councilmember" <Councilmember.Elrich@montgomerycountymd.gov>, "Thomas, Steve" <Steve.Thomas@montgomerycountymd.gov>, "craig_esty@yahoo.com" <craig_esty@yahoo.com>, john feldmann <jjf3353@comcast.net>, "justus organization" <justus@justus.group>, "members@townmeetingorganization.com" <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>, "mont.Co.PlanningBoard@justus.group" <mont.Co.PlanningBoard@justus.group>
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Montgomery County
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From:

admin@justus.group

Date:

March 25, 2018 10:04:54 AM EDT

To:

Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, diane jones <Diane.Jones@montgomerycountymd.gov>, steve thomas <steve.thomas@montgomerycountymd.gov>

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To:

Councilmember Marc Elrich
and
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There has STILL been no reply to this complaint.

What is Montgomery County doing to enforce the code?

slk

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Sent: Friday, March 16, 2018 11:12 PM

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Craig Esty-[202-836-0320](tel:202-836-0320)

15100 Interlachen Drive #321

Silver Spring, MD 20906

slkatzman

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admin@justus.group

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and
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Craig Esty-202-836-0320

15100 Interlachen Drive #321

Silver Spring, MD 20906

Shirley, Lori

From: admin@justus.group
Sent: Tuesday, March 27, 2018 9:47 PM
To: mont.Co.PlanningBoard@justus.group; justus organization; LW Green; members@townmeetingorganization.com
Subject: Janice McLean: Comments on current situation re: Site Plan No. 82017012
Attachments: admin bldg letter to Lori S jan 23 2018.pdf

From: Janice McLean <janicewmclean@gmail.com>
Date: February 5, 2018 1:51:17 PM EST
To: admin@townmeetingorganization.com
Subject: Fwd: Comments on current situation re: Site Plan No. 82017012

Sent to Lori Shirley. She made sure it went into the proper file but did not answer any of my questions.

Janice

From: Janice McLean <janicewmclean@gmail.com>
Date: January 23, 2018 at 10:34:37 AM MST
To: Lori.Shirley@montgomeryplanning.org
Subject: Comments on current situation re: Site Plan No. 82017012

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

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.”**

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

3330 N. Leisure World Blvd., Apt. 904

Silver Spring, MD 20906

301 847 9169

janicewmclean@gmail.com

Janice W. McLean

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 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.

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Janice W. McLean

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. 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

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Janice W. McLean

Concerned LW Citizen

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From: Jannifer Woodson <eileen1415@gmail.com>

To: MCP-chair <MCP-chair@mncppc-mc.org>

Subject: Fwd: Consensus has not been pursued from Leisure World Residents re: new administration building

Date: Wed, Mar 14, 2018 3:44 pm

RECEIVED
MAR 28 2019

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Dear Montgomery County Planning Commission Chairman,

My husband and I moved in March 2017 to Leisure World (LW). We are active and enjoy good health, and are perfectly capable of assessing the pros and cons regarding the administration building.

We attended the November 30, 2017 meeting of the planning commission in Silver Spring. After listening to the residents in attendance and meeting long time residents, it is my opinion that the LW residents have not been afforded opportunity for constructive review and comment by Kevin Flannery, LW General Manager and CEO and LW of Maryland board of directors.

As residents we want to see money spent to improve amenities for LW residents such as an improved auditorium and to fix the sound system in the Crystal Ballroom so that hearing impaired residents can hear what is going on in meetings. We recently attended two meetings in the Crystal Ballroom and we were unable to see the screen and the sound kept going in and out. Last week I played trivia and several times we had no picture or sound.

It is my understanding that the same company that renovated the Crystal Ballroom is the one slated to build the new administration building. Why are we using them again if they did not do acceptable work. I want the funds from home purchases to be spent to renovate the existing administration building. Kevin Flannery made a presentation in my mutual and never once asked residents to raise hands to get a consensus. It was presented as though it was definite to rebuild. He commented that one person asked that he sign a petition about the admin building and he refused because he does not live here. He used that as an opportunity to disregard two thousands signatures from residents.

Kevin Flannery is very disrespectful to residents who do not agree with him. It is my opinion that we need to hire an executive search firm to assist us in finding a GM & CEO who will listen to residents. I have met many reasonable residents here. Yes, many of us have aged but we still ran our lives before we moved here and continue to take an interest in our new community. The Planning Commission requested that the Leisure World Board return to the community to gain a consensus regarding the administration building. It is my opinion that Flannery and staff did not try to get a consensus because he did not want to hear residents' opinions. He is a bully that enjoys disregarding any opinion that does not agree with his own.

I went to a town hall meeting that was very well attended, Kevin Flannery could have attended this meeting to get a consensus but knowing that mutual meetings are not well attended he chose to visit each mutual to show his pictures of the new building he wants. His visits to mutuals was a waste of time.

We are here to enjoy the beauty of this community and want to see it continue to thrive, however, we do not intend to sit by and watch the value of our condo go down because the board is worried about having better offices and a large parking area in place of the current administration building. Those that want plush offices at the expense of residents need to find another employer who can provide that.

When buyers come to look at Leisure World they will be impressed with our gym, also the Crystal Ballroom that provides outstanding acoustics and a comfortable auditorium which provides a sound system which accommodates hearing needs and comfort. A golf course that is run properly and makes money, and not in a deficit year after year.

Sincerely,

Mrs. Jannifer Woodson

From: woodycpa207 <woodycpa207@aol.com>
To: MCP-chair <MCP-chair@mncppc-mc.org>
Subject: Fwd: Leisure World
Date: Sun, Mar 18, 2018 3:19 pm

Montgomery County Planning Board
Attn: Chairperson, Chair@mncppc-mc.org *Returned*

re: Leisure World of Maryland's Administration
Building Application

The following is pursuant to Leisure World (LW) application to the Montgomery County Planning Board (Board) for approval to demolish and construct new Administration Building (Admin).

I am a Leisure World resident since March 2017.

I attended the Board's Nov 30, 2017 public hearing and noted the Board voted to defer a decision on LW's application in order for LW's management to determine LW's owners consensus. I also attended meetings of other LW owners to discuss the existing plans for Admin, and I attended a presentation by LW's management to my mutual. The latter meeting didn't present facts for consideration such as costs to renovate existing Admin, did not solicit owners present as to their consensus opinion as to current Admin plans and/or opinion as to cost to renovate vs rebuild, no engineering study, no recognition that approximately 25% of the 8,000 LW owners signed petition for a resident referendum, new Admin would have steps and an incline not conducive to residents, etc.

I am an accountant/financial planner who could understand a LW management presentation of the engineering study estimate of cost comparison to renovate vs construct new Admin.

My initial opinion is as follows from my limited understanding of LW's Admin review:

- There are other more relevant LW enhancements that are needed by LW residents
- More efficient utilization of current Admin including when practical eliminating post office, realty office, and bank, and renovation of current excessive lobby area.
- There appear to be other repairs/renovations of other existing facilities such as indoor pool glass enclosure broken glass seal, tuned piano - ballroom, video/ audio system in auditorium and ballroom, etc.
- Better utilization of existing facilities such as golf course, lawn bowling, all automated door openings such as new fitness center, remodeling of previous fitness center area, etc.

The above was intended to be brief. I am in consensus with other LW residents to have a LW resident referendum as to Admin and LW management

I'm not supportive of current LW management's performance of its fiduciary duty as to communications, health, accountability, security, accessibility, comfort, etc of its residents.

With the limited information that I have reviewed at present, I am not supportive of LW's construction of a new Admin. My goal is for LW to improve its facilities and services so that future marketability of my condo is enhanced. I will attend future Board and LW meetings.

Thank you for your consideration. Would you confirm receipt of my comments?

Sincerely,

Cleveland C. Woodson III

cc: LW Board of Directors - board@lwmc.com
LW Special Strategic Planning Committee - LWstratplan@gmail.com