

**Appendix R – June 2018**

**Shirley, Lori**

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**From:** admin@justus.group  
**Sent:** Friday, June 1, 2018 9:04 AM  
**To:** mont.co.planningboard@justus.group; justus organization; members; LW Green  
**Subject:** "save the admin.bldg" - brenda kirkpatrick

# Save the Administration Building

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What do Pisa and Washington, D.C. and Alaska and Kuwait have in common?

Pisa's leaning tower and Washington's Monument were both damaged, by a construction mishap in the former and by an earthquake in the latter.

Connection? Significance? Neither was considered for razing because both are respected, revered and restored. Not so for Leisure World's Administration Building.

Both Alaskans and Kuwaitis receive an annual allotment of money from their governments. If Leisure World has enough money that a building not as ancient as those mentioned here can be razed without legitimate reason, obviously there is money to burn. Let us not burn it.

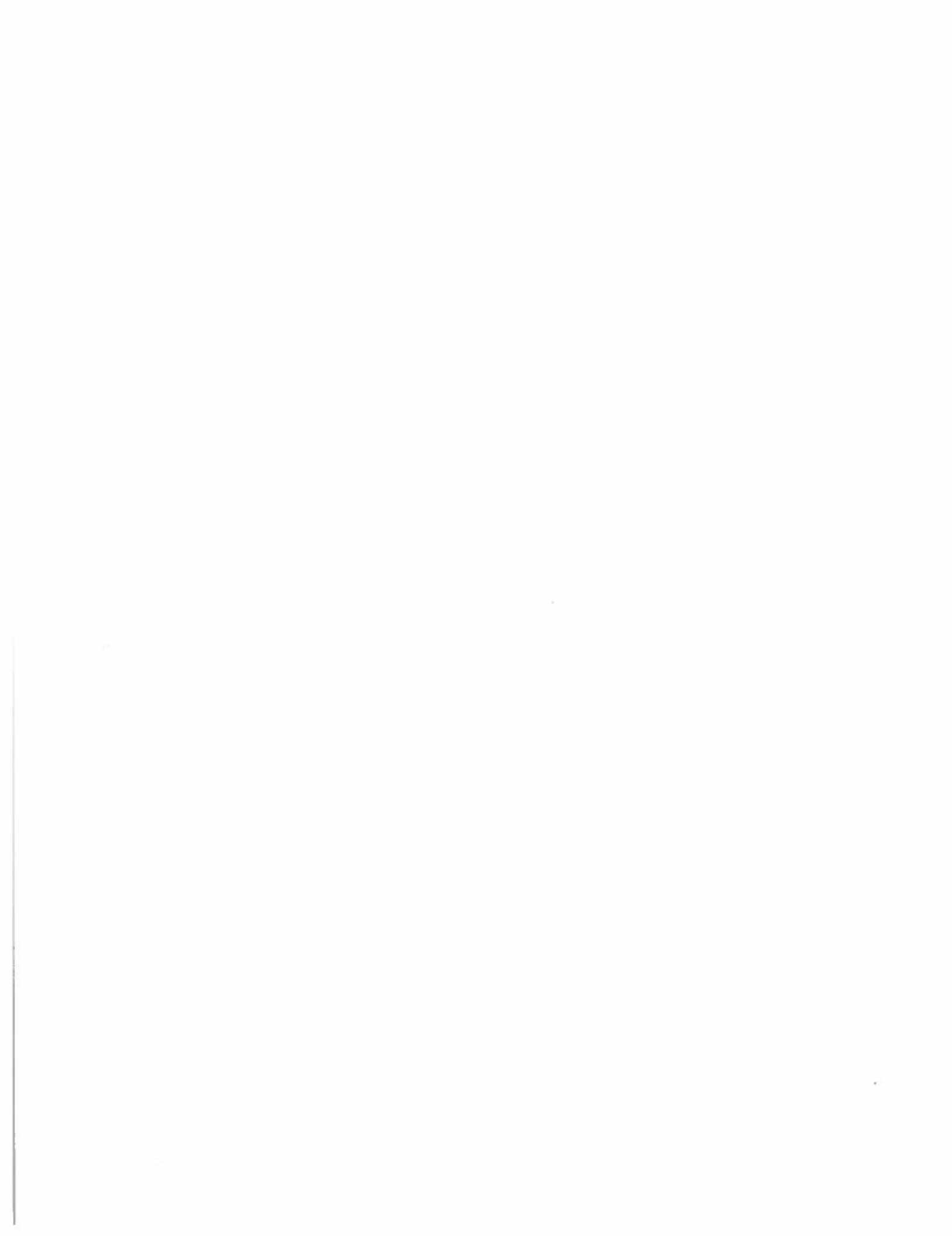
Return unused funds to our 29 mutuals for repairs and renovations, and refund any remainder to all residents living here for five years or more

skatzman  
*President, JustUs*  
[admin@justus.group](mailto: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

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**From:** admin@justus.group  
**Sent:** Saturday, June 2, 2018 12:23 PM  
**To:** mont.co.planningboard@justus.group; justus organization; members; LW Green  
**Subject:** Ref: New Administration Building (site plan #820170120)

**From:** Jean Westler <jahodor@gmail.com>  
**Date:** June 2, 2018 12:04:59 PM EDT  
**To:** JustUs admin <admin@justus.group>  
**Subject:** Re: Ref: New Administration Building (site plan #820170120)

Point of Fact: Re-ordering site plan for a parking lot is NOT an answer to constructing a new bldg and demolishing the old. We can redo the parking lot now and implement these ideas with the existing bldg still standing. The current bldg can be updated/upgraded to code, can construct an addition if office space needed, can store old records, etc.at a storage facility. After all, no. of employees hasn't increased appreciably. This is foolishness -- demolishing a bldg and erecting a new one to accommodate a parking lot. I am appalled, as should be every resident of Leisure World. What is our Board thinking, to approve this monstrosity? Or do they think at all? This entire white elephant needs to be re-examined.

I'd rather see the money go to a decent Auditorium with sound proofing and decent sound system (also improve sound system in Ballroom-- oh, I forgot, that was done--and it's totally inadequate); replace the round indoor pool or else fix it so it doesn't continually break down; put in a park area on holes 10-18 of golf course; or other amenities LW residents may want. Is there any way to stop this wasteful expenditure?

Jean Westler

**From:** Tom Conger <taconger41@gmail.com>  
**Date:** June 2, 2018 10:18:49 AM EDT  
**To:** admin@justus.group  
**Subject:** Ref: New Administration Building (site plan #820170120)

In a nutshell, here's what's wrong with the site plan:

- .does not represent the CONSENSUS of the community (2,000 people have demanded a vote on the building).
- .tears down the existing building and replaces it with a parking lot ("they paved paradise and put up a parking lot").
- .changes Leisure World's "view shed " from an entrance of beauty to an entrance dominated by the automobile.
- .is a waste of millions of dollars in capital expenditures that could be more efficiently and effectively utilized in the community.
- .does not consider, in any way, shape, or form, the environmental impact of NOISE on the community.
- .does not adequately replace the loss of 60 mature trees.
- .does not consider additional capital costs that will have to be borne by the community (impact on our road system due to 2 years' worth of demolition-construction). .is a "slap in the face" to the Planning Commissioners' instruction to the applicant to work with the community to gain CONSENSUS.

The site plan, which is now probably scheduled to be heard before the Planning Board in September, should be either

.DISAPPROVED or

.DEFERRED, ONCE AGAIN, so that the Leisure World Board of Directors will finally do the RIGHT THING and seek the CONSENSUS of the community.

*sil Katzman*  
*President, JustUs*  
[admin@justus.group](mailto:admin@justus.group)  
**conscience of the community**

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## Shirley, Lori

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**From:** Diane Knott <RDKnott@hotmail.com>  
**Sent:** Sunday, June 3, 2018 7:51 PM  
**To:** Shirley, Lori  
**Subject:** Fw: Leisure World of Maryland Administration Building Site Plan 83027012

fyi

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**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

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**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 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(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



## Shirley, Lori

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**From:** Rubin, Carol  
**Sent:** Tuesday, June 5, 2018 5:09 PM  
**To:** Anne Marie Martinez  
**Cc:** Shirley, Lori; Butler, Patrick  
**Subject:** RE: From two long time Montgomery County Residents

I shared your email (both parts) with Lori Shirley, the lead planner on the application, and she will include your correspondence in the record for the Board to review.

Carol S. Rubin

Acting Deputy Planning Director | Montgomery County Planning Department  
8787 Georgia Avenue | Silver Spring, Maryland 20910  
[carol.rubin@montgomeryplanning.org](mailto:carol.rubin@montgomeryplanning.org)  
301-495-4591 office | 240-215-5860 cell



**From:** Anne Marie Martinez [mailto:[annemariechuck@gmail.com](mailto:annemariechuck@gmail.com)]  
**Sent:** Tuesday, June 05, 2018 4:10 PM  
**To:** Rubin, Carol <[carol.rubin@montgomeryplanning.org](mailto:carol.rubin@montgomeryplanning.org)>  
**Cc:** MCP.Chair@mncppc-mc.org  
**Subject:** From two long time Montgomery County Residents

Dear Ms. Rubin:

We are writing to introduce ourselves. Annemarie has been a life long resident of Montgomery County, MD. She attended Montgomery Blair High School. And, her family home from the late or early 1900's was 27 Pine Avenue, where she was raised, Takoma Park, and has resided in Forest Glen, Silver Spring, Germantown and presently in Leisure World, with husband, Charles (Chuck).

Chuck spent 24 years in the US Navy serving in Viet Nam, off the coast of Haiti, Desert Storm, and other middle eastern countries. When he retired he immediately enrolled in the Masters Program in Social Services, at Catholic University.

After graduation he was employed by Montgomery County HHS as a Therapist and retired in 2015. Annemarie's career job was with Montgomery County HOC as a property administrator for the development known as Holly Hall, in Silver Spring. During this time, Chuck volunteered as a translator at Holly Hall, as well as providing some social services. Annemarie retired in the year 2000, we bought our home in Cinnamon Woods, (known now as Germantown Park). This was the only community in Montgomery County, we could afford. We both served on the HOC Board, not at the same time. As well as did many administrative duties and research for the Board.

In 2010 we moved to Leisure World. And, we are not ashamed to say, it took our life savings, as well as most of the profits from the sale of our home, to buy here in Leisure World. We bought "as is" and had to put more than \$10,000 just getting our condo livable.

When we moved into Leisure World, we wanted to become involved so we began by attending our Mutual's monthly meetings. Our first meeting, we were quite disappointed to find out from the Chair, that "these board meetings are NOT for Residents, only for the Board, and if you attend, you may not speak" which we had tried to do!!!!

We introduced ourselves to some of our neighbors and asked them, how they keep informed, what communication do Owner/Residents have with not only our Mutual's Board, but, the large LWMC Board, as well as staff administration. We were told for the most part, there is none. We were also advised that if we try, we will be considered as "trouble makers".

We continued to try, as our HOC continued to increase from shortly after we moved in, we were over charged, for 7 plus years, and wrote several times, left emails for our Board, and the LWMC Board, as well as trying to get the staff to help. NO ONE WOULD HELP US BUT THEY CONTINUED TO OVER-CHARGE US. We were finally able to get someone who is very involved in the actions of Leisure World, who in turn reported it to someone that may help us. We received a call from someone who could help us. Although it took 3 months plus to get this corrected, and sending us a check for the overcharging as well as correcting our monthly HOA fee. This fee has now risen to short of twice what our mortgage monthly payment is, and by next year, it will increase to over it.

We want you to know that there truly is no communication between residents and Deciders as to how they spend and waste our money. LW is allowing some of its older buildings maintenance to be deferred so long, that it costs us many thousands to repair it. Which was not necessary how they maintained the buildings in good condition.

We could go on and on, but, we believe you already know some of the fraud, waste and abuse here, as well as CORRUPTION. We are informed that "we are privately owned and do not have to follow any government law, rules and regulations! (1) our Fire Lane are crumbling and many you cannot tell if they are painted yellow. There are areas on Leisure World Blvd, at intersections where there are NO CROSS WALKS at all! People take their lives in their hands everyday while trying to cross a street. Yes, Leisure World is supposed to maintain our streets, and maintain a safe environment for us.

The powers that be, claim our roads are private, and LW does not have to follow the County or State laws and rules. Now the Georgia ave (main gate) is BRIGHTLY PAINTED WITH YELLOW PAINTED CURBS, AND BRIGHT WHITE CROSS WALKS, BUT, just take a left or a right in either direction and you will see what we are writing about. LW claims we are a gated community. Which is very far from the truth. Here are reasons and facts why we claim they are lying. (1) The golf course is open every day to the public. (2) the golf course is soliciting members from outside of Leisure World. (3) There is a MED-STAR medical building here, which is open to the public. (4) There are 3 restaurants here. They are open to the public. (5) There are meetings held here that are open to the public (6) There are parties here that are open to the public and (7) We have an interfaith Chapel here, that is open to the public. Finally there is a bank, a post office, a Realtors office, and a travel office in our Administration Building that are open to the public. We are sure there are others, that we do not know of, since LW does not communicate with its residents.

Other facts are. we have always been and always will be against spending millions of our money to tear down the fine Administration Bldg. we have and do not WANT IT TORN DOWN, AND ANOTHER ADMINISTRATION BLDG. BUILT FOR EMPLOYEES. We want the outside of our buildings maintained according to code and be safe for us. We want to feel safe, but, not long ago a resident was assaulted by another resident! Yes, charges are being filed, but, LW probably will not do anything about it. We have other crimes committed here, but, not reported. Fires happen, here without any type of compensation to others, these fires are often due to someone on oxygen smoking, falling asleep and burning many units in a building, but, the residents who became homeless, were FORCED TO PAY THE HOA FEE, WHILE NOT HAVING A PLACE TO LIVE. People are not protected from smokers.

This is NOT a safe, decent place to live. They do not adhere to the ADA for those of us who are disabled. When someone we know asked for a reasonable accommodation

## Shirley, Lori

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**From:** Marybeth Ardike <marybeth.bob@gmail.com>  
**Sent:** Thursday, June 7, 2018 8:37 PM  
**To:** 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; Montgomery County Council  
**Cc:** admin JustUs; LW Board of Directors  
**Subject:** JUST LOOK! ... from Bob Ardike

There are 5 pictures below. Leisure World residents will immediately recognize the pictures.

For non-residents, the first 3 pictures show the view after you pass the Leisure World security structure at the main entrance to Leisure World off of Georgia Ave. You can drive straight ahead (1.)...to the drop-off for Clubhouse I or to one of the two entrances to the Administration building.

1.



Or...you can turn right...Picture #( 2.)

2.



and take a very pleasant drive around the Leisure World Boulevard

OR

You can turn Left...Pic # (3) & see how the terrain drops off & the barrenness of the the *underutilized* Leisure World parking lot.

3.



The next 2 pics #4 & #5 show the under utilized LW parking lot. These pics were taken this week around the noon hour. They were taken outside the front of the LW Administration building the Leisure World Board of Directors has voted to demolish.

4.





5.



The down hill slope of the terrain from the current Administration building is impressive. Since more than 1/2 of the current parking lot is vacant on any given day, the other half could serve as a decent "skate board park." It has to be seen to be appreciated.

Also consider Ellicott City in Howard County. If you've been following the news, you know it just had a once in a thousand year **flood** for the second time in 2 years. In addition to all of the absurdity surrounding "a demolish & construct" project, known as Albatross, the LW Board of Directors wants the MC Planning Board's approval to construct the proposed building at the following site. Here's a picture of the site after a moderate amount of rain has fallen.

Think cascading water...& did I mention Ellicott City?



In the background is the highly elevated golf course building.

In closing...I would just like someone to suggest what **Montgomery County** does to save money & modernize or renovate the County library structures in need of such...

**WAIT!** Did I just hear the word *refresh* shouted out?

Pray tell! What does refresh mean?

Ok! Since you asked, here's what it means...



What is a refresh project?

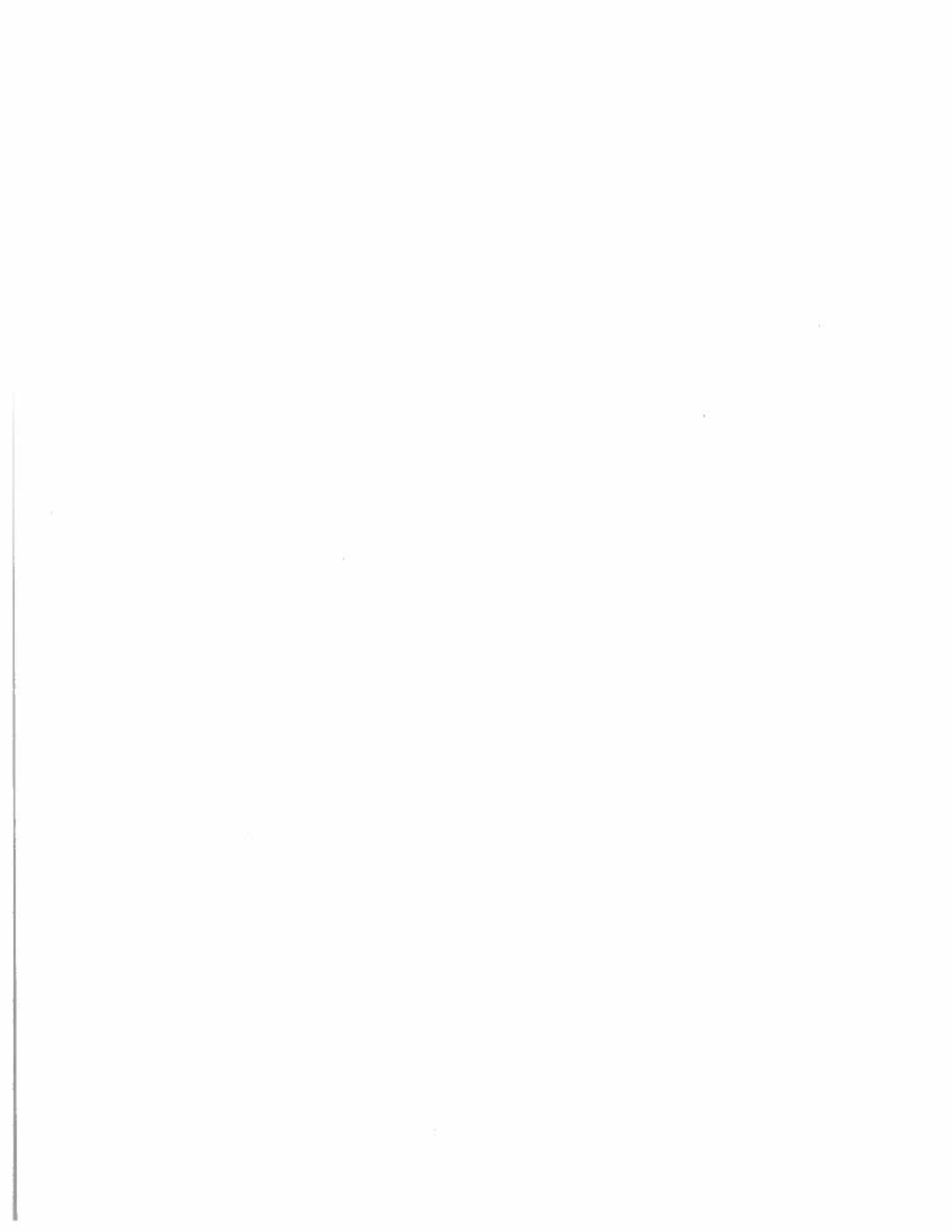
A "refresh" project is a new Capital Improvement Program process approved by County Council and the County Executive to allow library buildings to get significant and timely updates without having to close for the lengthy time it takes for a full renovation. The Library Refurbishment CIP funds programmatic,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

Examples of what a refresh may entail...

- 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

**Thanks to all who have taken the time to read this email...!** Bob Ardike, a Leisure World resident



## Shirley, Lori

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**From:** Marybeth Ardike <marybeth.bob@gmail.com>  
**Sent:** Friday, June 8, 2018 6:04 PM  
**To:** 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; Montgomery County Council  
**Cc:** admin JustUs; LW Board of Directors  
**Subject:** HELP WANTED! ... from Bob Ardike

This is a picture of Leisure World's current Administration building. Its foundation is on elevated ground. It would be *criminal* to allow this structure to be demolished instead of being renovated or refreshed.

Why spend millions of \$\$\$ needlessly? Montgomery County officials would never approve such a waste of taxpayer money? Why did the Leisure World ( LW ) Board of Directors vote to waste LW residents' money? Why didn't that same LW Board direct the LW General Manager to comply with the Montgomery County Planning Board's (MCPB ) *advisement* to seek consensus from the LW residents before a return hearing is scheduled? Why did the LW Board allow an area prone to flooding to become the site for the *folly* initiated by the General Manager?



**Shirley, Lori**

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**From:** admin@justus.group  
**Sent:** Wednesday, June 13, 2018 8:50 AM  
**To:** mont.co.planningboard@justus.group; justus organization; LW Green; members@townmeetingorganization.com  
**Subject:** Site of Current Administration Building

**From:** RENATE CASKEY <RENATE\_CASKEY@Longandfoster.com>  
**Date:** June 12, 2018 6:08:23 PM EDT  
**To:** "mont.co.planningboard@justus.group" <mont.co.planningboard@justus.group>, justus organization <justus@justus.group>, LW Green <lwgreen@justus.group>, "members@townmeetingorganization.com" <members@townmeetingorganization.com>, "admin@justus.group" <admin@justus.group>  
**Subject:** Re: Site of Current Administration Building

I think we all know and agree with those facts, except, "the LW BOARD AND GENERAL MANAGER IN CHARGE"!!!!!! AND THEY SIMPLY HAVE TO BE STOPPED.

Renate Caskey

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**From:** members@townmeetingorganization.com <members@townmeetingorganization.com> on behalf of admin@justus.group <admin@justus.group>  
**Sent:** Tuesday, June 12, 2018 2:42 PM  
**To:** mont.co.planningboard@justus.group; justus organization; LW Green; members@townmeetingorganization.com  
**Subject:** Site of Current Administration Building

**From:** Tom Conger <taconger41@gmail.com>  
**Date:** June 9, 2018 4:43:27 PM EDT  
**To:** admin@justus.group  
**Subject:** Site of Current Administration Building

Recently, here in Leisure World, I taught a six-week course on rivers of the world. Do you know what the class discovered? Water runs downhill! We should remember this when we are determining where to place our administration building. How about where the current building is already located? It's a wonderful site at the top of a small hill. When it rains, water flows downhill and across the parking lot. As Bob Ardike has so ably put it, keep the existing site for the building. It's perfect. All you have to do is renovate the current building, saving millions of dollars in the process! Well, duh. Tom Conger



*sil Katzman*  
*President, JustUs*  
[admin@justus.group](mailto: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**

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**From:** JustUs admin <admin@justus.group>  
**Sent:** Thursday, June 14, 2018 9:49 AM  
**To:** Mills, Matthew; mont.co.planningboard@justus.group; Montgomery County Council; justus organization; members; LW Green; LW Dogs  
**Cc:** Marc Elrich; ben kramer; ben shnider; vaughn stewart; seth grimes  
**Subject:** Fwd: Site Plan 820170120 - staff and applicant meeting

Lori:

Herman Cohen, Chair - LW Security & Transportation Advisory Comm. just stated that LW has submitted their revised site plan to you. Is this a correct statement, and if so, is there a meeting with you/your staff and LW management, scheduled?

Matthew: there has been no reply to the June 5, 2018 email below:

slk

**From:** admin@justus.group <admin@justus.group>  
**Date:** Tue, Jun 5, 2018 at 6:50 PM  
**Subject:** Site Plan 820170120 - staff and applicant meeting  
**To:** Matt Mills <matthew.mills@mncppc.org>, mont.co.planningboard@justus.group, Montgomery County Council <county.council@montgomerycountymd.gov>, justus organization <justus@justus.group>, members <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>, lwdogs@justus.group  
**Cc:** Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, ben kramer <Benjamin.Kramer@house.state.md.us>, ben shnider <ben@shniderforcouncil.com>, vaughn stewart <vaughnstewart3@gmail.com>, seth grimes <seth.grimes@gmail.com>

Matthew:

**simply because staff/applicant meetings are not included in your referenced regulation, does not mean said regulation precludes stakeholder attendance @ any meeting between staff and applicant -- specifically when the stakeholders are the ones footing the bill - NOT the applicant employees.**

**unless you are able to provide any regulation specifically addressing the issue raised, holding a meeting between staff and LW employees will be in violation of our rights.**

slk

Ms. Katzman:

MCPB Regulation 50/59.00.01.06, Evaluation of Applications, states:

...

C. Public Participation.

Any individual or organization with an interest in or concern about a proposed development or specific application may participate in the review and approval process by:

- Attending the pre-submission community meeting organized and held by the applicant before an application is submitted to the Planning Department;
- Reviewing information about the submitted plan application online at the Planning Department website; and
- Attending the DRC meeting scheduled for the application, if applicable. The DRC meeting is not open to public participation, but members of the public may attend and listen to the discussion. Groups should notify DARC staff about their interest in attending the DRC meeting before the scheduled date so that space accommodations can be made.

The meeting you are describing, assuming it even takes place, is not the DRC meeting referenced in the above Regulation. As a result, attendance at the meeting will be limited to the Applicant and Staff.

Thank you.

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

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**From:** [admin@justus.group](mailto:admin@justus.group) <[admin@justus.group](mailto:admin@justus.group)>  
**Sent:** Friday, June 01, 2018 12:54 PM  
**To:** Mills, Matthew <[matthew.mills@mncppc.org](mailto:matthew.mills@mncppc.org)>  
**Cc:** justus organization <[justus@justus.group](mailto:justus@justus.group)>; members <[members@townmeetingorganization.com](mailto:members@townmeetingorganization.com)>  
**Subject:** Site Plan 820170120 - staff and applicant meeting

your reply with any regulation precluding stakeholder attendance from any meeting between P&P staff and applicant, is requested.

slk

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**From:** "admin@justus.group" <[admin@justus.group](mailto:admin@justus.group)>  
**Date:** May 30, 2018 10:26:00 AM EDT  
**To:** Matt Mills <[matthew.mills@mncppc.org](mailto:matthew.mills@mncppc.org)>  
**Cc:** Lori Shirley <[lori.shirley@montgomeryplanning.org](mailto:lori.shirley@montgomeryplanning.org)>, justus organization <[justus@justus.group](mailto:justus@justus.group)>, members <[members@townmeetingorganization.com](mailto:members@townmeetingorganization.com)>, LW Green <[lwgreen@justus.group](mailto:lwgreen@justus.group)>  
**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](mailto:matthew.mills@mncppc.org)>  
**Date:** May 30, 2018 10:04:52 AM EDT  
**To:** "[admin@justus.group](mailto:admin@justus.group)" <[admin@justus.group](mailto:admin@justus.group)>  
**Cc:** "Shirley, Lori" <[lori.shirley@montgomeryplanning.org](mailto:lori.shirley@montgomeryplanning.org)>  
**Subject:** RE: Site Plan 820170120 - staff and applicant meeting

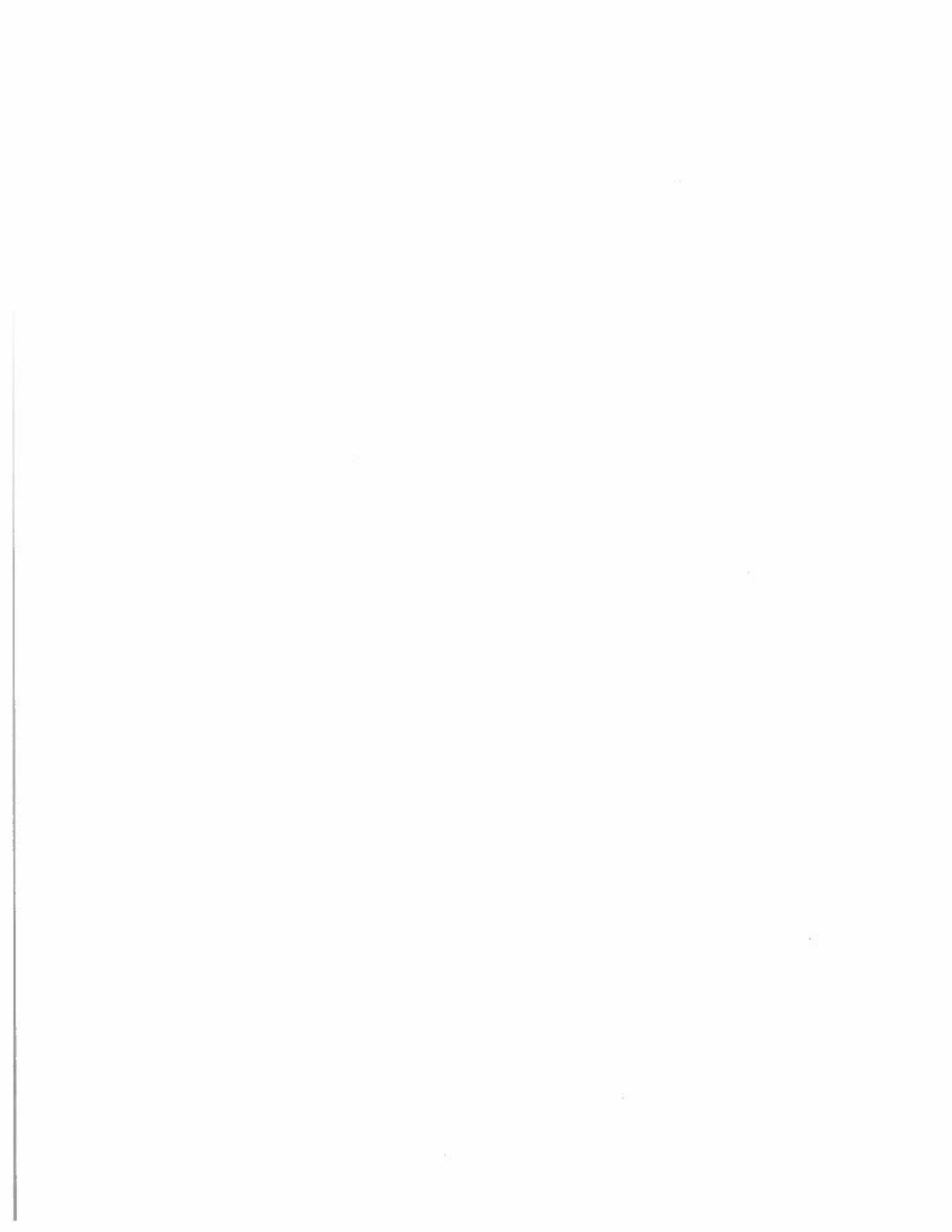
Ms. Katzman:

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)





**Shirley, Lori**

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**From:** MARY Ribar8 <mcribar@msn.com>  
**Sent:** Monday, June 25, 2018 10:22 PM  
**To:** Bob and Marybeth Ardike; 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; Montgomery County Council  
**Cc:** LW Board of Directors; admin JustUs  
**Subject:** Re: Recapping the Status of Site Plan No. 820170120...

lack of acceptance  
a leisure world phrase

MCR

On June 24, 2018, at 11:01, Marybeth Ardike <marybeth.bob@gmail.com> wrote:

**Recapping the Status of Site Plan No. 820170120...  
the 'Proposed' Leisure World Administration Building.**

BACKGROUND FOR UNDERSTANDING

The Leisure World Executive Committee ( 7 members ) met June 15, 2018. It was their 6th meeting of the year.

In the Ex. Comm. agenda packet was a brief update item pertaining to the upcoming MNCPPC Planning Board Hearing with the following statement..."The site plan ( No. 820170120 ) was revised following additional recommendations from Advisory Committees and comments made by individual residents during the mutual presentations. The LWCC Board of Directors approved the revised site plan at their May 22nd Board of Directors Meeting." It was further reported that LW expects the MNCPPC followup meeting to be held sometime in September.

It Must Be Noted: At the sessions referred to above, 'presenters made clear, to those in attendance, that comments & questions were to be limited to the site plan's specific details. **No questions** as to whether the basic decision to build new on a new footprint, in lieu of renovating the present structure, **would be entertained.**

Also listed as an agenda item was an update regarding a Leisure World "IT Project Report." ... "Management has developed a **community-wide survey** requesting information from residents concerning internet/broadband service utilization...and the survey will be mailed (to residents) the week of June 18."

Once all of the agenda items of the meeting were completed, what is called "Open Forum." was conducted. This is when any resident in attendance, who is **not** a LW Board member, has an opportunity to comment on agenda items.

A resident asked the following question: "Since Management has developed a 'community wide survey' regarding internet utilization, why not add 3 more questions to obtain a sense of **community-wide** sentiment regarding the 'proposed' administration building? ( **Point of Note:** a response from a Board member to a resident's question/point expressed is rarely given. ).

In this instance, the Vice Chair **did** comment. Here is what he essentially said..."**a fundamental problem exists. It's the lack of acceptance on the part of some residents to accept the existing LW governance procedures and the way in which this Board goes about making its decisions.... it is the established way of making decisions at Leisure World that has existed for 50 years and unless or until that is changed...that is the system.**"

These points were clearly articulated. It is the first time in 5 years, any Board member has been, **on record**, so honestly stating, as the Vice Chair of the Board did & made clear, what the "fundamental problem" is: The Leisure World system of governance has not actually changed in 50 years. It has only entrenched itself. That is also the basis for its unwieldy size of 34 Board members. With the building of each Mutual another Board member was automatically added. Point being...if the Leisure World property had been 2 sq. miles instead of its present size of less than 1 sq.mi., & more Mutuals could have been built, there would conceivably be 100 Board members by now.

The next **MNCPPC** meeting, regarding **Site Plan No. 820170120**, gets ever closer with each day. So too, does an understanding of what was **NOT** done by the Leisure World Board of Directors & why it was not done.

In summary, the recorded minutes of the first presentation of the meeting held in November of 2017, for **Site Plan No. 820170120**, make it clear what the Commissioners expected to occur before a return presentation would be made by Leisure World. No attempt was made toward achieving a community "**consensus.**" The Commissioners '**advisements,**' of maximizing community input and minimizing contentiousness, **regarding the plan**, were not even attempted.

Re-reading Leisure World's Vice Chair's comments, stated above, explains why none of this was done. Doing so, is simply not "**The Leisure World Way of Doing Things.**" This should indicate how the **MNCPPC** Commissioners should vote at the next meeting.

It also makes clear why so many Leisure World residents feel marginalized or disenfranchised...

Bob Ardike, A Leisure World Resident

## Shirley, Lori

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**From:** admin@justus.group  
**Sent:** Monday, June 25, 2018 1:01 PM  
**To:** mont.co.planningboard@justus.group; Montgomery County Council; justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group  
**Cc:** ben kramer; ben shnider; vaughn stewart; chris willhelm; rich madaleno; seth grimes; Marc Elrich  
**Subject:** Site Plan No. 820170120, Leisure World Administration Building

**From:** Tom Conger <taconger41@gmail.com>  
**Date:** June 25, 2018 12:54:30 PM EDT  
**To:** [admin@justus.group](mailto:admin@justus.group)  
**Subject:** Site Plan No. 820170120, Leisure World Administration Building

From: Tom Conger (Mutual 18).

It is abundantly clear that, when the applicant of Site Plan No. 820170120 (Leisure World Board of Directors) left the hearing before MNCPPC on November 30, 2017, they (the applicant) had absolutely no intention of doing what the Planning Board said they should do, which was to "go back to Leisure World and gain CONSENSUS of the community."

Instead, what happened was just the opposite, with Kevin Flannery and Nicole Gerke going from mutual to mutual, showing a slightly tweaked version of the site plan and "checking off the boxes."

What was NOT done at any of the mutual presentations was to ask the resident/property owners whether they favored keeping the existing building (renovations) or tearing it down and putting up a parking lot, with a new (and expensive) building downhill from the current site.

Kevin Flannery, Nicole Gerke, and the Leisure World Board of Directors DO NOT WANT TO ASCERTAIN WHAT THE CONSENSUS OF THE COMMUNITY IS, that's the long and the short of it!

They're willing to do surveys of the resident/property owners on other issues (community-wide survey regarding internet utilization), so why not do a survey to determine the CONSENSUS of the community regarding the administration building?

The answer: They've made up their minds; they have decided; and, "THAT'S THE WAY WE'VE ALWAYS DONE IT."

Tom Conger

*sikatzman*



President, JustUs  
[admin@justus.group](mailto: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**

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**From:** admin@justus.group  
**Sent:** Friday, June 29, 2018 10:46 AM  
**To:** mont.co.planningboard@justus.group; justus organization;  
members@townmeetingorganization.com; LW Green; lwdogs@justus.group  
**Cc:** ben kramer; vaughn stewart; LW Board of Directors  
**Subject:** Suitability of the Site

**From:** Tom Conger <taconger41@gmail.com>  
**Date:** June 29, 2018 10:39:33 AM EDT  
**To:** admin@justus.group  
**Subject:** Suitability of the Site

Community planners, like people of many other professions, have heroes.

Two of mine were (and are) Ian McHarg and Jane Jacobs. Ian McHarg became well known for his book, "Design with Nature," in which he demonstrated how to pick the most environmentally suitable sites for development. He stressed "design WITH nature," not against it. One of his most admired and respected efforts was "Plan for the Valleys" for northern Baltimore County.

I wish McHarg were here today to look at the suitability of the site that has been chosen for the new administration building.

If he were, I'd ask him, "Professor McHarg, would you have chosen the site that Kevin Flannery and the Leisure World Board of Directors picked, one that requires the destruction of 60 trees, the demolition of a perfectly good existing building to put up a parking lot, and the siting of the new building at the bottom of a hill where all of the stormwater will drain into?"

I think I know what his answer would be.

As for community organizer Jane Jacobs who helped save a New York City neighborhood from freeway destruction, how would she most likely react to the manner in which the Leisure World Board of Directors made their decisions on the new building?

She might ask, "Leisure World Board of Directors, why did you not listen to the voices of over 2,000 Leisure World residents who signed a petition asking for a vote on the project?"

Doesn't your community deserve to be heard and a consensus formed on this matter?

Why are you so bound and determined to ram through this ill-conceived and unsuitably sited project?"

Where are Ian McHarg and Jane Jacobs when we need them most?

Tom Conger (Mutual 18)

slkatzman  
President, JustUs  
[admin@justus.group](mailto: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.”**