

Appendix Q – May 2018

Shirley, Lori

From: admin@justus.group
Sent: Tuesday, May 1, 2018 10:44 AM
To: mont.Co.PlanningBoard@justus.group; justus organization; LW Green; members@townmeetingorganization.com; lwdogs@justus.group
Cc: Montgomery County Council; seth grimes; ben shnider; LW Board of Directors; chris willhelm; vaughn stewart
Subject: OPEN LETTER TO THE MONTGOMERY PLANNING BOARD from Bob Ardike

NOTE: LEISURE WORLD COMMUNITY CORPORATION/LEISURE WORLD OF MARYLAND HAS NOT SOUGHT CONSENSUS
Kevin Flannery has publicly stated - "I was not tasked by the Board to gain consensus!"

slk

From: Bob Ardike <marybeth.bob@gmail.com>
Date: May 1, 2018 10:07:12 AM EDT
To: admin JustUs <admin@justus.group>
Subject: OPEN LETTER TO THE MONTGOMERY PLANNING BOARD from Bob Ardike

Sheryl, this is my letter. please forward to the MCPB. Thank you!

OPEN LETTER TO THE MONTGOMERY COUNTY PLANNING BOARD

I am a resident of Leisure World. My wife & I have lived here for almost 5 years. We along, with countless other residents, oppose the construction of a new administration building & the demolition of the current one. What is opposed has come to be known as Leisure World's "Albatross."

Examination of documented facts show "Albatross" was conceived in isolation from the **majority** of Leisure World residents. **Telling** residents what will be done is **not involving** residents, let alone is it engaging the community or building **consensus**.

Leisure World and you, the MCPB, have a history. It dates back 50 years. At that time it related to persistence in seeking to **reduce** the LW age limit. Your predecessors said, "No!"

How did Leisure respond to the disapproval? They didn't get it! They wouldn't accept the decision. So they came back to the Board. This time they returned asking to **"remove"** the age limit altogether."

Needless to say, the earlier MCPB disapproved the change requested. (it should be noted that lowering the age limit will likely make a return appearance...the reasoning being...creating a larger pool of eligible buyers, chasing limited properties on the market, will **raise** housing prices in Leisure World).

Last November Leisure World treated obtaining MCPB approval as a *pro forma* exercise. The process was regarded as a "rubber stamp" hurdle. Not even the LW General Manager deigned to be present. Approval was seen "as a given."

What occurred was unexpected. They believed they had assurances. Your decision shocked them!

Returning to Leisure World those defending Albatross described the deferral as a temporary setback. They would give lip service to your recommendations & construct their illusion of compliance. That is exactly what occurred.

Their next presentation has been practiced. It is ready for "prime time." All that remains is a date certain for the repeat performance.

In summary. **You gave explicit instructions regarding what needed to be done. Your expectations were clear; they were specific.**

Those instructions were not followed. Leisure World, however, will state & present a fantasy showing otherwise.

Your predecessors recognized & stemmed previous Leisure World folly. You are asked to do it again.

slkatzman
President, JustUs
admin@justus.group
conscience of the community

"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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Shirley, Lori

From: Elinor Walker <walkerelinor@aol.com>
Sent: Tuesday, May 1, 2018 11:13 AM
To: Shirley, Lori
Cc: m14@mutual-14.org
Subject: Leisure World Administrative Building

In case you are being told by Leisure World management that the Commission's instructions to seek consensus have been carried out, that is not the case. Management has appeared in dog-and-pony-show mode at Mutual Board meetings, but at no point has it sought to elicit the opinions of residents as to the desirability of their plan for a new Administration Building (or Resident Services Building, or whatever they are now calling it). The level and breadth of resentment among residents directed toward the General Manager and the various governing bodies is palpable to anyone not deliberately denying it.

I've lived in Mutual 14 5-1/2 years, and have heard no more than a half-dozen residents comment favorably. The belief I've heard expressed, and tend to share, is that someone in management will benefit materially or will provide payoff of some kind to a friend or friendly vendor, and that the approving governing bodies have been manipulated. Please do not be manipulated yourselves.

Shirley, Lori

From: admin@justus.group
Sent: Thursday, May 3, 2018 11:48 AM
To: mont.Co.PlanningBoard@justus.group
Cc: justus organization; LW Green; members@townmeetingorganization.com; lwdogs@justus.group
Subject: IT'S IMPORTANT TO KNOW WHY IT'S IMPORTANT...from Bob Ardike

From: Marybeth Ardike <marybeth.bob@gmail.com>
Date: May 3, 2018 11:44:41 AM EDT
To: mont.Co.PlanningBoard@justus.group, justus organization <justus@justus.group>, LW Green <lwgreen@justus.group>, members@townmeetingorganization.com, lwdogs@justus.group
Cc: Montgomery County Council <county.council@montgomerycountymd.gov>, seth grimes <seth.grimes@gmail.com>, ben shnider <shniderb@gmail.com>, LW Board of Directors <board@lwmc.com>, chris willhelm <chris@wilhelmforcouncil.com>, vaughn stewart <vaughnstewart3@gmail.com>
Subject: IT'S IMPORTANT TO KNOW WHY IT'S IMPORTANT...from Bob Ardike

Why The Maryland National Capital Park & Planning Commission & Its Montgomery County Planning Department Are So Important!

Let me state the reasons:

1. The Commission is both a "Steward" & "Guardian" regarding development.
2. The Commission is vigilant in appreciating there will always be enough available money to build anything, anywhere, at any time, unless there's oversight.
3. The Commission is the last means to moderate the effects of the above.
4. The Commission is an entity that should "buck" political pressure to sway its votes, as difficult as that may be.
5. The Commission is the last & best hope to protect a disenfranchised class of people, 8,000++ Leisure World (LW) residents, from "the tyranny" of an unelected 34 member LW Board of Directors seeking to construct an Albatross, (demolishing its current Administration building & replacing it on different 'footprint') without engaging the "body" of residents OR building consensus in the matter.

A Montgomery County Council-member said it best...

“We need to bring our communities back into the planning process. The residents who’ve come here (to **MC**), invested in our communities and who generate our tax revenue need to have a meaningful role in planning the continuing evolution of their communities. Our planning process has become more and more contentious as the residents feel that planning processes are meant to minimize community input and community role in shaping plans that affect where they live. “

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Shirley, Lori

From: admin@justus.group
Sent: Sunday, May 6, 2018 9:07 AM
To: mont.Co.PlanningBoard@justus.group; justus organization;
members@townmeetingorganization.com; LW Green; lwdogs@justus.group
Cc: LW Board of Directors; Montgomery County Council
Subject: YOU GET TO DECIDE...IS IT COMPLY OR DEFY ...from Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Date: May 6, 2018 7:18:05 AM EDT
To: admin JustUs <admin@justus.group>
Subject: YOU GET TO DECIDE...IS IT COMPLY OR DEFY ...from Bob Ardike

DID LEISURE WORLD COMPLY or DEFY?

Knowing the answer to this question is important. Here is why...then you decide...

November 30, 2017

The Montgomery County Planning Board (MCPB)...convenes a meeting.

Purpose for the Meeting: Leisure World (LW) Community Corporation (LWCC) seeks Board (MCPB) approval for the Leisure World Administration Building and Clubhouse (Site Plan No. 820170120). This plan has come to be know by LW residents as “Albatross.” It seeks to demolish the current administration building & construct a new one costing undetermined millions of \$\$\$.

Thousands of residents oppose the plan. The exact number is unknown. The Leisure World Board of Directors refuses to hold a referendum or conduct a survey to determine the degree of resident sentiment.

Scores of residents opposed to the plan, attend the November 30, meeting. Representatives of the Leisure World Community Corporation(LWCC) present & attempt to defend the plan. The General Manager of the (lwcc) is conspicuously absent. Afterwards, it is understood why he was advised to absent himself...

- he angers easily and is prone to show it.

- he does not recall details sufficiently

- he has assurances the plan will be approved...no need for him to show

Shortly after the November 30, meeting begins, it becomes apparent the **LWCC** representatives are attempting to defend the indefensible. The Board listens. It exhibits a high degree of toleration & patience. Then the members speak...

- Board Chair, Commissioner Anderson..."The project was not well considered."

- Commissioner Cichi..."It doesn't seem like there's **CONSENSUS** in the community. It's difficult for us to move ahead. Have better discussions & consensus.

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

- Commissioner Fani-Gonzales..."Our most successful projects are when the applicant truly engages the community. Talk to the people who live there & make consensus. It's just bad that you don't have your community behind you. It's your job to make sure you have engagement. You can't just check off the box."

- Commissioner Patterson..."I am not comfortable moving forward."

After making these statements the Board (**MCPB**) defers action on the request. It informs the **LWCC** representatives of what needs to happen before the next meeting is scheduled. The expectation of the **MCPB** is clear. Their message is unambiguous... Simply stated, the Board is informing the **LWCC** to take seriously what each Commissioner said.

So! How does the **LWCC** respond to the directions provided by the **MCPB** once back at Leisure World? Here's what unfolds....

In a bizarre attempt at "renaming" the endeavor, the Chairman of the **LWBOD** seeks to change the name of the "proposed" building. He wants to call it, "**The Resident Service Center**." In a gesture of kindness, his recommendation is not rejected by the **LW** Board of Directors. It is merely deferred.

Next comes a dozen page treatise written by the **LW** Secretary/Treasurer. This is a **fantasy document**. It is "created out of whole cloth." It is a **timeline of distortion** to list the steps, supposedly, taken by the **LW** Board which enables them to justify the proposed "**demolish & rebuild**" request pending before the **MCPB**.

Last is the **charade** of the meetings held with each of the 29 **Mutuals**. At these meetings the physical change(s) insisted upon by the **MCPB** are explained. In essence, that is it.

So, you decide. Is that comply or **defy**?...

Bob Ardike

slkatzman
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admin@justus.group
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To: mont.Co.PlanningBoard@justus.group; justus organization; members@townmeetingorganization.com; LW Green; Montgomery County Council; lwdogs@justus.group
Cc: Bob Ardike; seth grimes; vaughn stewart; ben shnider; chris willhelm
Subject: re: YOU GET TO DECIDE...IS IT COMPLY OR DEFY ...from Bob Ardike

From: woodycpa207@aol.com
Date: May 6, 2018 7:17:46 PM EDT
To: admin@justus.group
Cc: eileen1415@gmail.com
Subject: Re: YOU GET TO DECIDE...IS IT COMPLY OR DEFY ...from Bob Ardike

Sheryl

Just a brief note to thank you for your efforts as to a better LW.

We moved to LW in April 2017 and want our investment to increase in value and enjoy our retirement.

The article below was most informative as we attended the Nov 2017 MCPB hearing and LW's presentation to our mutual as we do also for mutual's board and budget committee meetings.

We agree that LW has not complied with MCPB's requests.

It's great that a copy was also sent to MCPB.

We're supportive of your efforts.

Keep it up!

Thanks again,

Jan and Woody Woodson
Vantage Point West #316

From: admin <admin@justus.group>
To: mont.Co.PlanningBoard <mont.Co.PlanningBoard@justus.group>; justus organization <justus@justus.group>; members <members@townmeetingorganization.com>; LW Green <lwgreen@justus.group>; lwdogs <lwdogs@justus.group>
Cc: LW Board of Directors <board@lwmc.com>; Montgomery County Council <county.council@montgomerycountymd.gov>

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Shirley, Lori

From: admin@justus.group
Sent: Sunday, May 6, 2018 8:45 PM
To: mont.Co.PlanningBoard@justus.group; Montgomery County Council
Cc: justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; LW Board of Directors; ben shnider; vaughn stewart; chris willhelm; seth grimes; cpac@justus.group
Subject: Why doesn't our Community Board allow community input?

Why doesn't our Community Board allow community input?

I was surprised and disappointed when I recently talked to the three apparent community board decision-makers. They essentially said they didn't see any problem with ignoring the County Planning Boards's direction "to meet with the residents and try to solve" the homeowners' complaints that they had been excluded from the decision-making process for the proposed administration building. That conflicts with the basic need for decisions made in the open, explained and discussed, with homeowners' input received and fully considered. (Community board members who talked to me were Chair Paul Eisenhower and Executive Committee members Dave Frager and Phil Marks. General Manager Keven Flannery, employed by the board, still declines to respond to my polite invitations. All are Nextdoor members.)

===== Here's part of a letter I sent to the County Planning Board staff: "I'm a Leisure World resident and founder of a local Nextdoor.com online group with over 1,000 members. Most of us have been trying to increase communication among residents and between residents and their community board members and management. — At the Planning Board meeting on the site plan for the proposed new administration building, Board members were clearly concerned about the many statements that residents felt excluded from the decision making process. The Board's approved minutes said that they were deferring the request "to allow the applicant...additional time to meet with the residents and try to solve the issues raised by the speakers during the hearing." We looked forward to finally having a dialog with the community decision makers. — Unfortunately, the community board and general manager did not allow any dialog. At the meeting I attended for my co-op, the general manager described the changes proposed in the plan — without considering any input from residents. He said the community board did not authorize him to do anything except describe the changes, which would be available in the library a few days later. Residents were interested enough to fill the ballroom, but.... — I encourage you and the Board to require our community board to do what the Board reasonably asked, meet with residents and try to solve the issues raised during the hearing.



Edited 20h ago · Leisure World in General



Thank



Reply





Susan Keren

, Leisure World-

What can be done? What, if any, consequences are there for the board by not addressing the concerns or even wanting an open dialogue.?I don't understand how I have to pay so much in condo fees (along with all my other neighbors) yet am told I have no voice when it comes to governance of our community. Yes we have a voice that is overruled by a manager that won't speak with us.



Melinda Kelly

, Leisure World-

Carl and community residents: I've been following this story for months now and I'm mad! We're being dismissed and ignored! Did any of us move here to be ruled by a few power-hungry people? It's our money they're talking about spending...we cannot and should not let this be! Has anyone contacted newspapers or media outlets in our area? They need to be exposed for what they are! I'll do my part with any residents who have been trying to make sense of this "raw" deal. Let's stand up and be heard with the help of those who can expose this "oligarchy"!



Davida Dossey

, Leisure World-

all right let us find out when the next meeting is and stage a peaceful sit in a take over. let us do this. I am for it. just because we are senior citizens does not mean we are stupid citizens. let us get radical folks. I mean it. most of us lived through the sixties, we know how this shit is done. then let us take our indignation and kick some metaphorical ass. o



Hamil Tavernier

, Leisure World

This problem is one of the reasons the Strategic Planning Committee began. Their number one priority is input from residents and total transparency.No more spending money willy nilly. The Committee will make all the decisions without input from the Board. Residents will have 16 million dollars to spend on our own ideas on changes to be made in LW for the next 10years. They are seeking your suggestion @ LWStratplan@gmail.com



Hamil Tavernier

, Leisure World

PS. Unfortunately they have no say in the New Administration Bldg as they are looking forward.



Jerry Joyce

Appendix Q

, Leisure World-

As a LW renter and prospective LW home buyer, I'm concerned about what I perceive as a lack of transparency on the part of the LW management. We who live here are not peasants, willing to suffer the condescension of our "superiors". As a small example of this behavior, some friends of mine on Beaverbrook Court faced the removal of 3 beautiful, mature, flowering trees that were reputedly damaged and required removal. Although that decision had been made almost a year before their destruction, the residents were not informed of this awful act until shortly beforehand, leaving no time to oppose it. It causes me to wonder what else are they hiding?



David Frager

, Leisure World-

Just to make the record clear, I am no longer a member of the Executive Committee.

slkatzman

President, JustUs

admin@justus.group

conscience of the community

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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, May 7, 2018 11:28 AM
To: mont.Co.PlanningBoard@justus.group; Montgomery County Council
Cc: diane knott
Subject: Leisure World of Maryland Administration Building Site Plan 83027012

From: Diane Knott <RDKnott@hotmail.com>
Date: May 6, 2018 10:10:58 PM EDT
To: "ELutz@CBF.Org" <ELutz@CBF.Org>
Subject: Leisure World of Maryland Administration Building Site Plan 83027012

Ms. Elaine Lutz, MD Staff Attorney
Chesapeake Bay Foundation
6 Herndon Avenue
Annapolis, MD 21403

I am a resident of Leisure World (LW) of Maryland. LW management has submitted plans to unnecessarily demolish our current administration building and construct a new building in an alternate location. The current administration building can be renovated on its current site with all the bells and whistles of a new building – which is what residents' have requested. This renovation would save many trees, greatly reduce construction waste and save millions of the resident's dollars.

Over a hundred LW residents packed a Montgomery County Park and Planning (MCP&P) hearing November 30, 2017 protesting this project. The MCP&P committee deferred LW plans and asked that management reach a consensus with the residents. Management has failed MCP&P request. May I suggest you listen to that hearing which can be accessed on their website. You will hear 20 or so residents express their objections and hear what the MCP&P Commissioners had to say about this project.

I have been told there are two Montgomery County (MC) laws that should stop this project but LW has been given an exemption (see Steve Findley, MCP&P excerpt below). One law protects champion trees; the other has to do with the community tree canopy. Not only will we lose a champion tree but also 60 other mature canopy trees. In 2014, the MC Department of Environmental Protection published a report identifying the huge canopy deficiency existing in Leisure World. It will take decades for replacement trees to mature. The current administration building location will become an extended asphalt parking lot. The whole project is deplorable.

I've recently learned that the county is also trying to preserve buildings with architectural significance. A retired resident architect has told me that the existing administration building is a Frank Lloyd Wright Prairie style. It mirrors other buildings in the community. Its style and location cannot be improved upon. If this administration building is too old (50 years old) for renovation, so are a number of homes in the Leisure World community.

Over 2000 residents have signed a petition against this project. They need your help. LW never should have been given an exemption and it should be rescinded.

WHAT GOOD ARE PROTECTIVE ENVIRONMENTAL LAWS IF THEY'RE NOT ENFORCED?

Diane Knott
3100 N. Leisure World Blvd., #707
Silver Spring, MD 20906

Section 22A-4 goes on to say, "Any person who expects to cut, clear, or grade more than 5,000 square feet of forest or any champion tree, and who believes that the cutting, clearing, or grading is exempt under Section 22A-5, 22A-6, 22A-7, or 22A-8, must notify the Planning Director in writing before performing any cutting, clearing, or grading and seek confirmation from the Director that the cutting, clearing, or grading is in fact exempt from Article II." In other words, the person proposing to do the cutting, clearing or grading must obtain confirmation of an exemption from Article II of Chapter 22A to do so. This is where it is "except as expressly provided the Chapter." In this case the project received confirmation of an exemption under Section 22A-5(I), which is the "grandfathering" provision that we discussed (75% or more complete on January 1, 1992, as measured by the total acreage subject to the planned unit development that has received site plan approval). Confirmation of the exemption means the project is not subject to the requirements of Article II.

Steve Findley – Planner Coordinator, Area 2 Planning Division M-NCPPC, Montgomery County Planning Department

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Subject: IT SHOULD BE AGAINST THE LAW! ..by Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Date: May 7, 2018 10:55:19 AM EDT
To: admin JustUs <admin@justus.group>
Subject: IT SHOULD BE AGAINST THE LAW! ..by Bob Ardike

Leisure World (LW): A Place Where Seniors Abuse Seniors

What's Going On?

Let's See...

We have all heard of the term **"Elder Abuse."** There are many types of this...physical, emotional, and often, financial. At LW the term applies to seniors abusing seniors financially.

Some context to help us understand...

Seniors moving to LW bring varying degrees of health & wealth.

Seniors know that both of the above need care and attention

Seniors pay an "entrance fee" in order to live at Leisure World (the fee is called by other names...transfer fee, transfer tax (tax - it is not), etc.

Seniors moving to Leisure World are provided limited information regarding "HOW" the place is actually 'run'.

That's discovered after the move & the packing boxes are emptied.

Who Knew...

- that thirty-four (34) **unelected** individuals had the means of spending millions of \$\$\$ on a single project (demolishing and constructing on a different "footprint"), known as project **"Albatross,"** without first obtaining consent or concurrence from the residents who provide the money?

- that this sort of **"senior abuse"** was occurring at Leisure World?

- there was no provision allowing for a resident referendum on such a matter?

- that the problem boils down to a single word..."**Collusion.**"

- that's right..."**Collusion!**"...individuals **acting together** in the hope that the targeted *Seniors* do not "catch on"...
to what's "going on."

This "situation" is known; this situation is tolerated; this situation continues...

What is not known? When will it end? Who will put a stop to this form of ***Senior Abuse?***

*

Details will follow during this week...

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From: admin@justus.group
Sent: Monday, May 7, 2018 2:16 PM
To: mont.Co.PlanningBoard@justus.group; Montgomery County Council
Cc: justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group
Subject: Why doesn't our Community Board allow community input?

Norman Holly

Leisure World

Patrick Lodise from Leisure World thanked you for your post: "C'est la vie dans LW, Carl. We (including Sheryl Katzman) have been trying to reach consensus for some time, but LW Board members refuse and instead engage in "gotcha" tactics - a fight or fold dilemma. If we warn potential residents from falling into the same trap that we did, there is ample reason."

Carl Shoolman

Leisure World-

How to encourage consensus (from our county Common Ownership Community Manual): ENCOURAGING CONSENSUS Typically, decisions are better followed when there is a consensus supporting them. There are several ways to ensure the best possibility that decisions are made with consensus. 1) Identify controversial issues and engaging in interactive communication with the community Make sure to evaluate whether the proposal before the board is likely to be controversial. If you think it might be, present it to the community before acting on it. Make sure, through written material and meetings, that the idea is fully explained and understood. Remember that understanding a proposal does not mean acceptance or agreement with a proposal. --- 2) Seek community input prior to controversial decisions by the Board Find out what the community thinks about the proposal before voting on it. Having an open forum at a meeting for community input can be useful, but is not the only way to hear from community members. Perhaps send out a survey, or have an informal gathering at different times of the week or day to try to get feedback from as many as you can. 3) Understand minority views If there are some in the community who do not agree with a proposal, find out why. See if it is a fundamental disagreement or a disagreement about some aspect of the proposal. For example, someone might like the proposal but think it costs too much as proposed. A solution might be to see what elements of the proposal could be removed to reduce the cost and still accomplish much of the original proposal. (Common Ownership Community Manual & Resource Guide, page18.) === You can see the entire Guide in the Documents section of Nextdoor. I encourage everyone to read the chapter on "Building A Strong Community," pages 15-21.

Consensus

Rae Paley

Leisure World

Based on our experiences involving LW BOD and LW management with Neighbors Helping Neighbors Village, LW management does what they WANT TO DO.!!!. You can meet, listen, discuss, and even get angry, but LW management will DO WHAT they want to do for LW-- period!!! They also do not accept, and recognize new ideas, and ways to assist neighbors who may need temporary help, such as Neighbors Helping Neighbors Village. Louis and Rae

Patrick Lodise

Leisure World

I have not lived in a Condominium situation for 25 years. When I did I was Board president , it was a very small association. My tenure was 25 years ago so I am not familiar with the operations of 29 associations and a big board running the show. I am new at Leisure World and I'm getting the impression that there has not been much, if any input requested from the Leisure World Residents on building a new Administration building. Were they questioned, was there a survey? Were there community meetings? Is there a synopsis of the decision-making process? When was the decision made that we need a new administration building and who came up with the idea? Is there a cost analysis of building renovation verses a new building posted anywhere so we can form an opinion? I have been to the administration building many times and it seems to serve its purpose, I am not asking only for myself because I am new but for all the new residents. It was not disclosed to me prior to my purchase that Leisure World is about to spend millions of dollars to replace what seems to be a functioning building. Who is in charge? The Board of Directors, the Management Company or Leisure World Residents?

Susan Keren

Leisure World.

Why would the real estate sellers want to disclose transparency to a future buyer? They might lose the sale rather than present the honest facts.

From: David Frager <davidfrager@gmail.com>

Date: May 6, 2018 9:32:58 PM EDT

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

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, LW Board of Directors <board@lwmc.com>, ben shnider <shniderb@gmail.com>, vaughn stewart <vaughnstewart3@gmail.com>, chris willhelm <chris@wilhelmforcouncil.com>, seth grimes <seth.grimes@gmail.com>, cpac@justus.group

Subject: Re: Why doesn't our Community Board allow community input?

Per usual, these advocates can't get their facts straight. I have not been a member of the Executive Committee since the first week in January. Before that, I was an advocate for the analysis of the existing Administration Building - which was voted down 30-2. At least I tried.

Dave Frager

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

Date: May 6, 2018 8:45:27 PM EDT

To: mont.Co.PlanningBoard@justus.group, Montgomery County Council <county.council@montgomerycountymd.gov>

Cc: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, lwdogs@justus.group, LW Board of Directors <board@lwmc.com>, ben shnider <shniderb@gmail.com>, vaughn stewart <vaughnstewart3@gmail.com>, chris willhelm <chris@wilhelmforcouncil.com>, seth grimes <seth.grimes@gmail.com>, cpac@justus.group

Subject: Why doesn't our Community Board allow community input?

Why doesn't our Community Board allow community input?

I was surprised and disappointed when I recently talked to the three apparent community board decision-makers. They essentially said they didn't see any problem with ignoring the County Planning Boards's direction "to meet with the residents and try to solve" the homeowners' complaints that they had been excluded from the decision-making process for the proposed administration building. That conflicts with the basic need for decisions made in the open, explained and discussed, with homeowners' input received and fully considered. (Community board members who talked to me were Chair Paul Eisenhauer and Executive Committee members Dave Frager and Phil Marks. General Manager Keven Flannery, employed by the board, still declines to respond to my polite invitations. All are Nextdoor members.)

===== Here's part of a letter I sent to the County Planning Board staff: "I'm a Leisure World resident and founder of a local Nextdoor.com online group with over 1,000 members. Most of us have been trying to increase communication among residents and between residents and their community board members and management. — At the Planning Board meeting on the site plan for the proposed new administration building, Board members were clearly concerned about the many statements that residents felt excluded from the decision making process. The Board's approved minutes said that they were deferring the request "to allow the applicant...additional time to meet with the residents and try to solve the issues raised by the speakers during the hearing." We looked forward to finally having a dialog with the community decision makers. — Unfortunately, the community board and general manager did not allow any dialog. At the meeting I attended for my co-op, the general manager described the changes proposed in the plan — without considering any input from residents. He said the community board did not authorize him to do anything except describe the changes, which would be available in the library a few days later. Residents were interested enough to fill the ballroom, but.... — I encourage you and the Board to require our community board to do what the Board reasonably asked, meet with residents and try to solve the issues raised during the hearing.



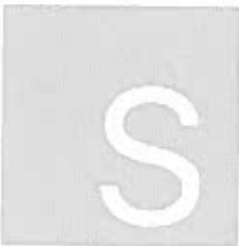
Edited 20h ago · Leisure World in General



Thank



.Reply



Susan Keren

, Leisure World-

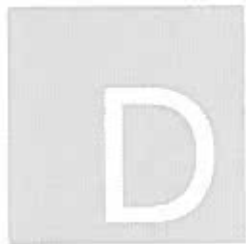
What can be done? What, if any, consequences are there for the board by not addressing the concerns or even wanting an open dialogue? I don't understand how I have to pay so much in condo fees (along with all my other neighbors) yet am told I have no voice when it comes to governance of our community. Yes we have a voice that is overruled by a manager that won't speak with us.



Melinda Kelly

, Leisure World-

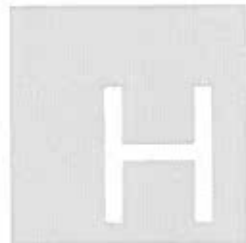
Carl and community residents: I've been following this story for months now and I'm mad! We're being dismissed and ignored! Did any of us move here to be ruled by a few power-hungry people? It's our money they're talking about spending...we cannot and should not let this be! Has anyone contacted newspapers or media outlets in our area? They need to be exposed for what they are! I'll do my part with any residents who have been trying to make sense of this "raw" deal. Let's stand up and be heard with the help of those who can expose this "oligarchy"!



Davida Dossey

, Leisure World-

all right let us find out when the next meeting is and stage a peaceful sit in a take over. let us do this. I am for it. just because we are senior citizens does not mean we are stupid citizens. let us get radical folks. I mean it. most of us lived through the sixties, we know how this shit is done. then let us take our indignation and kick some metaphorical ass. o



Hamil Tavernier

, Leisure World

This problem is one of the reasons the Strategic Planning Committee began. Their number one priority is input from residents and total transparency. No more spending money willy nilly. The Committee will make all the decisions without input from the Board. Residents will have 16 million dollars to spend on our own ideas on changes to be made in LW for the next 10 years. They are seeking your suggestion @ LWStratplan@gmail.com



Hamil Tavernier

, Leisure World

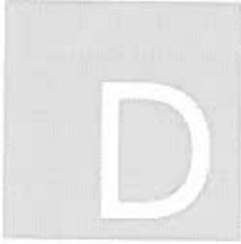
PS. Unfortunately they have no say in the New Administration Bldg as they are looking forward.



Jerry Joyce

, Leisure World-

As a LW renter and prospective LW home buyer, I'm concerned about what I perceive as a lack of transparency on the part of the LW management. We who live here are not peasants, willing to suffer the condescension of our "superiors". As a small example of this behavior, some friends of mine on Beaverbrook Court faced the removal of 3 beautiful, mature, flowering trees that were reputedly damaged and required removal. Although that decision had been made almost a year before their destruction, the residents were not informed of this awful act until shortly beforehand, leaving no time to oppose it. It causes me to wonder what else are they hiding?



David Frager

, Leisure World-

Just to make the record clear, I am no longer a member of the Executive Committee.

slkatzman

President, JustUs

admin@justus.group

conscience of the community

"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, May 9, 2018 1:26 PM
To: justus organization; LW Green; members@townmeetingorganization.com; lwdogs@justus.group
Cc: mont.Co.PlanningBoard@justus.group; Montgomery County Council
Subject: SENIORS ABUSING SENIORS...continued.. from Bob Ardike

On Wed, May 9, 2018 at 8:16 AM, BobArdike <marybeth.bob@gmail.com> wrote:

Leisure World...Collusion and Seniors Abusing Seniors Financially ...a continuation

Leisure World (**LW**) is an unincorporated area of **less than 1 sq. mi.** Over 8,000 Senior residents live at this densely populated, semi-gated location.

The structures they live in vary in age, type, size, and price. There are approximately 5,700 such units. The place has "the comfortable feel" of a multi-national village. "Intruding sounds" are limited in occurrence.

Upon moving in, a period of discovery ensues. Call it a "learning curve." LW has an extraordinary number of amenities. It's also replete with clubs, programs, and interest groups. There is "something" for just about all.

That's the good side. Now the dark side...

"If we allow the Referendum these residents are seeking.. (for a New Administration building).. it will change the way we Govern Forever."

These words were blurted out in angered frustration by a one of the **34 Members** of the Leisure World Board of Directors. This is the "body" which officially convenes 11 times a year.

These **34 people**, in concert with the **LW General Manager (GM)**, on payroll for **33 years**, operate a "**ruling system**" that is 4 decades old. In fact, it would be fair to say that the Leisure World **GM** functions more like a "**Warden**." He is the same person who saw **no need or necessity** in attending the November 30, "Park & Planning Meeting."

Leisure World has "**Devolved**" into a system without any provisions for recall, referendum, term limits, etc.; it is an insult & an abuse to Seniors; it is Un-American.

NOW

Explanation of Seniors Abusing Seniors (Financially)...

- 1976 Leisure World creates a "Resales Fund" of 1%
- 2004 Leisure World increases "Resales Fund to 2%

Some who are reading this, and what will follow, have had legal training. Others have not. All, however, should find the below interesting...

The language below... is directly taken from a LW Amendment approved in 2004...(I added the "red" for emphasis)

(1) In the case of a resale of a unit in a condominium or shares of stock in a cooperative, the purchaser(s) thereof shall transfer to the Trustees as part of the Trusteed

sum, an amount equal to two percent (2%) of the gross sales price or \$500.00, whichever is greater. Each such amount shall be deposited into a Resales Improvement Fund Account. Funds in that Account are available for expanding, altering, or improving existing Improvements or other properties of the Trust, and establishing Reserve Funds and a Capital and Operating Fund.

Let's look at last year, 2017. Leisure World had 421 property transfers (units or homes)..SOLD. This resulted in **\$1,603,000.** going into that 2% "Resales Improvement Fund. As a LW resident wrote recently..."This is a lot of money and its money that came from our pockets when we bought our units. Let's not waste it."

That is what LW collected last year. That is why "turnover" is loved at LW, and why sales are a "cash cow" for LW's "pet project." That is the project which has come to be known, by the Senior residents NOT permitted to have a "say" in the matter... (demolishing the current admin. building & constructing a new one), as...Albatross.

How to Curb the Collusion & Financial Abuse of Leisure World's Seniors...by amending the above Amendment...

Use (1%) of the 2% Transfer Fee Money, that Seniors paid when they purchased their residences, to directly benefit them in 2 ways...

Here's how..

1. stabilize the monthly fees Seniors pay, in each of the 29 separate Mutuals. A portion of the money assessed, each month by each Mutual, goes into the overall "operating fund" to pay for the common services all receive. This monthly fee would essentially be capped.
2. return the other half of the 1% of money, to each Mutual, specifically, where the unit sold, so that every Mutual has a reserve of its own "capital funds," which could be used, explicitly, by that Mutual when its capital improvements needs arise.

Last year alone, the LW Operating Fund would have gained\$400,750. & there would have been another \$400,750. proportionally dispersed among the individual mutuals where a unit sold. The money would go to where it rightly belongs.

What has just been presented would curb some of the financial abuse occurring. It would be a start in protecting money Seniors contributed to a fund they placed monies in yet have no choice or voice in controlling or using.

Today, I end with some final thoughts.

Appendix Q

Think about how **Large** Montgomery County is. Then think of how **SMALL** the area called Leisure World is. The County has a County Executive & 9 council members responsible to voters for governance. They are all elected

Leisure World has a **34 member** Board. They are accountable and responsible to no one. This Board is selected, **not elected**. It employs a **\$250,000.** salaried General Manager (**GM**) who can "self authorize" payments up to \$50,000. The **GM** has enjoyed the equivalent of a "lifetime appointment" - 33years & counting.

This Board and its GM are **Colluding!** The result is **Senior Financial Abuse**. They are proposing to spend a fortune, on a single project, without seeking concurrence from the Residents who have provided these funds

How does this strike you??

Bob Ardike

slkatzman
President, JustUs
admin@justus.group
conscience of the community

"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, May 11, 2018 8:36 AM
To: justus organization; members@townmeetingorganization.com; LW Green
Cc: LW Board of Directors; mont.Co.PlanningBoard@justus.group; Montgomery County Council
Subject: AN EXPLANATION...Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Date: May 10, 2018 7:19:24 PM EDT
To: JustUs admin <admin@justus.group>
Subject: AN EXPLANATION...Bob Ardike

LOOK AT THE DATE! LOOK AT THE RECOMMENDATION! THIS IS INSIGHT INTO HOW...

34 SENIORS REMAIN IN CONTROL TO ABUSE 8,000 OTHER SENIORS

THE RECOMMENDATION DIED!

LEISURE WORLD COMMUNITY CORPORATION (LV)
SPECIAL COMMITTEE TO REVIEW GOVERNING DOCU

EXECUTIVE SUMMARY TO THE REP(
DATED OCTOBER 25, 2012 AND UPDATED NOVEMB

SPECIAL COMMITTEE MEMBERS:

MARIAN CAIN-HAYDEN, Organization and Management Cons

ABBOTT ROSEMAN, Attorney

RICHARD P. THORNELL, Attorney and

Professor of Law Emeritus, Howard University

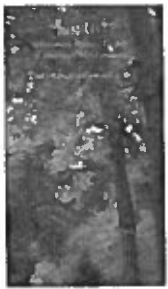
“Owners and residents of common ownership communities require the p
of democratic governance.” –Chapter 10B of Montgomery County (

Our Report recommends that Leisure World adopt a specific “Bill of R
Owners and Residents” to ensure compliance with Maryland law

End of Service Edition of Report, 2/12/2013

slkatzman
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Shirley, Lori

From: admin@justus.group
Sent: Saturday, May 12, 2018 7:50 PM
To: mont.Co.PlanningBoard@justus.group; Montgomery County Council
Cc: justus organization; LW Green; members@townmeetingorganization.com; lwdogs@justus.group; seth grimes; ben shnider; chris willhelm; vaughn stewart
Subject: COME VISIT AND SEE FOR YOURSELF...Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Date: May 12, 2018 7:42:59 PM EDT
To: JustUs admin <admin@justus.group>
Subject: COME VISIT AND SEE FOR YOURSELF...Bob Ardike

Site Plan 820170120, Leisure World Administrative Building, Parking Lot expansion, and Clubhouse 1

Shown are Five (5) Pictures of the Underutilized Leisure World Parking Lot taken Friday, May 11, 2018 at 2:00 p.m. The lot has 5 lanes. All vehicles are directed, by the white arrows seen on the pavement, to drive in the same direction to exit the lot. To provide perspective, all 5 lanes were photographed. Just imagine. This currently underutilized lot is proposed for "expansion." Who parks in this lot now? Staff who work in the current administration building, people eating at the restaurants, and those attending meetings or having business in Clubhouse I. If this lot is expanded, half of it can be used for "spill over parking" when an Aspen Hill - Leisure World Metro Station is established as part of a Metro expansion to Olney.



Now! Look at the Five pictures below. These are pictures of the current Administration Building also taken on Friday. That building and all of the trees that encompass it will be destroyed. For what, you ask? To allow for more parking spaces for that underutilized Parking lot & to construct a multi-million \$\$\$ building that many of the 8,000 residents see no need to build. The Leisure World Board of Directors are Abusing Seniors Financially by proposing to spend resources that are desperately needed for other purposes. This project, known to the residents as **Albatross**, should NOT be approved.

Please visit Leisure World to appreciate the awfulness of what the unelected (LW) Board wants to do! Then lend your voice to the chorus saying, **"NO!"**



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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: Sunday, May 13, 2018 12:08 PM
To: mont.Co.PlanningBoard@justus.group; Montgomery County Council; justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group
Cc: seth grimes; ben shnider; vaughn stewart; chris willhelm; Marc Elrich
Subject: IT REMAINS AN ENDURING PROBLEM...from Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Date: May 13, 2018 11:23:16 AM EDT
To: JustUs admin <admin@justus.group>
Subject: IT REMAINS AN ENDURING PROBLEM...from Bob Ardike

A... PROBLEM!

In the year 2012 Leisure World's(unelected) Board of Directors Became Worried.

Below Explains Why...

Leisure World Articles of Incorporation and Bylaws Some Problems and Solutions to Consider

Problem # 1

The LWCC Articles of Incorporation do not say that LW is a homeowners association within the meaning of the Maryland Homeowners Association Act. This can cause a serious problem if LW's policy of taking 2% of the sales price of all unit sales in our community were challenged in court. A buyer could argue that if LW is not a homeowners association within the meaning of the state law, it has no right to collect any portion of the sales price when units are sold. Worse, that could be made into a class action lawsuit, resulting in LW losing millions of dollars now and in the future. It would even be possible that this would be given some degree of retroactive effect, and thus LW would have to repay current residents the 2% fees they paid when they bought their units. The possible consequences of this are so serious that it is very important to protect LW by stating clearly in the LWCC Articles of Association that we definitely are a homeowners association.

Solution # 1

Article Two of the articles of association is an appropriate place to solve this problem.
Article Two currently reads as follows

The period of existence and duration of the life of this Corporation shall be

perpetual.

This could be amended to read as follows:

The period of existence and duration of the life of this Corporation shall be perpetual, and it shall be operated as a homeowners association within the definition of, and in accordance with, the Maryland Homeowners Association Act. (Maryland code Real property article, title 11 B, section 11 B-101 through section 11B-118, and in any future provisions of law relating to this subject).

...look at the at 3rd line ...LW's policy of taking 2%...

Realizing the Problem... Leisure World took measures to protect itself...

But...

Residents were not given a "Voice" in the Matter!

INSTEAD...the taking of the 2% has continued

And now...

...the LW Board is proposing a Project to use that 2% to construct a multi-million \$\$\$ new administration building, & destroy the current one, without the concurrence of the 8,000 residents.

This Project is known to the residents...

as Albatross,

IT SHOULD NOT BE APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD (MCPB)!

conscience of the community

"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, May 14, 2018 7:19 PM
To: mont.Co.PlanningBoard@justus.group; Montgomery County Council
Cc: seth grimes; ben shnider; chris willhelm; vaughn stewart; Bob Ardike
Subject: WILLIE SUTTON WOULD SEE THE PROBLEM! by Bob Ardike

From: "admin@justus.group" <admin@justus.group>
Date: May 14, 2018 7:02:41 PM EDT
To: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, lwdogs@justus.group,
Cc: LW Board of Directors <board@lwmc.com>
Subject: WILLIE SUTTON WOULD SEE THE PROBLEM! by Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Date: May 14, 2018 6:56:54 PM EDT
To: JustUs admin <admin@justus.group>
Subject: WILLIE SUTTON WOULD SEE THE PROBLEM! by Bob Ardike

Willie Sutton would live at Leisure World if he were alive today...

Wait?

What's that you're asking? **Who's Willie Sutton & Why Would He Want to Live at Leisure World?**

Sutton was a notorious bank robber during the "Roaring 1920s-1930s." He reportedly gave a common sense answer in response to a question he was asked regarding *Why* he robbed banks... his answer was...'**Cause That's Where The Money Is!**'

So! Willie Sutton would live at Leisure World today... because... **That's Where The BANKS Are!**

There are **7 Banks** (*one is robotic*) at Leisure World

***** **Full disclosure before continuing:** What follows relates to the Leisure World Administration Building, Parking Lot Expansion, and Clubhouse (Site Plan No. 820170120) pending before the Montgomery County(MC) Planning Board. At the first meeting consideration was deferred pending consensus from the residents of Leisure World...that did not happen although LW will claim it did

It's all about constructing a multi-million \$\$\$ building & demolishing an existing one. It is one way the Leisure World Board of Directors are Abusing Seniors Financially. LW is proposing to spend money taken, from Residents who bought homes here, that should be directly benefiting them & their individual Mutuals.

Appendix Q

Let's get back to Willie Sutton. His big problem is that one of the 7 financial institutions he would like to rob, were he still alive, is never open at convenient hours. That's right. You got it. It's the financial institution currently located in the Leisure World Administration building, Signal Financial Credit Union. Its hours of operation are from 9:00 a.m. to 3:00 p.m. Monday thru Friday. If he were to "case the joint," he'd find it closed and having little cash. Very disappointing!

This first picture shows Signal Financial Credit Union's hours of operation. The other pics show the options available for LW residents at LW's neighbor, Leisure World Plaza. This is a "stone's throw away" from the LW front gate. It is the place where 4 Leisure World buses travel back & forth throughout the day. LW residents shop there at Giant Foods, go to the beauty parlor & barber shop, buy pizza at Ledo's Pizza & BANK!

More to follow tomorrow...

Bob Ardike















slkatzman
President, JustUs
admin@justus.group
conscience of the community

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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: Tuesday, May 15, 2018 8:05 AM
To: mont.Co.PlanningBoard@justus.group; Montgomery County Council
Cc: justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; seth grimes; ben shnider; vaughn stewart; chris willhelm
Subject: BECAUSE YOU ASKED...from Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Date: May 15, 2018 6:05:43 AM EDT
To: JustUs admin <admin@justus.group>
Subject: BECAUSE YOU ASKED...from Bob Ardike

Sheryl,

I received numerous requests asking if could enlarge the pictures I sent on May 12, which accompanied my email entitled **"Come See For Yourself."** So! Here they are. Please send them to all on the mailing lists you maintain. THANKS!

Five (5) pictures present greater clarity as to how **underutilized the existing Leisure World parking lot is on a daily basis & why it does not need to be expanded.**

Then five (5) other pictures show **all of what would be destroyed/demolished in order to expand the underutilized parking lot.**



IMG_0628



IMG_0629



IMG_0630



IMG_0631



IMG_0632



IMG_0633



IMG_0635



IMG_0636



IMG_0637



IMG_0638

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From: admin@justus.group
Sent: Tuesday, May 15, 2018 8:05 AM
To: mont.Co.PlanningBoard@justus.group; Montgomery County Council
Cc: justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; seth grimes; ben shnider; vaughn stewart; chris willhelm
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IMG_0628



IMG_0629



IMG_0630



IMG_0631



IMG_0632



IMG_0633



IMG_0635



IMG_0636



IMG_0637



IMG_0638

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Shirley, Lori

From: admin@justus.group
Sent: Tuesday, May 15, 2018 10:26 AM
To: mont.Co.PlanningBoard@justus.group; Montgomery County Council; LW Board of Directors; justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group
Subject: ASTONISHING! ... from Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Date: May 15, 2018 10:20:30 AM EDT
To: JustUs admin <admin@justus.group>
Subject: ASTONISHING! ... from Bob Ardike

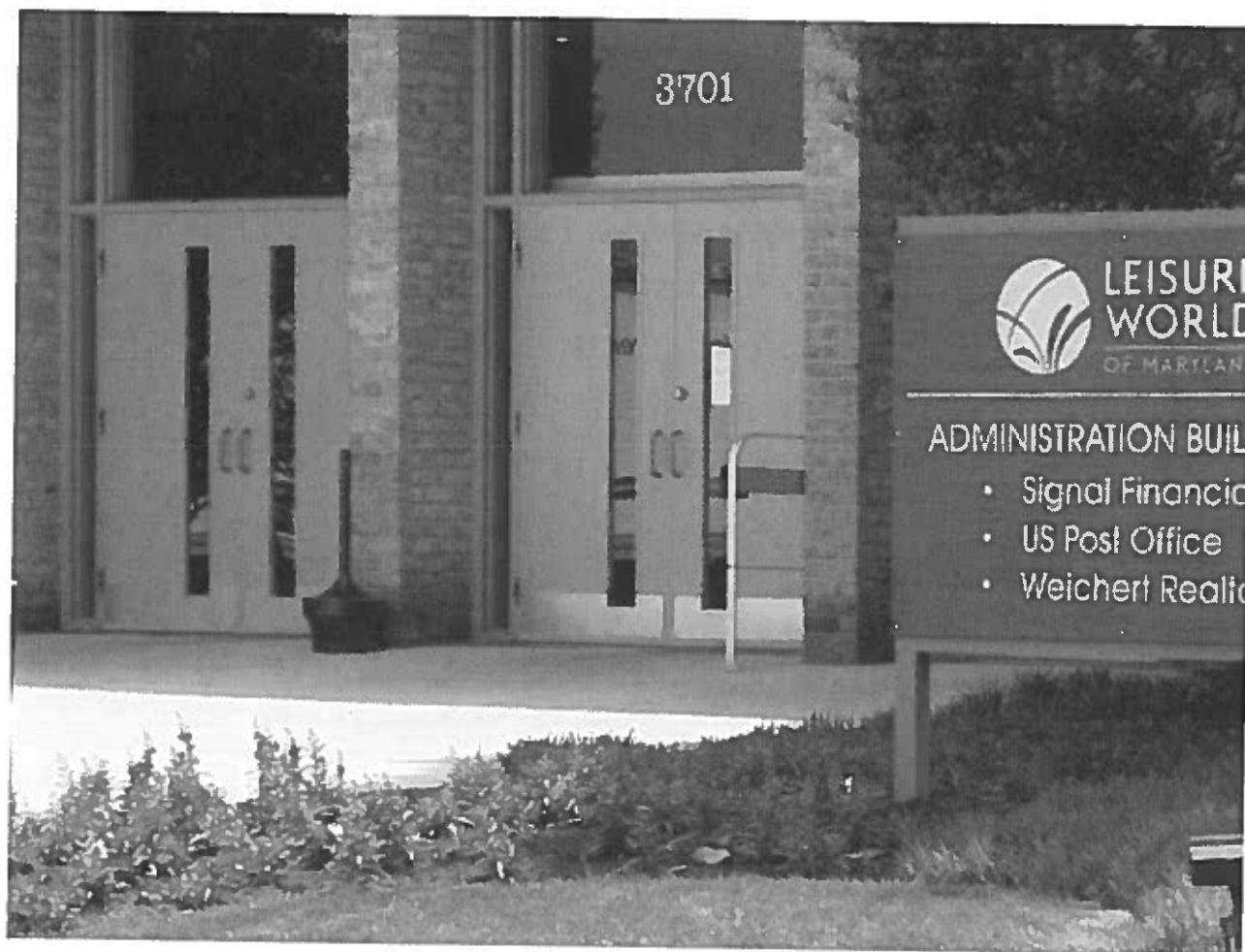
ASTONISHING BUT TRUE!

Leisure World has 610 acres of Land - (less than 1 sq. mi. (640 acres) - add another 3 acres, the Leisure World Plaza, and...

...there are 7 Banks at Leisure World - a fenced location in Silver Spring, Maryland

Monaco has 500 acres of Land - (less than 1 sq. mi. (640 acres) - add another 100 acres from the Country of France and... ???

...there are 19 Banks in Monaco (think Monte Carlo)...a Country in Western Europe



The Bank (**Signal Financial Credit Union**) located inside the Leisure World Administration building occupying space that should be utilized by Leisure World staff to relieve over crowding.

It has very restricted hours and limited business. Why is it there? That's what most residents of Leisure World want to know. With so many other "banking opportunities" a 'stone's throw away, it makes NO Sense!



slkatzman
President, JustUs
admin@justus.group
conscience of the community

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



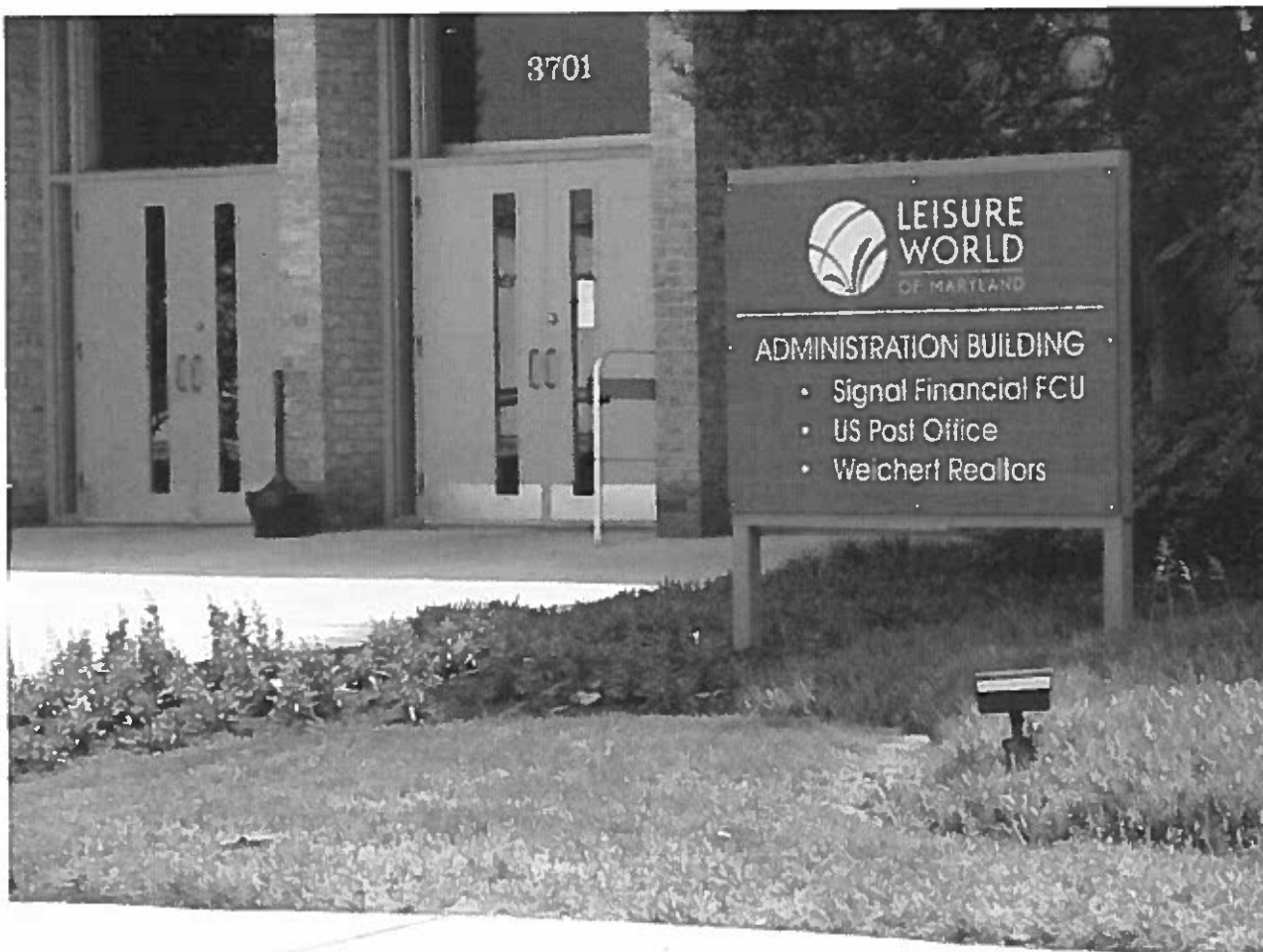
Albert Einstein – **“We cannot solve our problems with the same level of thinking that created them.”**

Shirley, Lori

From: admin@justus.group
Sent: Wednesday, May 16, 2018 6:40 PM
To: mont.Co.PlanningBoard@justus.group; Montgomery County Council; justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group
Cc: LW Board of Directors; seth grimes; Marc Elrich; ben shnider; vaughn stewart
Subject: NO OUTCOME CAN BE GUARANTEED...by Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Date: May 16, 2018 6:25:08 PM EDT
To: JustUs admin <admin@justus.group>
Subject: NO OUTCOME CAN BE GUARANTEED...by Bob Ardike

Please look carefully at the picture below...



You're right. You guessed it. That is Leisure World's Administration Building! (I've sent the pic previously)

That's the Main Entrance.

See the Sign? You're right again. Leisure World rents building space **to different tenants.**

What's that? You want to know why Leisure World is renting space in that building, to others, when it claims to need space for its own staff?

Doing so is part of claiming 'why' a "New" building (Albatross) is needed.

The General Manager & the Leisure World(LW) Board have "**colluded & concluded**"

that the Montgomery County (MC) Planning Board (MCPB) will not "catch" this scam.

Secondly, they figure. Even if the MCPB becomes aware that...

...there are 7 Banks at Leisure World...

...the number of Banks at LW is not a matter falling within the jurisdiction of the MCPB.

So! Leisure World does not have to defend that decision. That is simply a LW business decision.

Some Facts:

Current Administration Building

Proposed Administration Building(Albatross)

- 16,775 sq. ft ...total space...

20,555 sq. ft. ...total space * (which includes
space for Bank/Credit Union)

... which includes...

3,800 sq. ft. rented to the Bank

1,000 sq. ft. rented to the Realtor

(Weichart)...also has a

storefront office (see pic) across the street...plus

400 sq. ft for a Post Office



Bob! Hold on. Are you telling me, Leisure World is proposing to construct a 'new' Administration building on a different 'land footprint' which would essentially have the same square footage of space as the current Administration building has... IF...the Bank/Credit Union were not included?

Yes! I am!

Then, Bob! Why needlessly spend millions of \$\$\$ of dollars that have been accumulating in the 2% Transfer Fee Fund?

Renovate the current structure! Do what was done in Clubhouse I with the 2 restaurants. Those were built at the same time as the Administration building. You either renovate or 'Gut' the inside & go from there. And...do not include the present Bank/Credit.

Six (6) Banks will more than accommodate any LW needs...they will be open 6 days a week, not 5, and will have longer hours of operation, drive up windows, etc.

Why not do that?

Appendix Q

Look! What you say makes sense...But...here's what you have to appreciate. Leisure World has, through the years, largely escaped public & political scrutiny. Now! While that is changing, there may not be sufficient "will" to do the 'right thing' just yet. Sure! The media is starting to focus on the anomaly called Leisure World, and the metro area is questioning how this place actually operates, but there still is a way to go.

Of course Leisure World is helping bring this new attention upon itself. We've had a few outside events raising questions. Even more will occur with a scheduled June trial in MC of a former, two time Chairperson of the Leisure World Board of Directors, & still Board member, suing Leisure World. The claim pertains to "negligence" & the particulars should make even the national media take notice.

With regards to the next MC Planning Board hearing, nothing is certain. Leisure World is counting on the outcome "being in the bag!" Yet!

Who can be sure? Montgomery County (MC) has people with principles on the County Council & on the MC Planning Board. I would suggest they cannot be taken for granted!

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

Shirley, Lori

From: admin@justus.group
Sent: Friday, May 18, 2018 9:23 AM
To: mont.Co.PlanningBoard@justus.group; Montgomery County Council
Cc: justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; LW Board of Directors
Subject: IT'S ALL IN THE DIFFERENCE...by Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Date: May 18, 2018 7:45:26 AM EDT
To: JustUs admin <admin@justus.group>
Subject: IT'S ALL IN THE DIFFERENCE...by Bob Ardike

LEISURE WORLD SHOULD EMULATE MONTGOMERY COUNTY (MC) GOVERNMENT

Leisure World fails to learn from example. The motto at Leisure World is...

"The Leisure World Way (LW) or NO Way!"

MC proposes to construct a new Building after a detailed analysis supports doing so.

LW proposes to construct a new Building **before** any analysis supports doing so.

The MC County Executive and the MC 9 member County Council are accountable to the residents of MC.

The LW General Manager and the 34 Leisure World board members are accountable to **NO ONE!**

**S
EE
THE**

MC commits to its voters to take the most prudent, economical, & cost effective approach when it comes to construction.

LW ignores its residents & spends limited resources accumulating in a transfer fee fund without resident approval.



THAT'S THE DIFFERENCE!

sil Katzman
President, JustUs
admin@justus.group
conscience of the community

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Shirley, Lori

From: admin@justus.group
Sent: Friday, May 18, 2018 12:03 PM
To: mont.Co.PlanningBoard@justus.group; Montgomery County Council; LW Board of Directors
Cc: justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group
Subject: A FIELD TRIP...Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Date: May 18, 2018 11:56:51 AM EDT
To: JustUs admin <admin@justus.group>
Subject: A FIELD TRIP...Bob Ardike

MONTGOMERY COUNTY (MC) LIBRARIES

The Leisure World(LW) Board of Directors & the General Manager Should Visit

4 Montgomery County(MC) Library Sites.

WHY?

**To See There Are Options Other Than Demolishing & Constructing At Enormous Cost...
...Based On Whim...which is what a proposed new LW Admin. bldg... IS...!**

Suggested Sites:

1. Olney Library - new library on original 'footprint.'
2. Wheaton Library - new library presently being constructed on its original 'footprint'.
3. Aspen Hill Library - a library that was 'Refreshed' & remains on original 'footprint'.
4. White Oak Library - a library that was 'Refreshed' & remains on original 'footprint'.

OK! OK! I Hear the Question..."WHAT DOES REFRESHED MEAN?

Here's the Answer: It comes courtesy of the MC Library Website...this is What Happens while a library is Closed & Refreshed:



What is a refresh project?

A "refresh" project is a new Capital Improvement Program process approved by County Council and the County Executive to allow library buildings to get significant and timely updates without having to close for the lengthy time it takes for a full renovation. The Library Refurbishment CIP funds programmatic, cosmetic, and service impact updates to two to three libraries every year.

You want some of the particulars when "Refresh" occurs? Sure!! ...at the White Oak Library(which was built in 1967), the following was done...

- New roof and roof drains
- **New plumbing pipes** in the bathrooms and water fountains
- Removal of asbestos - **Re-wiring** of electricity and upgraded electrical panels
- Energy efficient LED bulbs
- Ergonomic sit / stand information & circulation desks
- Complete renovation of the public restrooms
- Book drop, bike racks, sidewalk, parking lot improvements
- Designer coordinated furniture, tables, and seating groups
- Color coordinated / accent painting, carpet, and other floorings
- Two collaboration rooms (these can be booked online)
- New staircase railing to the lower level area
- LED lighting – new fixtures and retrofitted existing fixtures
- Dual drinking fountain with bottle filling station
- Motorized window shades
- 10 laptops that can be checked out
- Coffee vending machine
- Laptop lane in the lower level

Here's the thought. The LW Board could see, observe, and ask questions...and, hopefully, listen to answers at the sites. It would also provide members with the opportunity to renew any expired Library cards... OR...to take one out for the first time...

The Lesson: Montgomery County(MC) Works To Avoid Wasting Tax Payer Money.

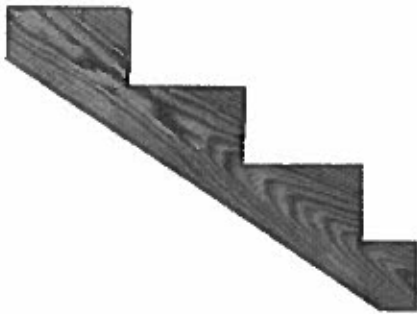
Leisure World(LW) Needs to Adopt The Same Practice & Avoid Colluding To Waste Resident Money!

Appendix Q

In closing, I hope the Leisure World Board will take the **proposed** Field Trip to rethink the **proposed** 'folly' which was submitted to the Montgomery County Planning Board...refreshing the current **LW** Administration building might prove to be far more cost efficient & practical.

Ask the Montgomery County Planning Board (**MCPB**). They probably have the names of reputable people who the LW General Manager could contact. There's still time...don't preclude options.

One last bit of 'unrequested advice'. Please! OMG! **Please!** Avoid going to 'the people' who designed having these...



in the original design which the MCPB told you to eliminate.

The first Cardinal Rule in designing a facility for use by Seniors is **AVOID STAIRS** in the design. The second rule is a restatement of the first Rule...**No Stairs**...yet the LW design included Stairs...does this make the point?

Bob Ardike

slkatzman
President, JustUs
admin@justus.group
conscience of the community

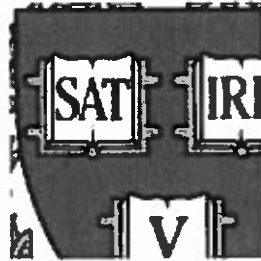
"JustUs" advocates to enhance the quality of life for all Leisure World residents



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

Shirley, Lori

From: admin@justus.group
Sent: Saturday, May 19, 2018 8:41 AM
To: mont.Co.PlanningBoard@justus.group; Montgomery County Council; justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; LW Board of Directors
Subject: TUESDAY'S ROYAL MEETING..Bob Ardike



From: Bob Ardike <marybeth.bob@gmail.com>
Date: May 19, 2018 8:34:26 AM EDT
To: JustUs admin <admin@justus.group>
Subject: TUESDAY'S ROYAL MEETING..Bob Ardike

There was a Royal Wedding today. It occurred in the U.K. Just across 'the Pond'.

Windsor was the location... for the special occasion.

None of Leisure World's 34 Member Board of Directors Attended. Yet all claimed to have been summoned. Their excuse was a ruse...villainy required preparation.

The May meeting of the Leisure World Board of Directors necessitated time. Much needed to be done.

Justification needs careful preparation. **Albatross** was on the menu. It would be served in the form of a proposed new administration building. Non-board member residents (**8,000 peons**) would be served the entree. They would be forced to eat it. They had no choice. It had been chosen.

Complain. Protest they might. Two minutes only would be allowed. Questions required no answers.

Unhappiness would be disavowed.

So the celebration ends. All that remains is a blessing.

That will fall to the Montgomery County Planning Board (**MCPB**).

Will It Be Given? Time Will Tell...

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Shirley, Lori

From: admin@justus.group
Sent: Sunday, May 20, 2018 9:27 AM
To: mont.Co.PlanningBoard@justus.group; Montgomery County Council; LW Board of Directors; cpac@justus.group; justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group
Cc: seth grimes; vauhn stewart; ben shnider; chris willhelm; Marc Elrich
Subject: WILL THE DUCK SAVE THE ALBATROSS - CAN IT FLY?...By Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Date: May 20, 2018 9:10:08 AM EDT
To: JustUs admin <admin@justus.group>
Subject: WILL THE DUCK SAVE THE ALBATROSS - CAN IT FLY?...By Bob Ardike

If it looks like a Duck...walks like a Duck... quacks like a Duck...it's a Duck.



Let no one tell you otherwise!

What Does This Have To Do With Leisure World?

Since You Insist On Knowing...I'll Try To Explain...

Appendix Q

The Leisure World Community Corporation (LWCC) was **determined to avoid** ever being described as a Duck ("a homeowners association"). So! The Corporation simply **behaved as if it weren't a Duck** ("a homeowners association").

This gave LW more **liberty, latitude, & flexibility** to do 'things' in "The Leisure World Way." All was fine until 2012.

Then things changed. Suddenly, being recognized as a Duck ("a homeowners association") took on importance. Worry accomplished what common sense could not. Leisure World's Board of Directors Became **Worried**. Here's why...

If Leisure World weren't a Duck, within the **meaning** of the Maryland Homeowners Association Act, its **policy of taking 2%** of the sales price of all unit sales could prove toxic if challenged in court. A buyer could argue that if Leisure World (LW) is not a Duck ("a homeowners association") within the meaning of the state law, it has no right to collect any portion of the sales price when units are sold.

Even worse, that might be turned into a class action lawsuit, resulting in LW losing millions of dollars now and in the future. It would even be possible that this would be given some degree of retroactive effect, and thus LW would have to repay current residents the 2% fees they paid when they bought their units. So! What did LW do? The only prudent thing it could do...

Leisure World Board members ran all over Montgomery County & the State squawking..."Quack! **QUACK! QUACK! I'm a Duck!**

"We, the Leisure World Board of Directors, proclaim ourselves a Duck!! ('a homeowners association')..."

...to which a majority of LW residents responded..."I knew it!

Finally! It has been acknowledged. **OMG! At Long Last! AMEN!!!"**

Here's how the Leisure World Community Corporation (LWCC) finally acknowledged it was a Duck ("a homeowners association")..."

The LWCC Articles of Incorporation were amended so it was clear Leisure World was a Duck ("a homeowners association").

Still a question remains. Did this "change" apply *ex post facto*?...or might residents who bought before 2012 still have a "class action suit" option?

Shh! Let's keep our voices down. No need to give others ideas.

All of this, though, should be a clear indication to the Montgomery County Planning Board (MCPB). The LW Board of Directors & its hired employee (for 33 years), the General Manager, have a well earned reputation. "Play by the Rules" ...but... only when circumstances force doing so.

They did not "break a sweat" over the November 30, meeting with the (MCPB) & the deferral which ensued. Four Commissioners stated what was expected. **Four Commissioners were ignored**. Within Leisure World it's known as the Leisure World Way...the only way or no way!

Appendix Q

On Tuesday, May 22, the 34 member LW Board will convene. The 're-submission package' to the MCPB will be presented. It's expected to FLY through...they expect the same to happen at the next MCPB meeting...

It's the nature of this Duck ...we'll see what happens... Bob Ardike

slkatzman
President, JustUs
admin@justus.group
conscience of the community

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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, May 21, 2018 9:56 AM
To: mont.Co.PlanningBoard@justus.group; Montgomery County Council; justus organization; members@townmeetingorganization.com; LW Green
Subject: MAYBE YOU KNOW? ...Bob Ardike
Attachments: radcliffe waiver.pdf

From: "admin@justus.group" <admin@justus.group>
Date: May 21, 2018 9:15:42 AM EDT
To: Bob Ardike <marybeth.bob@gmail.com>
Subject: MAYBE YOU KNOW? ...Bob Ardike

it's self explanatory -- the unlawfully seated, unelected board can do as they please.

From: Marybeth Ardike <marybeth.bob@gmail.com>
Date: May 21, 2018 8:32:23 AM EDT
To: JustUs admin <admin@justus.group>
Subject: MAYBE YOU KNOW? ...Bob Ardike

Several Leisure World Resident Have Asked Me A Question Which I Am In No ♦Position♦ To Answer♦

Maybe You Can♦?

Question: Is the Pending LWCC BOD Resolution A Case Of The Duck ("a homeowners association♦) Feathering Its Own Nest?



or as the song Sinatra made popular "I DID IT MY WAY" The Leisure World Way

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PROCEDURAL ISSUE BASED ON LW GOVERNING DOCUMENTS

Background:

According to LW Bylaws, Section 3.2 Director Qualifications: 'a resident may not serve on the BOD if that person is employed by an organization which maintains a business office within the community... However, the BOD may waive this disqualification by a majority vote.'

If the disqualification is waived and the resident serves on the BOD, then The LW Conflict of Interest Statement would require that this person recuse himself/herself from any voting issue involving the employer or employment activities.

John Radcliffe of Mutual 14 has requested a waiver to be allowed to serve on the BOD. He manages the Weichert office in the LW Administration Bldg.

LWCC BOD Resolution:

Resolved that the LWCC BOD waives director qualification restriction to allow John Radcliffe to serve.

Shirley, Lori

From: JustUs admin <admin@justus.group>
Sent: Tuesday, May 22, 2018 11:54 AM
To: mont.co.planningboard@justus.group; Montgomery County Council; LW Board of Directors; JustUs; members; LW Green; LW Dogs
Cc: vaughn stewart; ben shnider; Seth Grimes
Subject: Fwd: PUZZLING?

From: Marybeth Ardike <marybeth.bob@gmail.com>
Date: Tue, May 22, 2018 at 8:43 AM
Subject: PUZZLING?
To: JustUs admin <admin@justus.group>

Puzzling... if thought about....??

MCPB Commissioner said last November 30, 2017

- Commissioner Cichi..."It doesn't seem like there's **consensus** in the community.
It's difficult for us to move ahead. Have better discussions & consensus.

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

Leisure World claims **+800 residents** attended it various meetings where the "revised administration package" was presented.

If so, that is approximately 10% of the resident population(**8,000** estimated LW population). **How** does that establish consensus, when approximately **2,000 residents** signed a petition requesting a referendum on the matter?

THAT IS PUZZLING!!

--

silkatzman

President,

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admin@justus.group

Shirley, Lori

From: admin@justus.group
Sent: Tuesday, May 22, 2018 4:03 PM
To: justus organization; members@townmeeting.org; LW Green; lwdogs@justus.group
Cc: Montgomery County Council; mont.co.planningboard@justus.group; vaughn stewart; ben shnider; seth grimes; chris willhelm; ben kramer
Subject: Leisure World -- TWENTY TWO (22) pages of Mont.Co. Fire & Code violations
Attachments: 5-21-18 LW FIRE & CODE INSP.REPORTS.pdf

when this was distributed today to the LW BOD - NOT A WORD WAS SAID by the responsible party - Kevin Flannery or his enablers - the LW Board of Directors:

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Sent: Tuesday, May 22, 2018 11:43 PM
To: mont.co.planningboard@justus.group; LW Board of Directors; justus organization; members@townmeetingorganization.org; LW Green; lwdogs@justus.group
Cc: seth grimes; vaughn stewart; Marc Elrich; ben shnider
Subject: CONSENSUS, CONSENSUS, CONSENSUS --LEISURE WORLD RESIDENT CONSENSUS HAS NEVER BEEN OBTAINED -

Did you know---?

LW Gen. Manager Kevin Flannery denies receiving instruction to obtain resident consensus from the Leisure World Board of Directors or Montgomery County Planning Board or its staff, He states that the Lori Shirley, Planning Board lead planner (who he refers to as "area director in charge of staff reviewing the site plan), "approved the (Flanney/Gerke) mutual site plan process"

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

"Kevin Flannery made a presentation in my mutual and never once asked residents to raise hands to get a consensus. 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."

CONSENSUS, CONSENSUS, CONSENSUS

click and hear for yourselves -

<https://1drv.ms/v/s!Ap5oy1HJPAMRqUvo7tsJuiHO3HM7>



**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



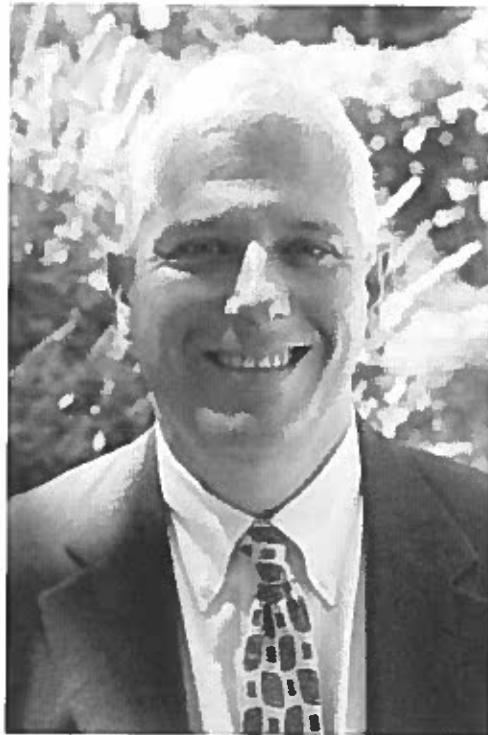
**Gerald R. Cichy,
Commissioner**

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**

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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: Thursday, May 24, 2018 9:15 AM
To: mont.co.planningboard@justus.group; justus organization; members@townmeetingorganization.com; LW Board of Directors; LW Green; Montgomery County Council
Cc: vaughn stewart; seth grimes; ben shnider; chris willhelm
Subject: LISTEN BUT IGNORE? ...Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Date: May 24, 2018 8:21:53 AM EDT
To: admin JustUs <admin@justus.group>
Subject: LISTEN BUT IGNORE? ...Bob Ardike

Most of the Residents of Leisure World Will Recall Hearing/Listening to the Following Ad...

"WHEN E. F. HUTTON SPEAKS, PEOPLE LISTEN"

On Tuesday, May 22, 2018, Members of the Leisure World Management Council (LWBOD), all 34 of them, approved returning to the MCPB revisions made to Site Plan No. 820170120 - New Administrative Building Plan for Leisure World.

Sheryl Katzman, President & Founder of Leisure World's Resident Advocacy group, *JustUs*, requested to speak and referenced what the 4 MCPB Commissioners said. Her statement was followed by *deafening silence*.

The explanation for the deafening silence...

LW Gen. Manager Kevin Flannery claims he **did not** receive instruction to obtain resident **consensus** from the Leisure World Board of Directors **OR** the **staff** of the MCPB. He states that the Lori Shirley, Planning Board lead planner (who he refers to as "area director in charge of staff reviewing the site plan), "**approved** the (Flanney/Gerke) mutual site plan process."

So! Where does this leave matters? Did the 4 Commissioners *Say What They Meant & Meant What They Said?*...on November 30, 2017? (see below)...Who can say? We'll have to see what happens? The next MCPB meeting should clear up the matter...



**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**

slkatzman
President, JustUs
admin@justus.group
conscience of the community

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



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

Shirley, Lori

From: admin@justus.group
Sent: Thursday, May 24, 2018 11:32 AM
To: mont.co.planningboard@justus.group; Montgomery County Council; LW Board of Directors
Cc: justus organization; members@townmeetingorganization.com; LW Green; ben shnider
Subject: LISTEN BUT IGNORE? ...Bob Ardike

From: patricia wiles <pattiwiles1@gmail.com>
Date: May 24, 2018 11:01:53 AM EDT
To: admin@justus.group
Subject: Re: LISTEN BUT IGNORE? ...Bob Ardike

Today's letter is I:

The illegally seated board and the GM are
Inept. Ignorant. Ineffective illogical
Impotent and incompetent. 9 not 34 NOW!

Continue 2 ignore the will of LW residents and now believe they can go end round the MNCPP commissioners because it's their way or no way and tout Lori Shirley as the only 1 who will review and approve site plan? Inconceivable!!

They are legends in their own minds and more dangerous to LW than I thought.

Leading us down the multi million \$ rabbit hole for a building we don't need, don't want and can't pay for.

Did the GM or Paul Eisenhower answer my question raised in open forum at the 5/22 Board meeting?

Will the Board deliver a report with results from the Mutual presentations as a follow up to the 11/30 MNCPP commissioners comments to **gain consensus?**

Muttering. Grumbling. BS flannery excuse board didn't task him with that responsibility. He's useless and we don't need his ineffective disillusioned failed leadership. The board is impotent and incompetent just like GM.

Patti Wiles

Shirley, Lori

From: admin@justus.group
Sent: Saturday, May 26, 2018 11:20 AM
To: mont.co.planningboard@justus.group; Montgomery County Council; justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; LW Board of Directors; seth grimes; ben shnider; vaughn stewart; chris willhelm; Marc Elrich
Subject: LW dictatorship (was) Lawyer moonlighting as UBER driver gets pulled over

Begin forwarded message:

From: SHARON CAMPBELL <coopgirl545@comcast.net>
Date: May 26, 2018 12:38:36 AM EDT
To: admin@justus.group
Subject: Re: : Lawyer moonlighting as UBER driver gets pulled over
Reply-To: SHARON CAMPBELL <coopgirl545@comcast.net>

Wow, this story is chilling. The hyper-sensitivity, bullying and willingness to use deadly force by the very people who are supposed to be protecting all of us is increasing at such a dizzying speed, and it seems relentless. From where I set, and statistics back this up, since our current Commander in Chief is willing to show incredible disregard for anyone who either is not 100% behind him or of some "other" color or creed or simply just trying to "stand their ground" for rights they have, that the total disregard he shows and speaks for their lives is "trickling down." It seems to be one of the few things that is, along with greed and a desire for power.

The only thing that can change it is us. We must be the change we want to see. While it seems to be happening here at LW, too, it's been going on for a long time here. The people who can make LW a much better place to live and breathe and enjoy being treated well and respectfully are the overarching LW Board, its committees and GM. Rather than trying to either get away with something (whether it's these boards/committees or their employees), LW owners and residents deserve and really need to see a more caring leadership.

A leadership that understands and is willing to stand up to bullying behaviors by anyone in a decision-making position and be strong enough to call them out and disallow those behaviors and who expresses them, would be so welcome. No one is perfect all the time, but it is so clear that owners/residents have become "the other" or "the problem" for our boards, committees and management so often that treating them without respect and ignoring their concerns is considered "normal."

Appendix Q

It is not normal and should not be, ever. I suspect that most owners/residents are more than willing to work WITH our boards and committees, if those committees and boards will truly consider our sincere, knowledgeable and well researched concerns. We need, of course, to begin with the elephant on the campus -- building a completely new Admin (any) building rather than gut and rebuild (using trailers for a while for employees), like most companies/organizations that do this. While some have said we should put the money in some other entirely different projects (I would prefer it), the truth is the very large majority is merely saying there is another, better, more environmentally, community and financially friendly way to do this.

Actually going forward with this grotesquely unnecessary expenditure of all the money we have and millions yet to come into the resale fund has to be understood as the 1960's thinking it is. Sadly, the LW GM may have been in his job for 30 years, but he does not have 30 years of learning and growing in that position. After 30 years, he should be nearly beloved and revered in the community. Far from it. And that is truly sad. Like President Trump, he simply digs in his heels when others disagree and seems to become ever more virulent in his interactions.

The LW Board has more authority than they are willing, it seems, to use. We simply need a leadership that cares more about the people in the community than it does about feeling smug in its ability to drive a bad decision forward year after year mainly because the LW Manager doesn't want to work out of trailers. From my reading of the earlier documents, this is what was "not liked" and why a different company was called in to agree with the tear down and new build...which leaves us with fewer parking spaces (we can make as many spaces ADA spaces as we want).

Rather than take the shock of the P&P members as a wake-up call to make a more positive change, the LW Board and GM have decided to fight harder for what the majority of residents do not want or need.

There is still time for the LW Board and Committees to come out as the good guys and make the right decision on this, and not bankrupt the resale fund in the process.

I'm deciding to hope for this. It's a weekend of wishing for peace in our country rather than war. I'm now hoping for peace in our community with better and bolder decision-making by our board starting with the Admin building project and on to a brighter future for Leisure World altogether.

Best,

Sharon Campbell

On May 25, 2018 at 8:14 PM "admin@justus.group" <admin@justus.group> wrote:

From: Erik Pierce <hawki357@icloud.com>

Date: May 25, 2018 7:28:32 PM EDT

To: Sheryl Katzman <admin@justus.group>

Subject: Fwd: Lawyer moonlighting as UBER driver gets pulled over,

<https://nypost.com/video/lying-cop-doesnt-know-uber-driver-was-actually-a-lawyer/>

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, May 26, 2018 2:49 PM
To: mont.co.planningboard@justus.group; Montgomery County Council; LW Board of Directors; JustUs; members; LW Green; LW Dogs
Cc: vaughn stewart; ben shnider; seth grimes
Subject: Leisure World ---PUZZLING?

From: Judy Orloff <yorkie62000@yahoo.com>
Date: May 22, 2018 3:03:10 PM EDT
To: Sparky <mr.longpants@gmail.com>
Subject: Fw: Fwd: PUZZLING?

...and that's assuming all 800 people who attended the meetings were for the project. Did they take votes at the meetings? Just because someone attended doesn't mean they are in favor of the project, only that they were interested in more information. What percentage of the attendees also signed the petition? Just asking.....

From: woodycpa207@aol.com
Date: May 22, 2018 4:08:15 PM EDT
To: admin@justus.group
Subject: Re: Fwd: PUZZLING?

I attended a meeting in my mutual but not asked my opinion in favor or against
But my comments lw facts of questioning just us petition since they asked gm to sign who's not resident but walking in lw grounds

From: Marybeth Ardike <marybeth.bob@gmail.com>
Date: Tue, May 22, 2018 at 8:43 AM

Subject: PUZZLING?

To: JustUs admin <admin@justus.group>

Puzzling... if thought about....??

MCPB Commissioner said last November 30, 2017

- Commissioner Cichi..."It doesn't seem like there's **CONSENSUS** in the community. It's difficult for us to move ahead. Have better discussions & consensus.

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

Leisure World claims +800 residents attended it various meetings where the "revised administration package" was presented.

If so, that is approximately 10% of the resident population(8,000 estimated LW population). How does that establish consensus, when approximately 2,000 residents signed a petition requesting a referendum on the matter?

THAT IS PUZZLING!!

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To: mont.co.planningboard@justus.group; Montgomery County Council; justus organization; LW Green; members; lwdogs@justus.group
Cc: seth grimes; ben shnider; vaughn stewart
Subject: The Flannery/Gerke Razzle dazzle - dog&pony show-non-receipt of LW Admin. Bldg. Fact Sheet

From: ktvkarin@aol.com <ktvkarin@aol.com>
Date: April 25, 2018 11:12:09 AM EDT
To: admin@justus.group, mont.Co.PlanningBoard@justus.group, justus@justus.group, lwgreen@justus.group, board@lwmc.com, ngerke@lwmc.com
Cc: freddys330@aol.com, cyberpi@msn.com, virtualcarole@aol.com, roddy.frank2014@comcast.net, Stephhrm@aol.com, janicewmclean@gmail.com, Yolichunt@aol.com, namovicb@gmail.com, Psmarks2@juno.com, sandymarks22@gmail.com, mr_eieio@hotmail.com, dap1049@hotmail.com, jtemple17b822@gmail.com, hiordanvpe@aol.com, Phemps099@gmail.com, pattiwiles1@gmail.com, susancrawford@comcast.net
Subject: Re: Gerke's latest Site Plan Modification

I agree with all !

And these are the EXPERT ARCHITECT PEOPLE????? for
Senior living????

However, keep in mind the cost has always been and will probably always be much much much lower than the real cost
!!!!

We will have a much larger problem...much larger.

Karin Ventola m12

From: Rodney Eng <oldinkie@gmail.com>
Date: April 25, 2018 9:17:52 AM EDT
To: admin@justus.group
Subject: Re: Gerke's latest Site Plan Modification

(1)How are the food delivery, trash, and building service large trucks suppose to do their job without blocking the circle to the terrace room. If you are in the circle and want to get out. The trucks will not move until they are finished.

(2)If by mistake you exit the upper parking lot onto the lower parking lot there is no return. You must exit the lower parking lot and drive up LW Blvd., go through the Georgia ave. intersection, turn left onto the Memorial circle and try to enter the upper lot again. Good luck to guest from out of town, and to all the disabled drivers. Make sure you have a full tank off gas and a map, or call security and try to let them know where you are.

(3) Those with disabilities that parked and used the new Admin. bldg. must still walk up hill and dodge the trucks to enter the terrace room.

From: "Norman Holly" <amtak518@gmail.com>
Date: April 24, 2018 9:45:58 PM EDT
To: <admin@justus.group>
Subject: RE: Special Joint Meeting of CPAC and S&T - Site Plan Alternate A3 with modification

The matter of access to the proposed new building was not the critical issue, which you and Kevin Flannery artfully dodged in your tour of our mutuals. I would rather we focused on that.

Norman Holly

From: Nicole Gerke <ngerke@lwmc.com>
Date: April 24, 2018 6:21:35 PM EDT
To: Beth Leanza <bethlea12020@gmail.com>
Cc: "freddys330@aol.com" <freddys330@aol.com>, Herman Cohen <cyberpi@msn.com>, Carole Kennon <virtualcarole@aol.com>, "roddy.frank2014@comcast.net" <roddy.frank2014@comcast.net>, "Stephhrm@aol.com" <Stephhrm@aol.com>, "janicewmclean@gmail.com" <janicewmclean@gmail.com>, Yolanda Hunt <Yolichunt@aol.com>, Bob Namovicz <namovicb@gmail.com>, Philip Marks <Psmarks2@juno.com>, Sandy Marks <sandymarks22@gmail.com>, "mr_eieio@hotmail.com" <mr_eieio@hotmail.com>, David Polinsky <dap1049@hotmail.com>, Joyce Temple <jtemple17b822@gmail.com>, Henry Jordan <hjordanvpe@aol.com>, "Phemps099@gmail.com" <Phemps099@gmail.com>, "pattiwiles1@gmail.com" <pattiwiles1@gmail.com>, "mrlongpants@gmail.com" <mrlongpants@gmail.com>, "susancrawford@comcast.net" <susancrawford@comcast.net>
Subject: RE: Special Joint Meeting of CPAC and S&T - Site Plan Alternate A3 with modification

Hi Beth:

I asked the design engineers to look at this area in more detail based on your question.

I will let you know their response/recommendation.

Thanks!

Nicole A Gerke, AIA, LEED AP, MBA
Project Manager
Community Services Department
(301) 598-1026 direct
(301) 801-0723 cell
ngerke@lwmc.com

From: Beth Leanza <bethlea12020@gmail.com>
Date: April 24, 2018 6:05:43 PM EDT
To: Nicole Gerke <ngerke@lwmc.com>
Cc: "freddys330@aol.com" <freddys330@aol.com>, Herman Cohen <cyberpi@msn.com>, Carole Kennon <virtualcarole@aol.com>, "roddy.frank2014@comcast.net" <roddy.frank2014@comcast.net>, "Stephhrm@aol.com" <Stephhrm@aol.com>, "janicewmclean@gmail.com" <janicewmclean@gmail.com>, Yolanda Hunt <Yolichunt@aol.com>, Bob Namovicz <namovicb@gmail.com>, Philip Marks <Psmarks2@juno.com>, Sandy Marks <sandymarks22@gmail.com>, "mr_eieio@hotmail.com" <mr_eieio@hotmail.com>, David Polinsky <dap1049@hotmail.com>, Joyce Temple <jtemple17b822@gmail.com>, Henry Jordan <hjordanvpe@aol.com>, "Phemps099@gmail.com" <Phemps099@gmail.com>, "pattiwiles1@gmail.com" <pattiwiles1@gmail.com>, "mrlongpants@gmail.com" <mrlongpants@gmail.com>, "susancrawford@comcast.net" <susancrawford@comcast.net>

Subject: Re: Special Joint Meeting of CPAC and S&T - Site Plan Alternate A3 with modification

My only "question" is
How difficult will it be for handicapped vehicles to exit in the correct
direction
in the Turn around (near the Terrace Room)

I am especially looking at the ones on the lower (right) of the turn
around.

Those last 2 or 3 spaces slant in to the right (as pictured)
and it looks like the driver will be inclined to leave in the wrong direction.

Beth Leanza
member E & R advisory committee

From: Pat Duran <patd1598@gmail.com>
Date: March 6, 2018 4:53:25 PM EST
To: admin@justus.group
Subject: Re: the Flannery Razzle dazzle

I wholeheartedly agree with Joyce. Right now the Board and Flannery are successfully painting the opposition to the new admin bldg as the work of a few malcontents with a bad attitude and worse manners. When we depend on personal attacks we just succeed in ginning up sympathy for the object of those attacks. We need to depend instead on reason, facts, and solid arguments, all delivered in a calm and respectful manner. We can rip people to shreds behind closed doors, where it is not going to get out, but to do that publicly turns a lot of folks off.

From: Lois Kutun <lkutun@msn.com>
Date: March 6, 2018 5:28:31 PM EST
To: "admin@justus.group" <admin@justus.group>
Subject: RE: the Flannery Razzle dazzle

Witnessed it today at my Mutual 18 meeting with Flannery.

Tom Conger

From: Joyce S <jester0830@gmail.com>
Date: March 6, 2018 4:16:08 PM EST
To: admin@justus.group
Cc: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>
Subject: Re: the Flannery Razzle dazzle

I don't know about razzle dazzle. It seemed to be a pretty straight forward reading of a finely tuned script. With the exception of gaining consensus, Mr. Flannery delivered what he was told by the Board to deliver. I am not a huge fan

but I doubt he had much say about what was going to be presented. My mutual president stayed hidden in the crowd while Flannery twisted in the wind when the issue of consensus came up.

No one in the audience expected the bod to attempt anything close to consensus. We really should not be surprised or even angry.

I am wondering if this group would consider elevating the conversation beyond the personal. The fight is with the organization and disfunctional governance imo. Nothing is ever accomplished by personal attacks except that they reflect poorly on the attacker.

Thanks,

Joyce Smythe
Montgomery Mutual

From: "Norman Holly" <amtak518@gmail.com>
Date: March 6, 2018 3:03:32 PM EST
To: <admin@justus.group>
Subject: Razzle dazzle

Razzle Dazzle by ~~Richard Gere~~ Kevin Flannery, as seen in ~~Chicago~~ Leisure World mutual tours:

Give 'em the old razzle dazzle
Razzle dazzle 'em;
Give 'em an act with lots of flash in it
And the reaction will be passionate.
Give 'em the old hocus-pocus: bead and feather 'em:
How can they see with sequins in their eyes?
What if, in fact, you're disgusting?
Razzle dazzle 'em and they'll never catch wise!

(Choir): Give 'em the old razzle dazzle!
Give 'em a show that's so splendiferous –
Row after row will grow vociferous!
Give 'em the old flim-flam flummox,
Fool and fracture em –
How can they hear the truth above the roar?
Throw 'em a fake and a finagle –
They'll never know you're just a bagel.
Razzle dazzle 'em and they'll beg for more!

Give 'em the old double-whammy – daze and dizzy 'em!
Back since the days of old Methuselah, everyone loves the big bamboozeler,
So give 'em the old three-ring circus, stun and stagger 'em,
When you're in trouble go into your dance –
Though you're stiffer than a girder, they'll let you get away with it.
Razzle dazzle 'em and you've got romance!

(Choir) Give 'em the old razzle dazzle!
Show 'em the first rate sorcerer you are!

Long as you can keep 'em way of balance,
How can they spot you've got no talents?
Razzle dazzle 'em, razzle dazzle em, and they'll make you a staaaar!

From: Jannifer Woodson <eileen1415@gmail.com>
Date: March 1, 2018 11:00:31 PM EST
To: admin@justus.group
Subject: Re: : LW Admin.Bldg Fact Sheet

There were no handouts in Mutual 23.

Jan Woodson

From: Jean Westler <jahodor@gmail.com>
Date: March 1, 2018 11:00:10 PM EST
To: admin@justus.group
Subject: Re: : LW Admin.Bldg Fact Sheet

I didn't get anything.

Jean
Mutual 19A

From: RENATE CASKEY <RENAME.CASKEY@Longandfoster.com>
Date: March 1, 2018 10:51:38 PM EST
To: "admin@justus.group" <admin@justus.group>
Subject: Re: : LW Admin.Bldg Fact Sheet

Not in our bldg, the Fairways North

On Thu, Mar 1, 2018 at 9:57 PM admin@justus.group <admin@justus.group> wrote:

did everyone who attended the flannery/gerke dog & pony show receive a document entitled:

8 page (including cover):

**Leisure World Administration
Building/Clubhouse 1
Site Plan Project**

FACT SHEET

February 20, 2018

slkatzman
President, JustUs
admin@justus.group
conscience of the community

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Subject: Re: Gerke's latest Site Plan Modification

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Nicole A Gerke, AIA, LEED AP, MBA
Project Manager
Community Services Department
(301) 598-1026 direct
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Cc: "freddys330@aol.com" <freddys330@aol.com>, Herman Cohen <cyberpi@msn.com>, Carole Kennon <virtualcarole@aol.com>, "roddy.frank2014@comcast.net" <roddy.frank2014@comcast.net>, "Stephhrm@aol.com" <Stephhrm@aol.com>, "janicewmclean@gmail.com" <janicewmclean@gmail.com>, Yolanda Hunt <Yolichunt@aol.com>, Bob Namovicz <namovicb@gmail.com>, Philip Marks <Psmarks2@juno.com>, Sandy Marks <sandymarks22@gmail.com>, "mr_eieio@hotmail.com" <mr_eieio@hotmail.com>, David Polinsky <dap1049@hotmail.com>, Joyce Temple <jtemple17b822@gmail.com>, Henry Jordan <hjordanvpe@aol.com>, "Phemps099@gmail.com" <Phemps099@gmail.com>, "pattiwiles1@gmail.com" <pattiwiles1@gmail.com>, "mrlongpants@gmail.com" <mrlongpants@gmail.com>, "susancrawford@comcast.net" <susancrawford@comcast.net>

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member E & R advisory committee

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From: Joyce S <jester0830@gmail.com>
Date: March 6, 2018 4:16:08 PM EST
To: admin@justus.group
Cc: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>
Subject: Re: the Flannery Razzle dazzle

I don't know about razzle dazzle. It seemed to be a pretty straight forward reading of a finely tuned script. With the exception of gaining consensus, Mr. Flannery delivered what he was told by the Board to deliver. I am not a huge fan

but I doubt he had much say about what was going to be presented. My mutual president stayed hidden in the crowd while Flannery twisted in the wind when the issue of consensus came up.

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I am wondering if this group would consider elevating the conversation beyond the personal. The fight is with the organization and dysfunctional governance imo. Nothing is ever accomplished by personal attacks except that they reflect poorly on the attacker.

Thanks,

Joyce Smythe
Montgomery Mutual

From: "Norman Holly" <amtak518@gmail.com>
Date: March 6, 2018 3:03:32 PM EST
To: <admin@justus.group>
Subject: Razzle dazzle

Razzle Dazzle by ~~Richard Gere~~ Kevin Flannery, as seen in ~~Chicago~~ Leisure World mutual tours:

Give 'em the old razzle dazzle
Razzle dazzle 'em;
Give 'em an act with lots of flash in it
And the reaction will be passionate.
Give 'em the old hocus-pocus: bead and feather 'em:
How can they see with sequins in their eyes?
What if, in fact, you're disgusting?
Razzle dazzle 'em and they'll never catch wise!

(Choir): Give 'em the old razzle dazzle!
Give 'em a show that's so splendiferous –
Row after row will grow vociferous!
Give 'em the old flim-flam flummox,
Fool and fracture em –
How can they hear the truth above the roar?
Throw 'em a fake and a finagle –
They'll never know you're just a bagel.
Razzle dazzle 'em and they'll beg for more!

Give 'em the old double-whammy – daze and dizzy 'em!
Back since the days of old Methuselah, everyone loves the big bamboozeler,
So give 'em the old three-ring circus, stun and stagger 'em,
When you're in trouble go into your dance –
Though you're stiffer than a girder, they'll let you get away with it.
Razzle dazzle 'em and you've got romance!

(Choir) Give 'em the old razzle dazzle!
Show 'em the first rate sorcerer you are!

Long as you can keep 'em way of balance,
How can they spot you've got no talents?
Razzle dazzle 'em, razzle dazzle em, and they'll make you a staaaar!

From: Jannifer Woodson <eileen1415@gmail.com>
Date: March 1, 2018 11:00:31 PM EST
To: admin@justus.group
Subject: Re: : LW Admin.Bldg Fact Sheet

There were no handouts in Mutual 23.

Jan Woodson

From: Jean Westler <jahodor@gmail.com>
Date: March 1, 2018 11:00:10 PM EST
To: admin@justus.group
Subject: Re: : LW Admin.Bldg Fact Sheet

I didn't get anything.

Jean
Mutual 19A

From: RENATE CASKEY <RENAME.CASKEY@Longandfoster.com>
Date: March 1, 2018 10:51:38 PM EST
To: "admin@justus.group" <admin@justus.group>
Subject: Re: : LW Admin.Bldg Fact Sheet

Not in our bldg, the Fairways North

On Thu, Mar 1, 2018 at 9:57 PM admin@justus.group <admin@justus.group> wrote:

did everyone who attended the flannery/gerke dog & pony show receive a document entitled:

8 page (including cover):

**Leisure World Administration
Building/Clubhouse 1
Site Plan Project**

FACT SHEET

February 20, 2018

slkatzman
President, JustUs
admin@justus.group
conscience of the community

"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, May 26, 2018 5:17 PM
To: mont.co.planningboard@justus.group; Montgomery County Council; LW Board of Directors; JustUs; members; LW Green; LW Dogs
Subject: Leisure World ---PUZZLING? The Flannery/Gerke Razzle dazzle - dog&pony show-non-receipt of LW Admin. Bldg. Fact Sheet

From: Anne Marie Martinez <annemariechuck@gmail.com>
Date: May 26, 2018 5:08:08 PM EDT
To: JustUs admin <admin@justus.group>, amtak518@gmail.com, rodney eng <oldinkie@gmail.com>, Paul Roberts <paul_roberts100@hotmail.com>, Pat Duran <patd1598@gmail.com>, Jackie Rabinow <js.rabinow@verizon.net>, "Leventhal, George" <George.Leventhal@montgomerycountymd.gov>, "Kramer, Benjamin Delegate" <benjamin.kramer@house.state.md.us>
Subject: Fwd: The Flannery/Gerke Razzle dazzle - dog&pony show-non-receipt of LW Admin. Bldg. Fact Sheet

First: Let me please reiterate: Chuck and I have NEVER AGREED TO THIS NEW "WHITE ELEPHANT" . We signed a petition against this terrible waste of our money.

I have been saying for years the architects and engineers that LW Boards approve and the staff hire, are neither professional architects or engineers> Do they even have a license? Bonded or insured? I don't believe Flannery has a degree in architecture or any credentials to answer simple questions???? It "appears" Ms.Geeky has a degree in, perhaps architecture.since she puts AIA next to her name

But as always, there is nothing to help persons with disabilities. NOTHING.

And, if anyone thinks one meeting for each Mutuals is enough to communicate, they are wrong. Perhaps some of our residents were out of town, out of the country, had family emergencies and/ or death in the family,or were too ill to attend THE ONE AND ONLY MEETING IN OUR MUTUAL!~!!!!!!

Even when an accessibility request aka "reasonable accommodation" is asked for -it does not happen. Our neighbors who moved, paid PPD three times for a ramp. All 3 times it was not done to code, and on one try, the used wood from what appeared to look like an orange crate.We also asked for a reasonable accommodation in accordance with the ADA and it was never granted.

Its truly amazing how this place can spend money on site plans, and other plans, and not include disability accessibility.which is required b law. Its called the ADA and was passed in 1971

Sincerely
Anne Marie Martinez
Mutual 14

From: Karin Sophie LW <ktykarin@gmail.com>
Date: May 26, 2018 4:45:47 PM EDT
To: admin@justus.group
Subject: Re: Leisure World ---PUZZLING?

Karin V.

Trying to break it down...

Approx 8400 residents

Approx 2500 need assistance

and/or do not follow the politics

Approx (?) renters not following

1500

Approx 4400 left

Approx 2300 signatures. (nay)

Leaves about 50-50 in the know

Using silent or who is not capable/unable to get involved...

Using Mutual leaders (there own agenda) to help support using the guise of mutual majority support

KF said in last mutual meeting it was 1 1/2 to 2 yrs out to start...

Really?? All bids in (what bids)

Money in (no way- based on what)

Is it 60% or 70% or 80% of whomever is the convincing tool.

Forget all the nonsense folks...

THE PRICE IS """"NOT"""" RIGHT

WHAT WORD DONT YOU UNDERSTAND ABOUT THAT FATAL FACT ???????????????

From: Judy Orloff <yorkie62000@yahoo.com>

Date: May 22, 2018 3:03:10 PM EDT

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

Subject: Fw: Fwd: PUZZLING?

...and that's assuming all 800 people who attended the meetings were for the project. Did they take votes at the meetings? Just because someone attended doesn't mean they are in favor of the project, only that they were interested in more information. What percentage of the attendees also signed the petition? Just asking.....

From: woodycpa207@aol.com

Date: May 22, 2018 4:08:15 PM EDT

To: admin@justus.group

Subject: Re: Fwd: PUZZLING?

I attended a meeting in my mutual but not asked my opinion in favor or against
But my comments lw facts of questioning just us petition since they asked gm to sign who's not
resident but walking in lw grounds

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

Date: Tue, May 22, 2018 at 8:43 AM

Subject: PUZZLING?

To: JustUs admin <admin@justus.group>

Puzzling... if thought about.....??

MCPB Commissioner said last November 30, 2017

- Commissioner Cichi... "It doesn't seem like there's **CONSENSUS** in the community.
It's difficult for us to move ahead. Have better discussions & consensus.

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

Leisure World claims +800 residents attended it various meetings where the "revised administration package" was presented.

If so, that is approximately 10% of the resident population(8,000 estimated LW population). **How does that establish consensus, when approximately 2,000 residents signed a petition requesting a referendum on the matter?**

THAT IS PUZZLING!!

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

Date: April 25, 2018 11:12:09 AM EDT

To: admin@justus.group, mont.Co.PlanningBoard@justus.group, justus@justus.group, lwgreen@justus.group, board@lwmc.com, ngerke@lwmc.com

Cc: freddys330@aol.com, cyberpi@msn.com, virtualcarole@aol.com, roddy.frank2014@comcast.net, Stephhrm@aol.com, janicewmclean@gmail.com, Yolichunt@aol.com, namovicb@gmail.com, Psmarks2@juno.com, sandymar ks22@gmail.com, mr_eieio@hotmail.com, dap1049@hotmail.com, jtemple17b822@gmail.com, hjordanvpe@aol.com, Phemps099@gmail.com, pattiwiles1@gmail.com, susancrawford@comcast.net

Subject: Re: Gerke's latest Site Plan Modification

I agree with all !

And these are the EXPERT ARCHITECT PEOPLE????? for

Senior living????

However, keep in mind the cost has always been and will probably always be much much much lower than the real cost !!!!!

We will have a much larger problem...much larger.

Karin Ventola m12

From: Rodney Eng <oldinkie@gmail.com>
Date: April 25, 2018 9:17:52 AM EDT
To: admin@justus.group
Subject: Re: Gerke's latest Site Plan Modification

(1)How are the food delivery, trash, and building service large trucks suppose to do their job without blocking the circle to the terrace room. If you are in the circle and want to get out. The trucks will not move until they are finished.

(2)If by mistake you exit the upper parking lot onto the lower parking lot there is no return. You must exit the lower parking lot and drive up LW Blvd., go through the Georgia ave. intersection, turn left onto the Memorial circle and try to enter the upper lot again. Good luck to guest from out of town, and to all the disabled drivers. Make sure you have a full tank off gas and a map, or call security and try to let them know where you are.

(3) Those with disabilities that parked and used the new Admin. bldg. must still walk up hill and dodge the trucks to enter the terrace room.

From: "Norman Holly" <amtak518@gmail.com>
Date: April 24, 2018 9:45:58 PM EDT
To: <admin@justus.group>
Subject: RE: Special Joint Meeting of CPAC and S&T - Site Plan Alternate A3 with modification

The matter of access to the proposed new building was not the critical issue, which you and Kevin Flannery artfully dodged in your tour of our mutuals. I would rather we focused on that.

Norman Holly

From: Nicole Gerke <ngerke@lwmc.com>
Date: April 24, 2018 6:21:35 PM EDT
To: Beth Leanza <bethlea12020@gmail.com>
Cc: "freddys330@aol.com" <freddys330@aol.com>, Herman Cohen <cyberpi@msn.com>, Carole Kennon <virtualcarole@aol.com>, "roddy.frank2014@comcast.net" <roddy.frank2014@comcast.net>, "Stephhrm@aol.com" <Stephhrm@aol.com>, "janicewmclean@gmail.com" <janicewmclean@gmail.com>, Yolanda Hunt <Yolichunt@aol.com>, Bob Namovicz <namovicb@gmail.com>, Philip Marks <Psmarks2@juno.com>, Sandy Marks <sandymarks22@gmail.com>, "mr_eieio@hotmail.com" <mr_eieio@hotmail.com>, David Polinsky <dap1049@hotmail.com>, Joyce Temple <jtemple17b822@gmail.com>, Henry Jordan <hjordanvpe@aol.com>, "Phemps099@gmail.com" <Phemps099@gmail.com>, "pattiwiles1@gmail.com" <pattiwiles1@gmail.com>, "mrlongpants@gmail.com" <mrlongpants@gmail.com>, "susancrawford@comcast.net" <susancrawford@comcast.net>
Subject: RE: Special Joint Meeting of CPAC and S&T - Site Plan Alternate A3 with modification

Hi Beth:

I asked the design engineers to look at this area in more detail based on your question.

I will let you know their response/recommendation.

Thanks!

Nicole A Gerke, AIA, LEED AP, MBA
Project Manager
Community Services Department
(301) 598-1026 direct
(301) 801-0723 cell
ngerke@lwmc.com

From: Beth Leanza <bethlea12020@gmail.com>
Date: April 24, 2018 6:05:43 PM EDT
To: Nicole Gerke <ngerke@lwmc.com>
Cc: "freddys330@aol.com" <freddys330@aol.com>, Herman Cohen <cyberpi@msn.com>, Carole Kennon <virtualcarole@aol.com>, "rodgy.frank2014@comcast.net" <rodgy.frank2014@comcast.net>, "Stephhrm@aol.com" <Stephhrm@aol.com>, "janicewmclean@gmail.com" <janicewmclean@gmail.com>, Yolanda Hunt <Yolichunt@aol.com>, Bob Namovicz <namovicb@gmail.com>, Philip Marks <Psmarks2@juno.com>, Sandy Marks <sandymarks22@gmail.com>, "mr_eieio@hotmail.com" <mr_eieio@hotmail.com>, David Polinsky <dap1049@hotmail.com>, Joyce Temple <jtemple17b822@gmail.com>, Henry Jordan <hjordanvpe@aol.com>, "Phemps099@gmail.com" <Phemps099@gmail.com>, "pattiwiles1@gmail.com" <pattiwiles1@gmail.com>, "mrlongpants@gmail.com" <mrlongpants@gmail.com>, "susancrawford@comcast.net" <susancrawford@comcast.net>
Subject: Re: Special Joint Meeting of CPAC and S&T - Site Plan Alternate A3 with modification

My only "question" is
 How difficult will it be for handicapped vehicles to exit in the correct direction
 in the Turn around (near the Terrace Room)

I am especially looking at the ones on the lower (right) of the turn around.

Those last 2 or 3 spaces slant in to the right (as pictured)
 and it looks like the driver will be inclined to leave in the wrong direction.

Beth Leanza
member E & R advisory committee

From: Pat Duran <patd1598@gmail.com>
Date: March 6, 2018 4:53:25 PM EST

To: admin@justus.group
 Subject: Re: the Flannery Razzle dazzle

I wholeheartedly agree with Joyce. Right now the Board and Flannery are successfully painting the opposition to the new admin bldg as the work of a few malcontents with a bad attitude and worse manners. When we depend on personal attacks we just succeed in ginning up sympathy for the object of those attacks. We need to depend instead on reason, facts, and solid arguments, all delivered in a calm and respectful manner. We can rip people to shreds behind closed doors, where it is not gong to get out, but to do that publicly turns a lot of folks off.

From: Lois Kutun <lkutun@msn.com>
 Date: March 6, 2018 5:28:31 PM EST
 To: "admin@justus.group" <admin@justus.group>
 Subject: RE: the Flannery Razzle dazzle

Witnessed it today at my Mutual 18 meeting with Flannery.

Tom Conger

From: Joyce S <jester0830@gmail.com>
 Date: March 6, 2018 4:16:08 PM EST
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 Cc: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>
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Date: March 1, 2018 11:00:31 PM EST
To: admin@justus.group
Subject: Re: : LW Admin.Bldg Fact Sheet

There were no handouts in Mutual 23.

Jan Woodson

From: Jean Westler <jahodor@gmail.com>
Date: March 1, 2018 11:00:10 PM EST
To: admin@justus.group
Subject: Re: : LW Admin.Bldg Fact Sheet

I didn't get anything.

Jean
 Mutual 19A

From: RENATE CASKEY <RENAME.CASKEY@Longandfoster.com>

Date: March 1, 2018 10:51:38 PM EST
To: "admin@justus.group" <admin@justus.group>
Subject: Re: : LW Admin.Bldg Fact Sheet

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FACT SHEET

February 20, 2018

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conscience of the community

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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, May 28, 2018 6:33 PM
To: mont.co.planningboard@justus.group; Montgomery County Council; LW Board of Directors; justus organization; members; LW Green; lwdogs@justus.group; cpac@justus.group
Subject: : NEWS FLASH..Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Date: May 28, 2018 6:07:57 PM EDT
To: admin JustUs <admin@justus.group>
Subject: NEWS FLASH..Bob Ardike

NEWS FLASH

A new Administration building & its parking lot are not among the amenities *seniors* look for when selecting a location.

GO AHEAD. READ THAT STATEMENT AGAIN!

This may come as a surprise to a majority of the members of the Leisure World Board of Directors. As a matter of fact, if one can find a place where these 2 items are even mentioned as important...the place does **NOT** exist!

Just the opposite is true. Even when 'early move in' incentives are factored into the equation, the preponderance of seniors favor an already developed location/site. One of the big reasons is **NOISE!** Seniors, as a group, hate **NOISE!** Quiet is the watchword. Trucks moving in and out, dust, roads being dirty, workers directing traffic for construction purposes, etc. is really despised.

Guess what Leisure World will have if the Albatros option (Site Plan No. 820170120 - New Administrative Building Plan for Leisure World. is approved)? **That's right!** Leisure World will have 2 plus years of construction/demolition noise. This is exactly what Seniors, as a group, hate!

Bob Ardike

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From: admin@justus.group
Sent: Monday, May 28, 2018 7:49 PM
To: mont.co.planningboard@justus.group; Montgomery County Council; LW Board of Directors; justus organization; members; LW Green; lwdogs@justus.group; cpac@justus.group
Subject: NEWS FLASH..Bob Ardike

From: Rodney Eng <oldinkie@gmail.com>
Date: May 28, 2018 7:38:37 PM EDT
To: JustUs admin <admin@justus.group>
Subject: Re: : NEWS FLASH..Bob Ardike

What will the added cost of repaving LW Blvd., Ga. ave. gate road, Memorial circle Drive be \$\$? Heavy trucks and equipment in and out of the area will cause damage. The lost revenue \$\$ to CH1, post office, bank, etc. etc. during construction. Food delivery trucks will have to wait . They may need to close everything during construction. No one will want to be around dirt and construction. There will be no parking spaces for anyone. And how hard will it be to get to the giant food plaza through the Ga. ave. gate. Long term problems are coming our way. If it's not broken, don't fix it.

From: Bob Ardike <marybeth.bob@gmail.com>
Date: May 28, 2018 6:07:57 PM EDT
To: admin JustUs <admin@justus.group>
Subject: NEWS FLASH..Bob Ardike

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Shirley, Lori

From: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Tuesday, May 29, 2018 9:54 AM
To: LW Board of Directors; Schwiesow, Bridget; Rubin, Carol; Sanders, Carrie; Anderson, Casey; Axler, Ed; Cichy, Gerald; Wright, Gwen; Adams, Holly; Garcia, Joyce; Shirley, Lori; Mills, Matthew; MCP-Chair; Fani-Gonzalez, Natali; Butler, Patrick; Patterson, Patrick; Krasnow, Rose; Findley, Steve; tina.patterson@jadeitesolutions.com; Patterson, Tina
Cc: admin JustUs
Subject: ! ...Bob Ardike

The 'official' Leisure World position of resubmitting Site Plan No. 820170120, - New Administrative Building Plan for Leisure World, is a slap in the faces of the 4 Montgomery County Planning Board (MCPB) Commissioners. While architectural nuances were corrected, the major "bone of contention" was completely ignored. As the Leisure World General Manager was proud to proclaim, he **did not receive instruction to obtain resident consensus for the plan**. That is simply an affront to the authority of the MCPB Commissioners & what they directed needed to be done. So the Commissioner get "put in box" by the LW Board. They either have to finesse what they stated in November, 2017, or they have to stand for what they stated. We'll soon know...?

It is time to hire one of the premier Management companies in the area to run Leisure World & retire the costly "overhead position" of LW General Manager. Almost all services are provided through vendor contracts, and it's time to have a reliable mechanism to insure things get done on a timely, cost efficient basis, without excuses.

The fiasco and long running neglect, by the General Manager, pertaining to the lapses of the Leisure World liquor license, "the moving of ping pong tables," the constant restaurant deficiencies, etc., have reached a point of exhaustion. They are just illustrative.

It is time to redirect! Who knows? Let's see what happens...

The below is just a small example of the multiple things neglected & what is tolerated... BUT...it does not need to remain this way...

Bob

Ardike

- rusted railing (right side of steps) up to the Lanai & outdoor pool



Shirley, Lori

From: JustUs admin <admin@justus.group>
Sent: Tuesday, May 29, 2018 10:36 AM
To: JustUs; members; LW Dogs; LW Board of Directors; Montgomery County Council; mont.co.planningboard@justus.group
Subject: Fwd: ! ...Bob Ardike
Attachments: 5-22-18 rusted railing (right side)-CH 1.jpeg

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

Date: Tue, May 29, 2018 at 9:54 AM

Subject: ! ...Bob Ardike

To: LW Board of Directors <board@lwmc.com>, bridget.schwiesow@montgomeryplanning.org, carol.rubin@mncppc.org, carrie.sanders@montgomeryplanning.org, casey.anderson@mncppc.org, ed.axler@montgomeryplanning.org, gerald.cichy@mncppc.org, gwen.wright@montgomeryplanning.org, holly.adams@montgomeryplanning.org, joyce.garcia@mncppc-mc.org, lori.shirley@montgomeryplanning.org, matthew.mills@mncppc.org, MCP-Chair@mncppc-mc.org, natali.fani-gonzalez@mncppc-mc.org, patrick.butler@montgomeryplanning.org, patrick.patterson@montgomeryplanning.org, rose.krasnow@montgomeryplanning.org, steve.findley@montgomeryplanning.org, tina.patterson@jadeitesolutions.com, tina.patterson@mncppc.org

Cc: admin JustUs <admin@justus.group>

The 'official' Leisure World position of resubmitting Site Plan No. 820170120, - New Administrative Building Plan for Leisure World, is a slap in the faces of the 4 Montgomery County Planning Board (MCPB) Commissioners. While architectural nuances were corrected, the major "bone of contention" was completely ignored. As the Leisure World General Manager was proud to proclaim, he **did not receive instruction to obtain resident consensus for the plan**. That is simply an affront to the authority of the MCPB Commissioners & what they directed needed to be done. So the Commissioner get "put in box" by the LW Board. They either have to finesse what they stated in November, 2017, or they have to stand for what they stated. We'll soon know...?

It is time to hire one of the premier Management companies in the area to run Leisure World & retire the **costly** "overhead position" of LW General Manager. Almost all services are provided through vendor contracts, and it's time to have a reliable mechanism to insure things get done on a timely, cost efficient basis, without excuses.

The fiasco and long running neglect, by the General Manager, pertaining to the lapses of the Leisure World liquor license, "the moving of ping pong tables," the constant restaurant deficiencies, etc., have reached a point of exhaustion. They are just illustrative.

It is time to redirect! Who knows? Let's see what happens...

The below is just a small example of the multiple things neglected & what is tolerated... BUT...it does not need to remain this way...

Bob

Ardike

- rusted railing (right side of steps) up to the Lanai & outdoor pool



Shirley, Lori

From: admin@justus.group
Sent: Tuesday, May 29, 2018 7:04 PM
To: mont.co.planningboard@justus.group; Montgomery County Council; justus organization; members; LW Green; lwdogs@justus.group; LW Board of Directors
Subject: NEWS FLASH..Bob Ardike

From: Karin Sophie LW <ktvkarin@gmail.com>
Date: May 29, 2018 6:20:55 PM EDT
To: admin@justus.group
Subject: Re: : NEWS FLASH..Bob Ardike

Karin V

Ok....let me go in a different door.

Let's say the residents are told the
"ENTIRE" project is 15M to 17M..
How do you plan on handling that
piece of real (not fake) news....
You could discuss the handicap
parking (totally inadequate) and the bushes and the dust and the
traffic patterns till "whenever"...
Double THEIR price point and you start with the real story...
Remember ::: the Crystal ball room
and the Stein room face-lifts
cost 1.4M ..,just that ,nothing else
and you are going to gulp down
"WHAT"

And you don't see mutual fees
going UP UP UP...
Who sees the bids??? Full disclosure bids ...
This is what we call a 'sucker punch' 🍷 ..,
Prove me wrong before the
decision is made...!!!!!!
Prove me wrong with numbers,
specifics on every aspect ...
Convince me as you should convince and protect this community...,
And not with ONE friendly bid.

From: Bob Ardike <marybeth.bob@gmail.com>
Date: May 28, 2018 6:07:57 PM EDT
To: admin JustUs <admin@justus.group>
Subject: NEWS FLASH..Bob Ardike

NEWS FLASH

A new Administration building & its parking lot are not among the amenities *seniors* look for when selecting a location.

GO AHEAD. READ THAT STATEMENT AGAIN!

This may come as a surprise to a majority of the members of the Leisure World Board of Directors. As a matter of fact, if one can find a place where these 2 items are even mentioned as important...the place does **NOT** exist!

Just the opposite is true. Even when 'early move in' incentives are factored into the equation, the preponderance of seniors favor an already developed location/site. One of the big reasons is **NOISE!** Seniors, as a group, hate **NOISE!** Quiet is the watchword. Trucks moving in and out, dust, roads being dirty, workers directing traffic for construction purposes, etc. is really despised.

Guess what Leisure World will have if the Albatros option (Site Plan No. 820170120 - New Administrative Building Plan for Leisure World.

is approved)? **That's right!** Leisure World will have 2 plus years of construction/demolition noise. This is exactly what Seniors, as a group, hate!

Bob Ardike

slkatzman
President, JustUs
admin@justus.group
conscience of the community

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

Shirley, Lori

From: admin@justus.group
Sent: Wednesday, May 30, 2018 10:26 AM
To: Mills, Matthew
Cc: Shirley, Lori; justus organization; members; LW Green
Subject: Site Plan 820170120 - staff and applicant meeting

of course you cannot "guarantee" there will be a meeting -

however, LW has announced they will be meeting with planning board staff - therefore when asked if this meeting will be open, Lori said she thought not - as such, you are asked to provide any regulation stating that site plan area residents are precluded from attending said meetings.

slk

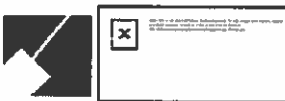
From: "Mills, Matthew" <matthew.mills@mncppc.org>
Date: May 30, 2018 10:04:52 AM EDT
To: "admin@justus.group" <admin@justus.group>
Cc: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
Subject: RE: Site Plan 820170120 - staff and applicant meeting

Ms. Katzman:

I will be happy to look into this if you would like, but, as a preliminary matter, I must warn you that there is no guarantee there will actually be any type of meeting when the new application is submitted. It is possible the Applicant could simply drop it off with the Department for our Staff to begin evaluating.

Regards,
Matt Mills

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)



Unless expressly stated otherwise, this e-mail is intended to be confidential and may be privileged. It is intended for the addressee(s) only and access to this e-mail by anyone except the addressee(s) is unauthorized. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you are not an addressee, please inform the sender immediately and destroy all copies of the original message. E-mail communications may be intercepted or inadvertently misdirected. While the American Bar Association deems e-mail a valid and authorized form of communication between attorneys and clients, absolute secrecy, confidentiality, and security (of this e-mail message and/or any

attachments thereto) cannot be assured. The relationship of attorney/client shall not be, and is not, established solely as a result of the transmission of this e-mail.

From: admin@justus.group <admin@justus.group>
Sent: Tuesday, May 29, 2018 12:14 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Cc: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Subject: Site Plan 820170120 - staff and applicant meeting

From: "admin@justus.group" <admin@justus.group>
Date: May 25, 2018 1:00:43 PM EDT
To: Matt Mills <matthew.mills@mncppc.org>
Cc: Lori Shirley <lori.shirley@montgomeryplanning.org>, justus organization <justus@justus.group>
Subject: Site Plan 820170120 - staff and applicant meeting

Matt:

The applicant will be coming back to the staff shortly with their updated site plan.

Is there any rule/regulation that would preclude stakeholder/resident representatives from being in attendance at that meeting for the purpose of observation.

slkatzman
President, JustUs
admin@justus.group
conscience of the community

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Shirley, Lori

From: monet_2@comcast.net
Sent: Thursday, May 31, 2018 3:24 AM
To: ann.english@montgomerycountymd.gov; jennifer.stjohn@montgomerycountymd.gov; Somers, Daniel; laura.miller; ELutz@cbf.org; Shirley, Lori; Findley, Steve; Marybeth Ardike; admin@justus.group
Subject: Fwd: Leisure World of Maryland Administration Building Site Plan 83027012

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Elaine Lutz, from the Chesapeake Bay Foundation, letter was right on, regarding what is happening to the watershed area. Unfortunately, she also pointed out the reality of how futile our attempts are to preserve our environment.

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Appendix Q

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Since, they had purposefully removed all of the ADA parking spaces and any benches within this area, it can be a difficult walk for some. Those with mobility issues, are usually dropped off at the main entrance which is lined with numerous benches and seating areas.

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I blurted out, "So that was the reason behind our meeting here today, to make it as difficult as you could!" They quickly left the room.

After seeing the total decimation of literally thousands of trees surrounding the immediate area around Leisure World and the further loss of our county's tree canopy and the long-term effects on our watershed.

Instead of extemptions, and grandfather clauses, the State and County should instead have the foresight to renege or many previous decisions, which has the potential to negatively affect our present and future environment, by destroying numerous beautiful mature canopy trees. Just because, they are in the way, thus, adding to the urban heat island effect.

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Leisure World Management WANTS this environmental nightmare, but the residents know that they do not NEED it.

Unfortunately, no one listens to the residents. Remember, they're the ones, who are paying all the bills!

Darlene Merry Hamilton

----- Original Message -----

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

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

Date: May 30, 2018 at 9:19 PM

Subject: Leisure World of Maryland Administration Building Site Plan 83027012

From: Donn Kruglak <donninsurance@yahoo.com>

Date: May 30, 2018 8:32:55 PM EDT

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

Subject: Re: Leisure World of Maryland Administration Building Site Plan 83027012

Have we tried reaching out to our Congressman or County Councilperson. I would think that they would be interested in the outcome of their elections should they not respond to our issues. We carry a lot of weight in this district. With almost 8000 votes at stake, you would think they would pay greater attention to us.

I have no idea how to go about reaching out to them, but we must have someone here with the experience to communicate with some of them.

If we have tried this before with no results, then let them know by voting them out of office. That is the way we revolt against our government representatives if they do not protect us.

Donn Kruglak

From: Laney McHarry <laneymcharry@verizon.net>

Date: May 30, 2018 6:47:21 PM EDT

To: admin@justus.group

Subject: Re: Leisure World of Maryland Administration Building Site Plan 83027012

At this point I think state and or fed legislators should be invited to help out to preserve the tree canopy. Any chance they would be advocates?

Just a thought,

Laney

From: Diane Knott <RDKnott@hotmail.com>

Date: May 30, 2018 2:40:07 PM EDT

Subject: Fw: Leisure World of Maryland Administration Building Site Plan 83027012

fyi

From: Elaine Lutz - ext. 2165 <ELutz@cbf.org>

Sent: Wednesday, May 30, 2018 2:34 PM

To: Diane Knott

Subject: RE: Leisure World of Maryland Administration Building Site Plan 83027012

Hello Ms. Knott – Sorry for the delay in my response, and thank you for reaching out on this issue. Forest conservation is an incredibly important part of restoring and preserving local water quality. I am disappointed to hear that the Leisure World Management is not being more responsive to the residents' concerns.

I share your concern regarding the exemption given to this project under the local Forest Conservation program. The Forest Conservation Act is the law that would apply to the champion tree, and require a forest conservation plan and possibly replanting requirement for this project. This is a state law that has to be implemented at the local level, which in this case is implemented by the County through the County Code at Section 22A. I have some concerns about how the exemption and grandfathering allowance is being applied in this case, but I do not believe it would change the outcome. Even if the law was applied, there is a fairly simple process to obtain a variance to allow removal of the champion tree, and the "reforestation" requirements would likely not result in more planting than is already planned. However, I am going to reach out to the County staff and ask them to explain how this exemption is being justified, as I see this as a potentially problematic application of the law. If I learn anything instructive, I will share that information.

However, for the project as a whole, the Chesapeake Bay Foundation is not able to engage at this time. As you can imagine, there are a large number of developments occurring across the watershed and we have to limit our engagement to projects that have a large impact on sensitive environments or water quality. This usually means tens or hundreds of acres of forest or wetlands being impacted or development occurring in highly sensitive watersheds or environments. Regardless, I will let you know if I get more information on the exemption.

In the meantime, I hope you have better luck communicating with management. Typically the most successful outcomes stem from community engagement, and it sounds like you are doing all you can.

Let me know if you have any questions,

Elaine

Elaine Lutz

Maryland Staff Attorney
Chesapeake Bay Foundation
6 Herndon Avenue
Annapolis, MD 21403
(443) 482-2165

community. It's style and location cannot be improved upon. If this administration building is too old (50 years old) for renovation, so are a number of homes in the Leisure World community.

Over 2000 residents have signed a petition against this project. They need your help. LW never should have been given an exemption and it should be rescinded.

WHAT GOOD ARE PROTECTIVE ENVIRONMENTAL LAWS IF THEY'RE NOT ENFORCED?

Diane Knott
3100 N. Leisure World Blvd., #707
Silver Spring, MD 20906

Section 22A-4 goes on to say, "Any person who expects to cut, clear, or grade more than 5,000 square feet of forest or any champion tree, and who believes that the cutting, clearing, or grading is exempt under Section 22A-5, 22A-6, 22A-7, or 22A-8, must notify the Planning Director in writing before performing any cutting, clearing, or grading and seek confirmation from the Director that the cutting, clearing, or grading is in fact exempt from Article II." In other words, the person proposing to do the cutting, clearing or grading must obtain confirmation of an exemption from Article II of Chapter 22A to do so. This is where it is "except as expressly provided the Chapter." In this case the project received confirmation of an exemption under Section 22A-5(l), which is the "grandfathering" provision that we discussed (75% or more complete on January 1, 1992, as measured by the total acreage subject to the planned unit development that has received site plan approval). Confirmation of the exemption means the project is not subject to the requirements of Article II.

Steve Findley – Planner Coordinator, Area 2 Planning Division M-NCPPC, Montgomery County Planning Department

slkatzman
President, JustUs
admin@justus.group

conscience of the community

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



Save the Bay

**CELEBRATING
50 YEARS**

From: Diane Knott [mailto:RDKnott@hotmail.com]
Sent: Sunday, May 06, 2018 10:11 PM
To: Elaine Lutz - ext. 2165 <ELutz@cbf.org>
Subject: Leisure World of Maryland Administration Building Site Plan 83027012

Ms. Elaine Lutz, MD Staff Attorney
Chesapeake Bay Foundation
6 Herndon Avenue
Annapolis, MD 21403

I am a resident of Leisure World (LW) of Maryland. LW management has submitted plans to unnecessarily demolish our current administration building and construct a new building in an alternate location. The current administration building can be renovated on its current site with all the bells and whistles of a new building – which is what residents' have requested. This renovation would save many trees, greatly reduce construction waste and save millions of the resident's dollars.

Over a hundred LW residents packed a Montgomery County Park and Planning (MCP&P) hearing November 30, 2017 protesting this project. The MCP&P committee deferred LW plans and asked that management reach a consensus with the residents. Management has failed PCP&P request. May I suggest you listen to that hearing which can be accessed on their website. You will hear 20 or so residents express their objections and hear what the MCP&P Commissioners had to say about this project.

I have been told there are two Montgomery Country (MC) laws that should stop this project but LW has been given an exemption (see Steve Findley, MCP&P excerpt below). One law protects champion trees; the other has to do with the community tree canopy. Not only will we lose a champion tree but also 60 other mature canopy trees. In 2014, the MC Department of Environmental Protection published a report identifying the huge canopy deficiency existing in Leisure World. It will take decades for replacement trees to mature. The current administration building location will become an extended asphalt parking lot. The whole project is deplorable.

I've recently learned that the county is also trying to preserve buildings with architectural significance. A retired resident architect has told me that the existing administration building is a Frank Lloyd Wright Prairie style. It mirrors other buildings in the

Shirley, Lori

From: mont.co.planningboard@justus.group on behalf of admin@justus.group
<mr.longpants@gmail.com>
Sent: Thursday, May 31, 2018 9:06 AM
To: mont.co.planningboard@justus.group; Montgomery County Council; ben shnider; ben kramer; Marc Elrich; seth grimes; vaughn stewart; chris willhelm; justus organization; LW Green; members; lwdogs@justus.group
Subject: Leisure World of Maryland Administration Building Site Plan 83027012

From: monet_2@comcast.net
Date: May 31, 2018 3:23:49 AM EDT
To: ann.english@montgomerycountymd.gov, jennifer.stjohn@montgomerycountymd.gov, "Somers, Daniel" <Daniel.Somers@montgomerycountymd.gov>, laura.miller@montgomerycountymd.gov, ELutz@cbf.org, Lori Shirley <lori.shirley@montgomeryplanning.org>, steve.findley@montgomeryplanning.org, Marybeth Ardiak <marybeth.bob@gmail.com>, admin@justus.group
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Subject: Leisure World of Maryland Administration Building Site Plan 83027012

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fyi

From: Elaine Lutz - ext. 2165 <ELutz@cbf.org>
Sent: Wednesday, May 30, 2018 2:34 PM
To: Diane Knott
Subject: RE: Leisure World of Maryland Administration Building Site Plan 83027012

Hello Ms. Knott – Sorry for the delay in my response, and thank you for reaching out on this issue. Forest conservation is an incredibly important part of restoring and preserving local water quality. I am disappointed to hear that the Leisure World Management is not being more responsive to the residents' concerns.

I share your concern regarding the exemption given to this project under the local Forest Conservation program. The Forest Conservation Act is the law that would apply to the champion tree, and require a forest conservation plan and possibly replanting requirement for this project. This is a state law that has to be implemented at the local level, which in this case is implemented by the County through the County Code at Section 22A. I have some concerns about how the exemption and grandfathering allowance is being applied in this case, but I do not believe it would change the outcome. Even if the law was applied, there is a fairly simple process to obtain a variance to allow removal of the champion tree, and the "reforestation" requirements would likely not result in more planting than is already planned. However, I am going to reach out to the County staff and ask them to explain how this exemption is being justified, as I see this as a potentially problematic application of the law. If I learn anything instructive, I will share that information.

However, for the project as a whole, the Chesapeake Bay Foundation is not able to engage at this time. As you can imagine, there are a large number of developments occurring across the watershed and we have to limit our engagement to projects that have a large impact on sensitive environments or water quality. This usually means tens or hundreds of acres of forest or wetlands being impacted or development occurring in highly sensitive watersheds or environments. Regardless, I will let you know if I get more information on the exemption.

In the meantime, I hope you have better luck communicating with management. Typically the most successful outcomes stem from community engagement, and it sounds like you are doing all you can.

Let me know if you have any questions,

Elaine

Elaine Lutz

Maryland Staff Attorney
Chesapeake Bay Foundation
6 Herndon Avenue
Annapolis, MD 21403
(443) 482-2165



Save the Bay
CELEBRATING
50 YEARS

From: Diane Knott [mailto:RDKnott@hotmail.com]
Sent: Sunday, May 06, 2018 10:11 PM
To: Elaine Lutz - ext. 2165 <ELutz@cbf.org>
Subject: Leisure World of Maryland Administration Building Site Plan 83027012

Ms. Elaine Lutz, MD Staff Attorney
Chesapeake Bay Foundation
6 Herndon Avenue
Annapolis, MD 21403

I am a resident of Leisure World (LW) of Maryland. LW management has submitted plans to unnecessarily demolish our current administration building and construct a new building in an alternate location. The current administration building can be renovated on its current site with all the bells and

whistles of a new building – which is what residents' have requested. This renovation would save many trees, greatly reduce construction waste and save millions of the resident's dollars.

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I have been told there are two Montgomery County (MC) laws that should stop this project but LW has been given an exemption (see Steve Findley, MCP&P excerpt below). One law protects champion trees; the other has to do with the community tree canopy. Not only will we lose a champion tree but also 60 other mature canopy trees. In 2014, the MC Department of Environmental Protection published a report identifying the huge canopy deficiency existing in Leisure World. It will take decades for replacement trees to mature. The current administration building location will become an extended asphalt parking lot. The whole project is deplorable.

I've recently learned that the county is also trying to preserve buildings with architectural significance. A retired resident architect has told me that the existing administration building is a Frank Lloyd Wright Prairie style. It mirrors other buildings in the community. It's style and location cannot be improved upon. If this administration building is too old (50 years old) for renovation, so are a number of homes in the Leisure World community.

Over 2000 residents have signed a petition against this project. They need your help. LW never should have been given an exemption and it should be rescinded.

WHAT GOOD ARE PROTECTIVE ENVIRONMENTAL LAWS IF THEY'RE NOT ENFORCED?

Diane Knott
3100 N. Leisure World Blvd., #707
Silver Spring, MD 20906

Section 22A-4 goes on to say, "Any person who expects to cut, clear, or grade more than 5,000 square feet of forest or any champion tree, and who believes that the cutting, clearing, or grading is exempt under Section 22A-5, 22A-6, 22A-7, or 22A-8, must notify the Planning Director in writing before performing any cutting, clearing, or grading and seek confirmation from the Director that the cutting, clearing, or grading is in fact exempt from Article II." In other words, the person proposing to do the cutting, clearing or grading must obtain confirmation of an exemption from Article II of Chapter 22A to do so. This is where it is "except as expressly provided the Chapter." In this case the project received confirmation of an exemption under Section 22A-5(l), which is the "grandfathering" provision that we discussed (75% or more complete on January 1, 1992, as measured by the total acreage subject to the planned unit development that has received site plan approval). Confirmation of the exemption means the project is not subject to the requirements of Article II.

Steve Findley – Planner Coordinator, Area 2 Planning Division M-NCPPC, Montgomery County Planning Department

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conscience of the community

"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@justus.group
<mr.longpants@gmail.com>
Sent: Thursday, May 31, 2018 9:06 AM
To: mont.co.planningboard@justus.group; Montgomery County Council; ben shnider; ben kramer; Marc Elrich; seth grimes; vaughn stewart; chris willhelm; justus organization; LW Green; members; lwdogs@justus.group
Subject: Leisure World of Maryland Administration Building Site Plan 83027012

From: monet_2@comcast.net
Date: May 31, 2018 3:23:49 AM EDT
To: ann.english@montgomerycountymd.gov, jennifer.stjohn@montgomerycountymd.gov, "Somers, Daniel" <Daniel.Somers@montgomerycountymd.gov>, laura.miller@montgomerycountymd.gov, ELutz@cbf.org, Lori Shirley <lori.shirley@montgomeryplanning.org>, steve.findley@montgomeryplanning.org, Marybeth Ardiak <marybeth.bob@gmail.com>, admin@justus.group
Subject: Fwd: Leisure World of Maryland Administration Building Site Plan 83027012

F.Y.I.

Elaine Lutz, from the Chesapeake Bay Foundation, letter was right on, regarding what is happening to the watershed area. Unfortunately, she also pointed out the reality of how futile our attempts are to preserve our environment.

The County Council appears to be more concerned with MPDUs and commercial growth vs preserving our natural environment. Little parklets spread throughout the county, does not equal clean water and preserving our large, mature, canopy trees.

I find it interesting that the majority of County Council members and other politicians, including Leisure World Management, live in protected tree zones. Heaven help the fool, who cuts down or destroys even one tree in their own neighborhood!

When I recently reviewed the MDOT plans for Norbeck Road over to Laurel with its planned development all along the way, I didn't know whether to laugh, or cry?

They build roads to relieve traffic, then build thousands of homes and businesses all along it?

Sadly, exemptions are the norm, not the exception; be it a wetland, a championship tree or a historic landmark, a reason will be found for an exemption.

I had fought so long and hard to have our then, two championship trees protected and acknowledged. From having the tree areas chained off to prevent compaction, and signs made to note their importance, but it only fell on deaf ears.

Then, the new Landscaping Contractor did within their first six months, what no one else could ever do - they gave it a death sentence. They stub cut the huge branches in it's beautiful canopy. Then, to seal the deal and to ensure a long slow death, they used a gas powered edger around the base of this once majestic tree and severed it's roots. The Black Pine lost it's title to a larger tree, however being #2 is nothing to sneeze at...

The County Council loves business and growth (Ka-Ching!) and the M-NCPPC staff are being undulated with ideas and site plans. Sometimes, it is easier to make exemptions then to stand ones ground against big business and their expensive lawyers.

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BTW, I found it interesting that Leisure World's lawyer, whom the residents are also footing the bill for, gave testimony regarding the recent stricter TCL changes, to ensure that his numerous current clients were not affected by the new law.

The sad reality is, that those whom are making the decisions are looking at flat sheets of paper and a plant list and not the actual site.

Funny, how the Landscape architect did not list the Championship tree. In fact, the Landscape Advisory Committee when they voted to approve the plan, it was their first meeting of the year, and was comprised of mostly new members, who were attending their very first meeting.

In fact, after they voted FOR the plan they went around the table and introduced themselves! LW Grounds and the Landscaping Contractor's main men were there, and they were all surprised that the Championship tree was still on the list - Harder to kill, than they thought!

They brought up planting nandinas throughout the area. I asked if they knew that they had just put them on the MD Invasive Plant List? One person said yes, and Grounds said, "Yeah, but the deer won't eat them!"

I am very curious about why they had to apply for an exemption in 2015 for the Fitness Center, which took longer to finish than expected, because the foundation kept sinking into the ground. Or, why alarms didn't go off, after receiving the Boring Test results?

Even more troubling, was the site plan report for the Overlook Complex, regarding their removing so many Specimen trees and their unfulfilled commitment to plant numerous native trees to compensate for their loss, including being required to restore the banks and adding numerous plantings throughout the stream bed area.

This area was under my LW Advisory Committee Team's jurisdiction, and if anything was ever done in that area, there would have been many more rather large trees there by now - there are not.

While on this committee, most members and many residents, were quite concerned about the loss of hundreds of mature canopy trees throughout the community and questioned whether this was permissible by the County Tree Law?

We were informed that they had received an exemption and were led to believe they had permission to cut down any tree they chose to remove. We were not happy upon hearing this, and most dreaded hearing the sound of chainsaws on a daily basis.

How can they give an exemption for something that never had any plans on record for this area. Cortese and Rossmoor had money problems and had to amend their plans several times, whom determined the 75% completion figure?

When Ms. Gerke and Mr. Flannery met with my mutual to tell us what they planned to do. Mr. Flannery mentioned his being able to hear water rushing under the foundation of the building.

When I said that was how Cortese had built all of Leisure World. Because of its being built on a swamp and numerous stream beds, that was covered over with fill dirt.

They had actually stopped building for months, while they tried to find a solution to the problem of the sinking foundations. They finally determined that the best course of action was to install all of the plumbing, drainage and venting under the foundation.

Whew! He was not happy with someone, who had read about the history of "building" Leisure World!

No discourse, just their telling the residents what they planned to do.

BTW, our normal board meeting is once a month in the Administration Building, which is usually a short, quick walk from the parking lot. However, for their presentation, we were told to meet in a far room in Clubhouse 1, which few if any of us seldom visit, unless it is for a special Community meeting.

Since, they had purposefully removed all of the ADA parking spaces and any benches within this area, it can be a difficult walk for some. Those with mobility issues, are usually dropped off at the main entrance which is lined with numerous benches and seating areas.

When finishing up their presentation, Mr. Flannery brought up the fact to those present, about how difficult it was for them to get to our meeting place that day.

I blurted out, "So that was the reason behind our meeting here today, to make it as difficult as you could!" They quickly left the room.

After seeing the total decimation of literally thousands of trees surrounding the immediate area around Leisure World and the further loss of our county's tree canopy and the long-term effects on our watershed.

Instead of exemptions, and grandfather clauses, the State and County should instead have the foresight to renege or many previous decisions, which has the potential to negatively affect our present and future environment, by destroying numerous beautiful mature canopy trees. Just because, they are in the way, thus, adding to the urban heat island effect.

Especially, when something is as frivolous and needless, such as this.

Leisure World Management WANTS this environmental nightmare, but the residents know that they do not NEED it.

Unfortunately, no one listens to the residents. Remember, they're the ones, who are paying all the bills!

Darlene Merry Hamilton

From: "admin@justus.group" <admin@justus.group>
 To: justus organization <justus@justus.group>, members <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>
 Date: May 30, 2018 at 9:19 PM
 Subject: Leisure World of Maryland Administration Building Site Plan 83027012

From: Donn Kruglak <donninsurance@yahoo.com>
 Date: May 30, 2018 8:32:55 PM EDT
 To: "admin@justus.group" <admin@justus.group>
 Subject: Re: Leisure World of Maryland Administration Building Site Plan 83027012

Appendix Q

Have we tried reaching out to our Congressman or County Councilperson. I would think that they would be interested in the outcome of their elections should they not respond to our issues. We carry a lot of weight in this district. With almost 8000 votes at stake, you would think they would pay greater attention to us. I have no idea how to go about reaching out to them, but we must have someone here with the experience to communicate with some of them. If we have tried this before with no results, then let them know by voting them out of office. That is the way we revolt against our government representatives if they do not protect us.

Donn Kruglak

From: Laney McHarry <laneymcharry@verizon.net>
Date: May 30, 2018 6:47:21 PM EDT
To: admin@justus.group
Subject: Re: Leisure World of Maryland Administration Building Site Plan 83027012

At this point I think state and or fed legislators should be invited to help out to preserve the tree canopy. Any chance they would be advocates?
Just a thought,

Laney

From: Diane Knott <RDKnott@hotmail.com>
Date: May 30, 2018 2:40:07 PM EDT
Subject: Fw: Leisure World of Maryland Administration Building Site Plan 83027012

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Shirley, Lori

From: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Thursday, May 31, 2018 2:22 PM
To: Montgomery County Council; LW Board of Directors; Schwiesow, Bridget; Rubin, Carol; Sanders, Carrie; Anderson, Casey; Axler, Ed; Cichy, Gerald; Wright, Gwen; Adams, Holly; Garcia, Joyce; Shirley, Lori; Mills, Matthew; MCP-Chair; Fani-Gonzalez, Natali; Butler, Patrick; Patterson, Patrick; Krasnow, Rose; Findley, Steve; tina.patterson@jadeitesolutions.com; Patterson, Tina
Cc: admin JustUs; LW Board of Directors
Subject: Refresh...Don't Demolish...by Bob Ardike

Look at the first two pictures at the bottom of the page. Doesn't the style of the roof remind you of another building receiving a lot of attention at Leisure World?

Very good! You're right. It is quite similar to the Leisure World Administration building (see second two pictures). The W.O. Library was built in 1967. The LW Administration building was built in 1965.

Montgomery County (MC) officials are accountable to taxpayers and so they chose to "refresh" the library at a much lower cost. The construction phase lasts 6 to 9 months

Leisure World's (34) Board of Directors are accountable to no one and they want to "demolish" the current historic, & structurally sound building & spend millions of \$\$\$ to construct something new at a different location & enhance the present underutilized parking lot.

Note how the trees remain at the refreshed Library!

Now note that the trees around the LW Administration building will be replaced by a parking lot for which there is no need, if need is defined as required to accommodate more vehicles.

Here is a sample of what was done at the W.O Library...

- New roof and roof drains
- **New plumbing pipes** in the bathrooms and water fountains
- Removal of asbestos - **Re-wiring** of electricity and upgraded electrical panels
- Energy efficient LED bulbs

These are the same sort of things that would have to be done to "refresh" the current Leisure World Administration building.

Oh! Lest I forget. Think about this...The White Oak Library is **larger than** the LW Administration Building.

- Library size 17,900 sq. ft.
- LW Admin. 16,643 sq. ft.

So! To refresh your mind about what it means to refresh...the following is re-submitted...



What is a refresh project?

A "refresh" project is a new Capital Improvement Program process approved by County Council and the County Executive to allow library buildings to get significant and timely updates without having to close for the lengthy time it takes for a full renovation. The Library Refurbishment CIP funds programmatic, cosmetic, and service impact updates to two to three libraries every year.

The Leisure World "wasteful" plan, Site Plan No. 820170120 - New Administrative Building Plan for Leisure World is being re-submitted, at the direction of the Leisure World Board of Directors, to the MC Planning Board. The 8,000 residents have been given no voice in this decision. The "Adults" among the the (MC) Government & the Commissioners of the MCPB need to step up & seriously address this matter.

Ardike (LW Resident)

Bob







