

Appendix S – July 2018

Shirley, Lori

From: admin@justus.group
Sent: Friday, July 6, 2018 11:55 AM
To: mont.co.planningboard@justus.group; justus organization;
members@townmeetingorganization.com; LW Green; lwdogs@justus.group
Subject: Rodney Brooks- Enhancing LW

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Enhancing Leisure World

I love the ideas offered in the June 1, 2018 Leisure World News letter on enhancing our environment during the summer. I especially like the picnic grove idea, and I would like to add another idea: a miniature golf course to be used not only by residents, but also by visiting children and grandchildren.

These are the types of things our Facilities Enhancement Fund should be used for, not for tearing down a perfectly good building, or at least a building that could

8 | Leisure Wc

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: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Monday, July 9, 2018 9:34 AM
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: LW Board of Directors; admin JustUs
Subject: "KNOWING" IS IMPORTANT...Bob Ardike

Then Came the Announcement!

June 15, 2018...LW News

Residents of Leisure World have been asked to participate in a **simple** and convenient survey for Leisure World's benefit.

Cheering could be heard throughout the 29 Mutuals. **At last!** Residents will be asked their Opinion about renovating/refreshing their current beloved Administration building or demolishing it & building a new one.

Alas! The joy was short lived. Why was it short lived?

Why? You ask, Why?...**because that isn't the purpose of the Survey!!**

The **survey** is being conducted to gather information **about** residents' current **internet use**. Here's the Survey form...

Circle your answer for each question.

1. How many years have you lived in Leisure World?

a. 0-5
b. 6-10
c. 11-15
d. more than 15

2. What Internet provider do you currently use in your home?

a. Comcast
b. Verizon
c. Other _____ (please specify)
d. None


If your answer to Question #2 was A, B or C, please answer Question #3

3. How would you rank your current Internet service?

a. Excellent
b. Very good
c. Good
d. Fair
e. Poor

Thank you! Please drop off your completed survey at any of the following places before close of business on Friday, July 6, 2018:

- Your Mutual management office
- Administration Building reception desk
- Education & Recreation office in Clubhouse I or Clubhouse II

 **LEISURE WORLD**
OF HAWTHORNE

And, make no mistake. It is a simple survey. There are only 3 questions. Even better! There is "no pressure" regarding when the form needs to be returned because ... **no date for its 'return by' is printed!**

Here's the nice part about that. Let's say September comes. You're sorting through papers & there's this Survey card. You say to yourself, "**Darn! Thought I'd returned this!**" Have no regrets. You now go and submit it. Your opinion will, obviously, still matter. Right??

So! I, for one, want to commend the Leisure World Community Corp. for taking this approach of asking the residents of LW for their opinion about the current Internet service provided **BEFORE** Management makes any new decision about a provider. This is an area about which Leisure World residents would be most knowledgeable...even if they have **NO IDEA** about what other potential providers could provide.

The "World of the Internet" and computers is something Seniors know a great deal about. **It's totally different than the residents having an opinion regarding...say?...demolishing the current administration building & building a NEW one.** You see! That's the kind of decision that must be left to the **34 unelected** members of the Board of Directors.

Why is it so? Because...as the Vice Chair of the Leisure World Board of Directors stated most clearly on the matter of "WHY" there would be no Resident Survey Regarding the Administration Building.... **it is the established way we have of making decisions at Leisure World that has existed for 50 years and unless or until that is changed...that is the system."**

That is the very answer which should be stated to the Montgomery County Planning Board (MCPB), by Leisure World representatives, at the next meeting regarding **Site Plan No. 820170120...the 'Proposed' Leisure World Administration Building.**

There was no survey of residents; there was no attempt to build consensus. What will the **MCPB** say about that after saying **What they previously said?** Who knows? Let's see what happens!

Bob Ardike, a Leisure World Resident

Shirley, Lori

From: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Tuesday, July 10, 2018 6:40 AM
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: LW Board of Directors; admin JustUs
Subject: AN OVERWHELMING PACKAGE! ...Bob Ardike

I have been informed that a **Package**, related to **Site Plan No. 820170120...** the '**Proposed**' **Leisure World Administration Building**, is being sent by Leisure World Management to the Montgomery County Planning Board (MCPB) this week. This '**package**' was assembled following an old dictum attributed to President Harry Truman...



It was said at a Leisure World Advisory Committee meeting yesterday that...

Four (4) Binders have been prepared & will be presented to the MCPB staff. These will include:

- a history of the LW Facilities Enhancement Plan (FEP) - specifically dealing with the . Admin. Building & - Clubhouse 1.
- meeting minutes from all LW Advisory Committees back to 2012 to demonstrate how the project has 'unfolded.'
- LW News articles published over the years pertaining to the Project... **but... NOT Resident Letters Opposing it**
- committee activities - Board activities - Mutual presentations - news clippings -

Conspicuously **Absent** will be any mention of... **RESIDENT CONSENSUS FOR THIS MULTI-MILLION \$\$\$ FOLLY!**

Questionable reasoning by the LW Board determined this was the best approach to take, as exemplified by the following statement...

"Look! What's done is done! Everyone wants the Leisure World matter done!! The November, 2017, meeting and the discussion which occurred during that meeting, reside in the **Past...Who's gonna remember the Past?"**

UNLESS...

THE MCPB does recall the **Past** & what it previously stated, as expectations it had, before a return meeting occurred...??

Let's see what happens... Bob Ardike, a Leisure World Resident

Shirley, Lori

From: admin@justus.group
Sent: Tuesday, July 10, 2018 10:01 AM
To: mont.co.planningboard@justus.group; justus organization; LW Green; members@townmeetingorganization.com
Cc: Montgomery County Council; cpac@justu.group; vaughn stewart; Marc Elrich
Subject: Opposition to the New Administration Building

From: Tom Conger <taconger41@gmail.com>
Date: July 10, 2018 9:51:38 AM EDT
To: admin@justus.group
Subject: Opposition to the New Administration Building

In all of the meetings that Kevin Flannery and Nicole Gerke had with the mutuals of Leisure World, **not once did they ask, "Are you in favor of this project?"**

Instead, they took the site plan that demolishes the current administration building and puts up a parking lot, destroys 60 mature trees, and erects a new building on the worst possible location on the site plan--at the bottom of a hill so that every time we have a severe thunderstorm water will rush toward the building, not away from it, and tweaked it so they could testify to the Planning Board that they had reached **CONSENSUS** in the community.

I don't think the volumes of meeting minutes and other wasted paper are enough to cover the smell of this endeavor.

The Planning Board should ask, "Why didn't you survey the community to find out what over 2,000 residents had requested, that a vote be taken to allow peoples voices to be heard?" Then, the Planning Board could vote, in good conscience, that their admonition had been followed--to reach a **CONSENSUS**.

Tom Conger

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: Diane Knott <RDKnott@hotmail.com>
Sent: Wednesday, July 11, 2018 12:03 AM
To: Shirley, Lori
Subject: Leisure World Site Plan 820170120
Attachments: Park and Planning 2018.docx

The Leisure World Administration Building plan has been a unnecessary cruel nightmare.

The attachment contains a "WJLA TV link" and the "link" would not open if copied and pasted. But the "link" works fine once the attached document is opened.

I'm sorry if this two page letter is too long. Believe it or not, I did edit to keep it to two pages. Please contact me if you have a problem. Thank you, Diane Knott, 301.598,0448.

Management held Site Plan meetings at each Mutual and a few combined Mutual meetings in the Clubhouse One Ballroom. Management specified who could attend, where and when. Many of these meeting were called on short notice. So if you were not available on your designated day you missed out. The Snowbirds were at their winter homes and returned after the meetings were completed and the site plan approved by the LW Board.

During the meeting at my Mutual, the LW General Manager was asked why not let the residents vote/referendum on the project. After being asked that same question a number of times, he finally replied, "It's a business decision and not a good precedence to set." Over two thousand residents signed petitions asking for a vote. This is our home and our money. Management is purposely avoiding the residents' request for a vote. Two weeks ago they sent every resident a survey through the USPS asking three questions, all regarding internet use – not a word about the AB.

Management has claimed credit for the Residents' Town Hall Meetings. There were three Town Halls organized and held by the residents. A few LW Board members were in attendance. They were called out by name during the Town Hall but refused to speak. At the third Town Hall ONE LW official finally accepted our invitation to address the residents and spoke for 20 minutes.

Management has stated that it is too costly to do an engineering study on the viability of the existing AB. Phil Marks (Audit Advisory Com., Chair, Budget & Finance Adv. Com., Physical Properties Advisory Com., Technology Advisory Com., Community Planning Adv. Com., Strategic Planning Adv. Com., LW Foundation) stated in an ABC WJLA TV interview, <http://wjla.com/news/local/dispute-brews-over-52-million-reconstruction-of-leisure-world-building-in-maryland> that the cost for an engineering study would be between \$150,000 and \$250,000. Well, the residents obtained a written estimate of Building Code compliance, the architectural portion of that kind of analysis, and code review would **cost between \$10,000 and \$15,000. A review of the mechanical and electrical systems will probably cost around \$10,000.** These are ballpark figures from Lisa M. Lamp, AIA, LEED® AP, Interplan, Nationwide Development Architects & Engineers. The construction estimates for a new AB cited by LW are 2012 figures and millions of dollar short for todays construction costs. Like so many issues surrounding this project, LW MANAGEMENT CAN NOT be trusted or relied upon for the truth.

4) Laws – (Elaine Lutz, Chesapeake Bay Foundation) I have been told there are two state laws that the county should have used to stop this project but LW was given an exemption (Steve Findley, MCP&P). One law protects champion trees; the other has to do with the community tree canopy. With this project, not only will we lose our champion tree but also around 60 other mature trees. And that doesn't include trees that are regularly removed for unknown reasons? I just learned on June 18, 2018, at the Advisory Committee Chairs Meeting, a Ms. Pugliese, Chair, Landscape Adv. Com. said that LW is scheduled to cut down 20 trees. These 20 trees have nothing to do with the construction of the AB project. In 2014, the MC Department of Environmental Protection published a report identifying the huge canopy deficiency existing in Leisure World. Today that canopy is even more depleted. It will take many years for replacement trees to mature. The whole project is far too expensive, unattractive, unsafe, unnecessary and deplorable.

I OBJECT TO LW RECEIVING AN EXEMPTION AND ALLOWED TO REMOVE THESE MATURE TREES. THE COMMUNITY ALREADY HAS A DEFICIENT TREE CANOPY.

WHAT GOOD ARE PROTECTIVE ENVIRONMENTAL LAWS IF THEY'RE NOT ENFORCED? REJECT THIS PROJECT.

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

July 10, 2018

Lori.shirley@montgomeryplanning.org
Montgomery County Park and Planning

Please Reject Leisure World Site Plan 820170120

I recently listened to the Leisure World November 30, 2017 Park and Planning hearing again and there are a few issues I like to address.

1) Quality of Life - The Leisure World (LW) construction of a new Administration Building (AB) would not enhance the residents' quality of life. The existing building should be remodeled, in place, with all the bells and whistles of new construction. A remodel would save millions of dollars and be better for the environment. Now that savings might enhance a residents' quality of life.

The current AB is a Frank Lloyd Wright's Prairie style and mirrors other buildings in the community and county. The building's main purpose is to house LW employees, not enhance the residents' quality of life. There is a meeting room used by management and by a few Mutuals. There are many other rooms in Clubhouse One and Two that can be used for meetings. There is also a post office, real estate office and credit union which are not necessary. We are fortunate to have a shopping center within walking distance for some residents. A full service post office, at least four banks, real estate office, restaurants, Giant Food, cleaners etc. are all located there. LW has shuttle buses that daily take residents throughout the community and to the neighboring shopping center.

The site plan shows the existing AB becoming a sea of asphalt used for unnecessary additional parking. On Primary day the parking lot was half full, which was unusual. The existing parking area is more than adequate. The addition of landscaping and saplings will do little to improve the environment. The current AB site is perfect.

2) Safety - There is a MAJOR safety issue. The site plan shows a loop with a driveway at the beginning. This driveway is for commercial trucks and poses a safety hazard for pedestrians. Delivery trucks and one that routinely collects something with a very strong offensive odor will use this driveway.

Cars, commercial trucks and LW shuttle busses will use this loop. Residents' (some visually impaired) will compete with vehicles, to walk across or through this loop to enter the new building or clubhouse. The entrance mentioned during the hearing is through the restaurant.

This new loop, between the proposed AB and Clubhouse One, is where the bocce ball, shuffleboard and lawn bowling are now located. If we must lose these activities (Quality of Life), better to use THIS area for handicap parking. The AB should remain in its current location. This would eliminate the loop and provide safer and closer handicap parking for Clubhouse One and the restaurants. With the money saved, the activities could and should be relocated.

3) Consensus - Management's Site Plan FACT SHEET states that they held "80 open meetings of the Board and Committees." I will take their word for that number but will tell you that as Carol Sloane said at the November 2017 MCP&P hearing, at LW meetings "you may ask a question but you seldom get an answer." The residents are disrespected and ignored.

Shirley, Lori

From: admin@justus.group
Sent: Wednesday, July 11, 2018 10:38 PM
To: mont.co.planningboard@justus.group
Cc: justus organization; LW Green; members@townmeetingorganization.com; lwdogs@justus.group; Marc Elrich; vaughn stewart
Subject: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

From: patricia wiles <pattiwiles1@gmail.com>
Date: July 11, 2018 10:28:53 PM EDT
To: JustUs admin <admin@justus.group>
Subject: Re: : Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

**TO: MNCPP PLANNING COMMISSION BOARD OF DIRECTORS
PLANNING ADMIN & STAFF**

HOW CAN ANY MNCPP REPRESENTATIVE IN GOOD CONSCIENCE, GOOD-FAITH APPROVE LW SITE PLAN WHEN THE 2,000 RESIDENT PETITIONS AGAINST NEW ADMIN. BLDG. WERE NOT INCLUDED IN THE REVISED SITE PLAN DOCUMENTS; FLANERY INSISTS THE BOARD NEVER DIRECTED HIM TO POLL THE COMMUNITY; GERKE IS SINGING OFF THE SAME PAGE; THE BOARD IS ILLEGALLY SEATED, COMPLICIT AND HAS BROKEN FIDUCIARY RESPONSIBILITY IT HAS TO THE RESIDENTS OF LEISURE WORLD. MUTUALS SEE NO RESALE MONEY; WASTE, FRAUD RAMPANT WITH A THUMB UP YOUR NOSE ATTITUDE TO ANY LOGICAL QUESTION RAISED ABOUT THE LARGEST PROPOSED CONSTRUCTION EXPENDITURE IN LW'S HISTORY. ARROGANT DERIDING DEMEANOR OF THE GM/BOARD/COMMITTEE MEMBERS LIKE IT'S BEEN DONE LIKE THIS FOR 50 YEARS GONNA STAY THAT WAY UNTIL SOMEONE MAKES THEM CHANGE IT.

ELDER ABUSE IS BEING INFLICTED BOTH FISCALLY, EMOTIONALLY

AND PHYSICALLY. OLDER WOMEN VERBALLY ASSAULTED, PUSHED AROUND BY GM AND HIS MERRY BAND OF CRONIES. MUTUAL RESERVES WOEFULLY UNDERFUNDED; AGING STRUCTURES; WE HAVE GOLF COURSE THAT 5600 RESIDENTS PAY FOR WITH 100 RESIDENT PLAYERS. ABSURD. THE GOLF COURSE SHOULD BE MOVED INTO CONSERVATION. GM CAN MOVE INTO THE PRO SHOP AND USE THE OTHER EXISTING STRUCTURES. THE ONE AMENITY LW DOESN'T NEED IS MORE PARKING. UNDER GUISE OF MORE HANDICAPPED PARKING, DROP OFFS, INGRESS/EGRESS CHANGES TO ADMIN AND CLUB HOUSE 1. THERE ARE NUMEROUS CHANGES THAT COULD BE MADE WHILE PRESERVING THE EXISTING ADMIN BLDG. BUT NO LET'S PROPOSE NEW ADMIN BLDG. ON THE LOWEST PARCEL OF LW PROPERTY WHERE JUST A LITTLE RAIN COMES DOWN AND WE ARE IN A TIDAL WETLAND. GOOD GRIEF. THIS IS DISNEY WORLD. LET'S PUT UP A MONORAIL AND MOVE PEOPLE AROUND THE COMMUNITY HOW'S THAT FOR SOLVING YOUR PARKING PROBLEM, KEV. PROPERTY VALUES ARE FLAT, RESERVES ARE DEPLETED, AGING STRUCTURES; AND \$20 MILLION NEW ADMIN. BLDG. THAT WE DON'T NEED, DON'T WANT AND CAN'T AFFORD. THEY DON'T WANT RESIDENTS INFORMED OF THE REAL FACTS, THEY ENJOY COASTING AT OUR EXPENSE, SPENDING MONEY WE DON'T HAVE, NOT TO LESSEN THAT WE'LL HAVE DUMP TRUCKS HAULING DEBRIS TO WEST VIRGINIA FOR MONTHS AND MONTHS, 75 TREES TAKEN DOWN, FOR MY IMPERVIOUS SURFACE OF WHICH WE HAVE PLENTY ALREADY. THEY LIE AND SAY WE HAVE A PRIVATE GOLF COURSE COMMUNITY OF WHICH 35 YEARS OF BACK ALCOHOL BEVERAGE SALES TAX WAS NEVER PAID TO STATE OF MARYLAND, NUMEROUS FIRE CODE VIOLATIONS, PORTIONS OF LW TRUST ASSET HAVE NEVER SEEN A POWER WASHER AND

WE ARE SUPPOSED TO BLINDLY FOLLOW THESE MORONS. DON'T THINK SO. KEVIN FLANNERY'S ANNUAL COMPENSATION PACKAGE IS CLOSE TO \$250,000. FOR WHAT? HE HAS A VESTED INTEREST IN KEEPING HIS JOB AND KEEPING PHIL MARKS WHO IS ON EVERY LW COMMITTEE CLOSE ALONG WITH THE OTHER ILLOGICAL DECISION MAKERS WHO SELF ELECT THEMSELVES TO A BOARD OF 36. WHAT FORTUNE 500 COMPANY HAS A BOARD OF 36? WE ARE ON AUTO PILOT HEADING FOR A FATAL CRASH.

NEVER HAS FLANNERY, GERKE, BOARD OF DIRECTORS, EVER SURVEYED THE 8,500 RESIDENTS. IT'S THEIR WAY, OR NO WAY.

I REALLY DON'T KNOW HOW THEY SLEEP AT NIGHT. THIS DOESN'T HAPPEN IN THE REAL WORLD, ONLY AT LEISURE WORLD, AND IT MUST STOP!

CONSTANTLY IGNORE, DISMISS RESIDENT'S QUERIES; REPURPOSE, RECYCLE, REFRESH EXISTING BLDG. NO THERE'S ABSOLUTELY NO DISCUSSION ALLOWED AT COMMITTEE MEETINGS; BOARD MEETINGS; AT THE 29 MUTUAL PRESENTATIONS. THEY IGNORE THE QUESTION RAISED OVER AND OVER AGAIN. I ASKED AT THE LW BOARD MEETING IN MARCH WHEN THE RESULTS OF THE MUTUAL MEETINGS WOULD BE DELIVERED. I HEARD CRICKETS. I WANT TO SEE FOR MYSELF WHAT THEIR CONSENSUS PROOF IS AND WAS IT INCLUDED IN THE BINDERS DELIVERED TO YOUR OFFICES.

LW HAD 3 LOGICAL ENGINEERING STUDIES CONDUCTED, MORE MONEY WASTED BECAUSE THE BOARD AND GM CAN'T COMPREHEND AND SHOULD HAVE APPROVED THE 1 STUDY AND WE COULD HAVE BEEN ON THE ROAD TO HAVING THE CURRENT ADMIN BLDG.

REPURPOSED. MAYBE WE COULD SECURE SOME FUNDING FROM THE NATIONAL HISTORICAL TRUST. INEFFECTIVE LEADERSHIP, NO VISION, NO COMMON SENSE. TOTAL BREAKDOWN OF COMMUNICATION OR SHOULD I SAY NO COMMUNICATION WITH THE COMMUNITY.

All Montgomery County Planning Board staff and Commissioners need note:

AT NO TIME HAS THERE EVER BEEN A REQUEST FOR COMMUNITY MEMBER/UNIT OWNER CONSENSUS.

when asked publicly, LW General Manager Kevin Flannery continues to deny that the Planning Board ever called for community consensus.

Subject: : Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!
From: admin@justus.group
Date: July 11, 2018 6:32:12 PM EDT
To: Lori Shirley <lori.shirley@montgomeryplanning.org>, Matt Mills <matthew.mills@mncppc.org>, mont.co.planningboard@justus.group
Cc: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, lwdogs@justus.group, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, vaughn stewart <vaughnstewart3@gmail.com>

According to Nicole Gerke - the revised site plan documents were to have been submitted yesterday--- have you received the documents and when will staff/applicant meeting be held?

All Montgomery County Planning Board staff and Commissioners need note:

AT NO TIME HAS THERE EVER BEEN A REQUEST FOR COMMUNITY MEMBER/UNIT OWNER CONSENSUS.

when asked publicly, LW General Manager Kevin Flannery continues to deny that the Planning Board ever called for community consensus.

slk

From: JustUs admin <admin@justus.group>

Date: July 9, 2018 9:57:52 AM EDT

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

Subject: Gerke just said @ CPAC meeting

site plan expected to be submitted tomorrow to Park & Planning staff

4 binders to also be presented to P&P staff to include:

- history of FEP - spec. Admin. Bldg - CH 1

meeting min. from all advisory comm. back to 2012

LW News articles published over the years

comm. activities - Board activities - mutual presentations - news clippings -

no mention of CONSENSUS!

From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>

Date: June 14, 2018 10:40:21 AM EDT

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

Subject: RE: Site Plan 820170120 - staff and applicant meeting

Hi Sheryl,

This is the first that I've heard that the revised plans have been resubmitted. I will go to the DARC Division later today and check on that status. It's possible it could be in "intake" at this time. To answer your question about a meeting scheduled with Area 2 staff and the Applicant, no, a meeting has not been scheduled.

Lori Shirley

Planner Coordinator

Area 2 Division

Montgomery County Planning Department

8787 Georgia Avenue

Silver Spring, Maryland 20910

T 301-495-4557

F 301-495-1313

E Lori.Shirley@montgomeryplanning.org

W MontgomeryPlanning.org

From: JustUs admin <admin@justus.group>
Sent: Thursday, June 14, 2018 9:49 AM
To: Mills, Matthew <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>; LW Dogs <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>
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)

From: admin@justus.group <admin@justus.group>
Sent: Friday, June 01, 2018 12:54 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Cc: justus organization <justus@justus.group>; members <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

From: "admin@justus.group" <admin@justus.group>
Date: May 30, 2018 10:26:00 AM EDT
To: Matt Mills <matthew.mills@mncppc.org>
Cc: Lori Shirley <lori.shirley@montgomeryplanning.org>, justus organization <justus@justus.group>, members <members@townmeetingorganization.com>, LW Green <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>
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)



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

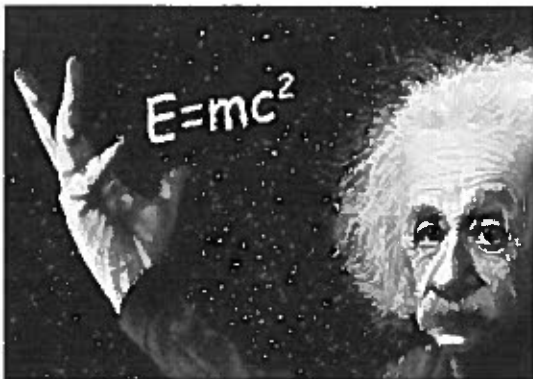
"JustUs" advocates to enhance the quality of life for all Leisure World residents



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

Shirley, Lori

From: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Thursday, July 12, 2018 8:29 AM
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: LW Board of Directors; admin JustUs
Subject: Resubmission of Leisure World Site Plan No. 820170120 ...Bob Ardike



WHAT WOULD THIS MAN SAY ABOUT... THE RESUBMISSION OF LEISURE WORLD SITE PLAN No. 820170120...IF ASKED...?

"Look! It doesn't take a Genius!"

The Leisure World Board of Directors **did not do** what it was told to do by the MC Planning Board (MCPB) at the November, 2017 meeting. Just re-read the record. **Informing** the Community **is not** **involving** the Community. There **wasn't** even an attempt made...to achieve a **consensus!** No approval should be given to proceed with this Folly!

Shirley, Lori

From: admin@justus.group
Sent: Thursday, July 12, 2018 9:04 AM
To: mont.co.planningboard@justus.group
Cc: justus organization; LW Green; members@townmeetingorganization.com; lwdogs@justus.group
Subject: re: New Admin Building - Diane Knott

From: Polly McFarland <oldladymcf@gmail.com>
Date: July 12, 2018 12:37:14 AM EDT
To: admin@justus.group
Cc: LW Green <lwgreen@justus.group>, justus organization <justus@justus.group>, lwdogs@justus.group, members@townmeetingorganization.com
Subject: Re: New Admin Building - Diane Knott

Hello Everyone,

I am a resident in LW and I get more and more inflamed with each of these notes that I receive.

My take on all of this is that first of all, these committees are run quite unprofessionally. Before I get to the big stuff, I feel that if they are so strapped for money, why are they sending out to have binders put together! And why is anyone thinking of building and multi million dollar building? When the residents start getting hit with the "payments" on that, there's going to be a lot of people leaving here.

I worked for one of the top major companies in this country, and when we needed the materials made up and put into binders for meetings of personnel within the company! After you people have prepared the contents of the binders, the hard work is done. I can only imagine what they're going to cost (out of the pockets of the residents), do it yourselves.

But don't worry about it (I know you're not though.)

The way you pamper yourselves, you all must be very important people. I guess that's one reason the mammoth company I worked for absolutely didn't run a business like money was never a concern.

The 55+ community that my husband and I lived in before he died and I moved back to Maryland was way bigger and better than this and it was not expensive to live in. I.e. down there, they were about 20 small pieces of it and each one had it's own postal bldg., pool, golf course, club house etc., and they were all VERY NICE.

How do you suppose they did that while keeping residents' expenses while we residents live like kings and queens. Something is terribly wrong here at LW.

Do you have a plan for 10 to 15 years from now, when all of the aged parts of the houses start fall apart and requiring replacement? I'm glad; I'll be dead by then.

Any thoughts on this? Please don't reply just to me, Let is all know what your plans are. Since we residents foot the bills for all of your plans
please respond to all of us.

Thank you,
Polly McFarland

On Wed, Jul 11, 2018 at 9:30 PM admin@justus.group <admin@justus.group> wrote:

New Admin Building

Diane Knot

The LW Administration Building is currently in its best location. The building sits on a hill. Any rainwater runs away from that location and toward the proposed new location. Any mold that might be in this building is due to management's neglect. For example, there are photos of a cement splash block which should be directing rainwater away from the administration building, but instead the water is directed to the base of the building - a definite cause for mold. If there is asbestos, it won't evaporate and disappear. It would have to be dealt with whether the building is torn down or rebuilt in the same location. This rebuilt building would have all the bells and whistles of a new building and cost FAR less. The proposed loop between Clubhouse One and the new building is a hazard. At one end there is a driveway for delivery trucks and a truck whose purpose is to collect and remove a smelly substance from Clubhouse One. Residents will compete with trucks, LW shuttle busses, and cars to use this loop to enter either Clubhouse One or the new building. (Speaking of Clubhouse One – walk in and take a deep breath. It stinks in there all the time. Why isn't that corrected?) Residents will lose the bocce ball, shuffleboard, and lawn bowling courts. That loss is to make room for the asphalt loop and add to the asphalt parking lot where the current administration building now stands. As things are today, there's no need for additional parking. We have adequate parking. But if a majority of residents would not be unhappy losing these recreational courts, make THAT area handicap parking only – NO LOOP. That would safely put handicap residents closer to Clubhouse One. The most important thing is this new building will not do one thing to enhance a residents' quality of life. Management's priority is that the employees not be inconvenienced by needing to work out of trailers during construction. If school children can attend classes in trailers, LW employees can work out of trailers - it's not forever. Or for that matter, I'd bet the majority of employees could be temporarily relocated to other locations within the community.

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, July 12, 2018 10:21 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; cpac@justu.group; Marc Elrich; vaughn stewart; seth grimes; ben kramer; ben shnider; securityandtransportation@justus.group
Subject: More on Kevin Flannery's deception

From: "JudyR"
Date: July 12, 2018 10:07:12 AM EDT
To: <admin@justus.group>
Subject: More on Kevin Flannery's deception

At my Mutual meeting on Tuesday, July 10, 2018, Kevin Flannery was there to give the General Manager's Report.

When he finished talking about the MNCPPC Planning Board Hearing and how things were moving along with the new building and how they had made the changes to the plans that P&P requested, I raised my hand and said, "since the P&P Board said LW needed to **gain consensus** of the residents, when was that going to happen? You sent out a "survey" for the Internet bulk rate services (which was terrible), but I've never seen a survey about the building."

He said **"HE" had never been told consensus was required. Since he wasn't at the hearing, he, Kevin Flannery, was never told it was needed, so it was never done. That says a lot about those from his staff who were there.** Apparently, they didn't tell him what the P&P Board said for whatever reason, **(or so he says)**, or else he was being less than forthcoming.

Then I told him I had attended the Technology Committee meeting the week before and they said that "gate security had been been moved to the bottom of the list of priorities." I asked **why that was done since gate security seemed to be a primary concern of most residents.** Kevin said,

"I don't know who THEY are, or what you're talking about." He was definitely not happy about my questions and went on to the next person. When another person asked him if a fiber cable could be put around the boulevard so LW could get Fios, I said (sotto voce) "already there, but not for residents" and Kevin gave me a "look." He proceeded to tell the man the cable was there and there were branches off of it going to the Trust properties. I said, "yup, that's what I said, there for the employees but not for the residents." I could tell **Kevin was getting ready to bust**, and I thought I had covered enough territory, so I let the meeting continue.

Judy Rosenthal
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Shirley, Lori

From: admin@justus.group
Sent: Thursday, July 12, 2018 10:33 AM
To: mont.co.planningboard@justus.group
Subject: Point Blank© on Facebook - The Town Meeting Organization (TMO) and "JustUs" have launched websites

From: "pointblank.lw" <pointblank.lw@gmail.com>
Date: July 12, 2018 10:27:27 AM 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>, "cpac@justus.group" <cpac@justus.group>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, vaughn stewart <vaughnstewart3@gmail.com>, seth grimes <seth.grimes@gmail.com>, ben kramer <kramerdelegate19@aol.com>, ben shnider <shniderb@gmail.com>
Subject: Point Blank© on Facebook - The Town Meeting Organization (TMO) and "JustUs" have launched websites
Reply-To: pointblank.lw@gmail.com

<https://www.facebook.com/Point-Blank-416756005088681/>



Point Blank

The Town Meeting Organization (TMO) and "JustUs" have launched websites allowing residents to remain informed about the undertakings of both organizations.

www.townmeetingorganization.com

As most of you are aware, "JustUs" has focused on two important issues regarding residents:

1. The current plan to tear down the administration building without first conducting an engineering study to determine the renovation versus replacement cost of the building.
2. The illegally seated board of directors who are appointed versus elected.

The TMO focuses on the governance side of LW. On the TMO website is a one-question survey about whether or not to renew the GM's contract. TMO needs residents' votes to attempt to fluence the board of directors not to renew the contract. Please consider completing this survey.

Additionally, you will find an article "censored" by the LW newspaper, videos from the March 1, 2018 TMO meeting and a video containing the Montgomery County Park and Planning Commissioners' expressing concerns about the new administration building effort and more.

On the "JustUs" website:

www.justus.group

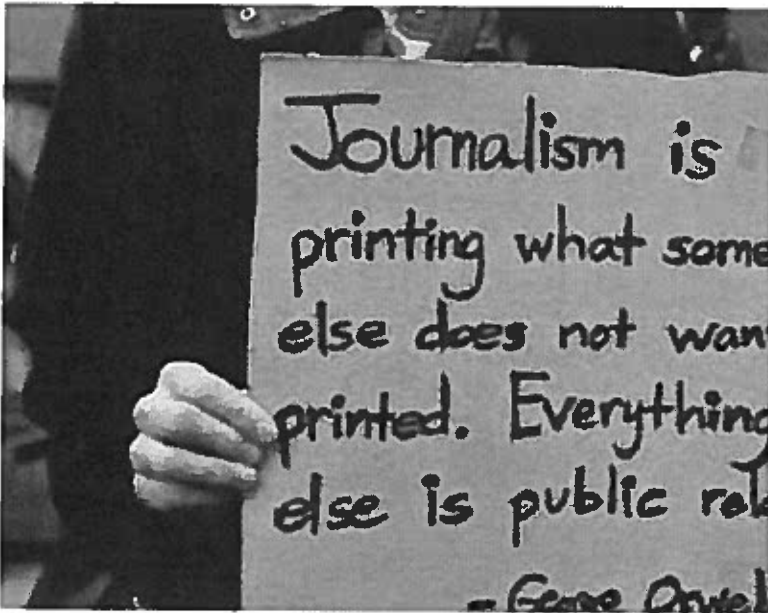
you will find lots of photos and videos depicting the deteriorated conditions of the LW trust properties, a 22-page Montgomery County Fire Marshall Report detailing code violations as a result of "JustUs" identifying the findings to the Fire Marshall's Office, Montgomery County Health Department code violations and more.

Please share the links for the two new websites with your email contacts to help change the governance and management of LW.

www.townmeetingorganization.com

www.justus.group





Point Blank©-slk

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Shirley, Lori

From: admin@justus.group
Sent: Thursday, July 12, 2018 10:16 PM
To: mont.co.planningboard@justus.group; Montgomery County Council; justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; LW Board of Directors; cpac@justu.group; Marc Elrich; vaughn stewart; seth grimes; ben kramer; ben shnider
Subject: The FIX is in!--- NOT SURPRISING -- re: More on Kevin Flannery's DECEPTION

From: patricia wiles <pattiwiles1@gmail.com>
Date: July 12, 2018 9:58:25 PM EDT
To: JustUs admin <admin@justus.group>
Subject: Site Plan Admin Bldg.

Exactly why Flannery should be terminated and board unseated. A simple direction made by each commissioner: gain CONSENSUS.

Not being present at meeting doesn't absolve Flannery of his responsibilities to community. Why did they pony show 29 mutuals yet deny opposing voices. Not answer direct questions against new building, deny, deflect, dismiss, deride questions/comments by concerned, smart, good LW residents.

Flannery's contemptuous, dismissive attitude is sickening. Abruptly ended the Montgomery Mutual site plan meeting with many residents left with no time to ask legitimate questions. Oh yeah, but that's how LW has operated for the past 50 years and we're not changing. Can you spell D I N O S A U R Does he really believe P&P is going to believe he didn't understand the CONSENSUS mandate expressed by all the commissioners? Good try Kev.

\$20,000 a month in salary/benefits, which is more than some doctors earn, for a community that's being run into a hole -- a \$20 million rabbit hole. The Board should be replaced too! It's a direct conflict of interest to have Phil Marks with a seat on every advisory board and on the Board of Directors. Kevin is involved in mutual elections Why? He must keep his power base in line.

While he sticks it to LW residents who get little to nothing in enhanced community improvements.

Who gave him sole authority to write checks up to 50,000 with just his signature?

Does the asphalt company get special kickbacks from LW for repaving LW boulevard every year. May I suggest earmarking that money for power washing Trust assets. 50 years of mold and mildew really doesn't do much for increased property values. A simple maintenance item most homeowners perform on a regular basis.

Nonpayment of MD state alcohol taxes for 35 years would've landed most GMs in the unemployment line. At Leisure World you get a lifetime bloated contract filled with money and benefits while providing failed leadership, no logical short-term or long-term vision for LW, exhibits insulting behavior toward residents, and a graduate of Georgetown University can't spell CONSENSUS, doesn't know the meaning of CONSENSUS, and now blames the Board because they didn't tell him to gain CONSENSUS. Please. No one with half a brain believes that lie.

The high paid LW attorney didn't hear what the commissioners said? He didn't report back to Kev & the Board, no one on the Board attended the 11/2017 meeting. Feigning ignorance doesn't exonerate the GM or the Board!!!! It just provides more evidence that they are inept, ineffective and impotent not to mention illegally seated!

From: "JudyR" <justroses@verizon.net>
Date: July 12, 2018 5:10:56 PM EDT
To: "Marybeth Ardike" <marybeth.bob@gmail.com>
Cc: "admin JustUs" <admin@justus.group>
Subject: Re: NOT SURPRISING

Bob, that is exactly what happened. Sort of like being told to clean your room when you were a kid.....but you didn't make your bed because it

wasn't specifically stated in the original directive to clean your room. What games!

Shame on him, shame on that Board of Directors and shame on all the people who allow this to go on.

Judy

From: "admin@justus.group" <admin@justus.group>
 Date: July 12, 2018 11:40:44 AM 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>, "cpac@justu.group" <cpac@justus.group>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, vaughn stewart <vaughnstewart3@gmail.com>, seth grimes <seth.grimes@gmail.com>, ben kramer <kramerdelegate19@aol.com>, ben shnider <shniderb@gmail.com>, securityandtransportation@justus.group
 Subject: The FIX is in!-- NOT SURPRISING -- re: More on Kevin Flannery's DECEPTION

From: Marybeth Ardike <marybeth.bob@gmail.com>
 Date: July 12, 2018 11:31:11 AM EDT
 To: JudyR <justroses@verizon.net>
 Cc: admin JustUs <admin@justus.group>
 Subject: NOT SURPRISING

Judy! As you state, Kevin Flannery stated...

He said "HE" had never been told consensus was required. Since he wasn't at the hearing, he, Kevin Flannery, was never told it was needed, so it was never done.

Consider this...Kevin gives answers which will always protect 'WHAT' he does. He is quite good at 'obfuscation'. I think that's exactly what he did in this instance. When he said, "**HE" had never been told consensus was required.**" I'd say that what he said is accurate...as he stated it

Ok! Pick yourself off the floor. Here's why he can/could say this. The Leisure World Board of Directors **DID NOT** direct him to seek consensus! So! He's like the "smart ass kid." He is giving an answer that is not truthful BUT at the same time...not

Appendix S

false. The same goes for "his staff not telling him." Oh! **Make no mistake about what Nicole reported back. He was told, informed, etc. But...as far as he is concerned, his staff can't direct him to follow "a damn thing!"** About that he's correct.

Kevin wants a new building; he expects to get a new building. And, unless he had explicit direction from the Leisure World Board of Directors to attempt getting a resident consensus, which he was not directed to do, **trying to obtain a consensus was simply unnecessary.**

Bob Tropp, LW Vice Chair made it quite clear to me, at the June Ex. Comm. meeting, why the LW Board would not even approve sending a survey to residents about renovation vs a new building.

His words..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."

That statement pretty much answers everything!

Bob Ardike

From: "admin@justus.group" <admin@justus.group>
Date: July 12, 2018 10:21:20 AM 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>, "cpac@justus.group"
<cpac@justus.group>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, vaughn stewart
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Subject: More on Kevin Flannery's deception

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To: <admin@justus.group>
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Shirley, Lori

From: admin@justus.group
Sent: Friday, July 13, 2018 11:28 AM
To: mont.co.planningboard@justus.group; Montgomery County Council
Cc: justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; Marc Elrich; vaughn stewart; ben kramer
Subject: LWCC/LWMD use of mandatory 2% "Resales" Fund is unlawful
Attachments: lwlegalstructure.pdf; Trust2Amend4.pdf; Trust2Amend6.pdf; Trust2Amend8.pdf

**To: Montgomery County Planning Board
and Montgomery County County Council**

It is once again brought to your attention -

Leisure World Community Corporation, a homeowners association and its wholly owned subsidiary "Leisure World of Maryland" use of 2% Resale Funds to build a NEW building violates the terms for which the mandatory fees are obtained:

Tenth Amendment to Trust Number One

"WHEREAS, there has been a long standing practice of imposing a Resales Improvement Fund fee in the case of resales of units in the condominiums and of shares of stock in the cooperative; and

WHEREAS, the proceeds of these fees are needed, and have have been used for the expansion, alteration and improvement of the facilities and other properties of the Trusts; and to establish Reserve Funds and a Capital and Operating Fund."

Definitions of "Expand"/"Altering"/Improving"

<http://legal-dictionary.thefreedictionary.com/expanders>

expand

verb accumulate, add to, advance, aggrandize, aggravate, amplify, ascend, augment, balloon, be augmented, be distended, become broad, become greater, become larger, blow up, branch out, broaden, build up, burgeon, deepen, develop in greater detail, dilatate, dilate, distend, elevate, enhance, enlarge, enlarge on, enter into detail, escalate, exacerbate, exaggerate, expatiate on, express in fuller form, extend, extendere, fan out, fatten, fill out, further, gain, gain strength, go into detail, greaten, grow, grow larger, heighten, increase, increase in bulk, increase in extent, innrease the capacity of, inflate, intensify, lazzare, lengthen, make greater, make larger, make more comprehensive, maximize, multiply, outspread, outstretch, progress, prolong, raise, redouble, render broad, render larger, shoot upward, sprawl, spread, spread out, spread over, step up, stretch, stretch out, supplement, swell, unfold, wax, widen

<http://www.thefreedictionary.com/expanding>

1. To increase the size, volume, quantity, or scope of; enlarge: expanded her store by adding a second room. See Synonyms at increase.
2. To express at length or in detail; enlarge on: expanded his remarks afterward.
3. To open (something) up or out; spread out: The bird expanded its wings and flew off.
4. *Mathematics* To write (a quantity) as a sum of terms in an extended form.

v.intr.

1. To become greater in size, volume, quantity, or scope: Air expands when heated. This critic's influence is expanding.
2. To speak or write at length or in detail: expand on a favorite topic.
3. To open up or out; unfold: The chair expands to form a day bed.

What is ALTER?

To make a change in; to modify; to vary in some degree; to change some of the elements or ingredients or details without substituting an entirely new tiling or destroying the identity of the thing affected. *Hannibal v. Winchell*. 54 Mo. 177; *Haynes v. State*, 15 Ohio St. 455; *Davis v. Campbell*, 93 Iowa, 524, 61 N. W. 1053; *Sessions v. State*, 115 Ga. 18, 41 S. E. 259. See ALTERATION. Synonyms. This terra is to be distinguished from its synonyms "change" and "amend." To change may import the substitution of an entirely different tiling, while to alter is to operate upon a subject-matter which continues objectively the same while modified in some particular. If a check is raised, in respect to its amount, it is altered; if a new check is put in its place, it is changed. To "amend" implies that the modification made in the subject improves it, which is not necessarily the case with an alteration. An amendment always involves an alteration, but an alteration does not always amend.

Law Dictionary: What is ALTER? definition of ALTER (Black's Law Dictionary)

What is IMPROVEMENT?

A valuable addition made to property (usually real estate) or an amelioration in its condition, amounting to more than mere repairs or replacement of waste, costing labor or capital, and intended to enhance its value and utility or to adapt it for new or further purposes. *Spencer v. Tobey*, 22 Barb. (N. Y.) 209; *Allen v. McKay*, 120 Cal. 332, 52 Pac. 828; *Simpson v. Robinson*, 37 Ark. 132. In American land law. An act by which a locator or settler expresses his intention to cultivate or clear certain land; an act expressive of the actual possession of land; as by erecting a cabin, planting a corn-field, deadening trees in a forest; or by merely marking trees, or even by piling up a brush-heap. *Burrill*. And see *In re Lee Tp. Road*, 159 Pa. 72, 25 Atl. 238; *Bixler v. Baker*, 4 Bin. (Pa.) 217. An “improvement,” under our land system, does not mean a general enhancement of the value of the tract from the occupant’s operations. It has a more limited meaning, which has in view the population of our forests, and the increase of agricultural products. All works which are directed to the creation of homes for families, or are substantial steps towards bringing lands into cultivation, have in their results the special character of “improvements,” and, under the land laws of the United States and of the several states, are encouraged. Sometimes their minimum extent is defined as requisite to convey rights. In other cases not. But the test which runs through all the cases is always this: Are they real, and made bona fide, in accordance with the policy of the law, or are they only colorable, and made for the purpose of fraud and speculation? *Simpson v. Robinson*, 37 Ark. 137. In the law of patents. An addition to, or modification of, a previous invention or discovery, intended or claimed to increase its utility or value. See 2 Kent, Comm. 306-372. And see *Geiser Mfg. Co. v. Frick Co.* (C. C.) 92 Fed. 191; *Joliet Mfg. Co. v. Dice*, 105 Ill. 111, 1050; *Schwarzwaelder v. Detroit* (C. C.) 77 Fed. 591; *Reese’s Appeal*, 122 Ta. 392, 15 Atl. 807; *Rheem v. Holliday*, 16 Pa. 352; *Allison Bros. Co. v. Allison*, 144 N. Y. 21, 35 N. E. 956.

Law Dictionary: What is IMPROVEMENT? definition of IMPROVEMENT (Black's Law Dictionary)

pg. 15 & 16:

refers to "resales fund" changes in percentages in these amended Trust documents:

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



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

The Legal Structure of Leisure World

Revised January 2007

There is an old saying in Washington that "if you are not confused, you don't understand the problem." A similar comment might be made about Leisure World. The legal basis and organizational structure of our community are extraordinarily complicated, and no one should assume that they fully understand our situation without careful study. Leisure World is unique in Maryland, certainly different in legal structure from Montgomery Village, with which it is sometimes confused. We therefore suggest that laymen, lawyers, legislators, and government officials tread carefully.

In this document, we aim to open all the main doors to our community structure, but we cannot provide a full, precise description of Leisure World's legal relationships through a summary. For some questions, answers can be found only by researching the original documents. The following discussion is presented in five sections:

- **Background** describes in broad terms the origins, zoning, geography, and general character of Leisure World of Maryland.
- **Leisure World Trust** describes the Trust arrangements under which the property of our community as a whole is held by a Trustee for the benefit of the Cooperative, Condominium, and Homeowners Association (HOA) housing associations, termed "Mutuals" by the developer, that have been and will be established within Leisure World of Maryland. (The individual housing units and the other properties covered by the Cooperative, Condominium, and HOA declarations are not covered by the Trust documents.)
- **Mutuals** describes the legal status of the Leisure World Cooperative, Condominium, and HOA housing associations. It explains how their legal position relates to the Leisure World Trust and to the two legal entities, described below, which were created to serve the needs of the Mutuals and of the Cooperative members and the Condominium and HOA unit owners (and the tenants) of Leisure World.
- **Leisure World Community Corporation** describes the legal entity created by the Mutuals in 1980 to serve as the center for management and representation of the

community, particularly for the formulation of community policy. A Board of Directors heads the Leisure World Community Corporation. Ever since Suburban Bank resigned the position of Trustee in 1984, the Leisure World Community Corporation has been the Trustee.

- **Leisure World of Maryland Corporation** describes our management company, wholly owned by the Leisure World Community Corporation, which determines its general policies. This management company is responsible for maintaining and managing the property of the Trust and for performing maintenance and management functions for the Mutuels under standard contracts. It has a staff of approximately 300, who work under the direction of a General Manager.

Background

Leisure World of Maryland — generally referred to merely as **Leisure World** — is a geographic area in the northern part of Silver Spring designed as an age-restricted residential community.

The original developer of Leisure World was the Rossmoor organization of California, commonly known as The Rossmoor Construction Corporation (RCC), and its affiliates. It started development work in 1965. By the mid-1980s, when the community had grown to some 2,600 units, RCC formed a partnership (as limited partner) with International Developers, Inc. (as the general partner) to develop the remainder of the residential property. That program started with the construction of four condominium buildings, now known as The Greens and The Greens II.

For most of its north-south length, the west side of Leisure World borders on Georgia Avenue, in the region between Bel Pre Road and Norbeck Road. A 10-acre strip along Georgia Avenue, Leisure World Plaza, owned by the developer of Leisure World, is a separate property and has been developed for commercial rather than residential use. Several parts of Rossmoor's original parcel of land, areas not subject to age restriction, have been sold off to other investors, who have since developed them entirely apart from the Leisure World community. In 2001, an additional 17.6-acre property, owned by the Washington Suburban Sanitary Commission, was purchased by the developer and added to Leisure World by action of the Trustee.

The residential area of Leisure World was and remains uniquely zoned as **P-R-C** — that is, a Planned Retirement Community. The zoning ordinance provides for a variety of recreational and social amenities in the community. It also establishes an age restriction — that is, residence, but not ownership, of homes is limited to persons at least 50 years of age. The community also complies with the Housing for Older Persons Act of 1995, which stipulates that 80% of the residential units must be occupied by one person 55 years of age or older.

The dwellings in the community, aside from the original group of 898 Cooperative units, do not benefit from any governmental guarantees, preferential interest rates, or subsidies. Moreover, the community does not contain any life-care facilities. It contains a medical center, where doctors, dentists, and other professionals conduct private practice, and where nurses are available for normal duties during regular office hours and for emergencies around the clock every day of the year.

Note, finally, two pieces of property that exist within the boundaries of Leisure World but are not owned by the developer, any Cooperative, Condominium, or HOA Association, or by the Leisure World Trust.

- Inter-Faith Chapel, Inc., is an independent institution, organized and financed by a group of our residents, which was built on land bought from RCC and is owned by the Chapel Corporation.
- Our Lady of Grace Catholic Church was built within the age-restricted area on land conveyed to the Washington Catholic Archdiocese from RCC.

Leisure World Trust

The land within Leisure World that was set aside for community use, and the facilities that were built on it later, were placed in a Trust by an agreement dated March 9, 1966, between Suburban Trust Company, later to be known as Suburban Bank, the Trustee, and Maryland Mutual No. 1 Inc., the first Leisure World Cooperative, as Trustor (or beneficiary). A second Trust Agreement was adopted in 1979, when the Trustee, on behalf of the Trustors, bought the golf course and certain other properties owned by the developer.

The Federal Housing Administration (FHA) and Riggs Bank, the mortgagee of the

cooperatives, approved the original Trust Agreement. The agreement included, among other things, a Regulatory Agreement between Suburban Trust Company and the Federal Housing Commissioner. The Regulatory Agreement, in effect, puts the Trustee under the supervision of the Commissioner and gives him the right to suspend the Trustee (that is, to declare a default under the agreement) and to take over the Trustee's powers and duties.

The Trust was created at the request of the initial mortgagee. The purpose of establishing the Trust, rather than some other form of community organization, was clear. The Trust arrangement enabled FHA, which guaranteed the mortgage (and later, several mortgages) on the Cooperative housing, and the mortgagee, Riggs Bank, to acquire an extra degree of control over valuable property and thus obtain greater stability for their financial commitments. That is made explicit in Recital F of the Trust Agreement of 1966.

When Mutuals 2, 3, and 4 (also Cooperatives) were created, they too became parties to the Trust agreement, and additional mortgagees entered the picture. The four Cooperatives were combined into a single legal entity — Montgomery Mutual, Inc. — through formal Articles of Consolidation, on December 17, 1970. As the new mortgagees provided financing, they also obtained the rights and security originally obtained by Riggs Bank — for example, as provided in section VII, paragraph J, of the Trust Agreement of 1966. The Trustee may not encumber, lease, sell, assign, transfer, or dispose of any Improvements conveyed in fee to Trustee without approval of all the mortgagees. The last of these mortgages is scheduled to be paid up by 2009, at which time these limitations will be extinguished.

As Condominiums were created within Leisure World, they were, in due course, though sometimes after substantial delay, tied into the Trust arrangements as Trustors, through signature of a standard Instrument of Adoption. Among other things, that document provides in section 7 that the management agent for each adopting Trustor shall be the same as the management agent employed by the other Trustors. The document precludes action by the Trustee, the Board of Directors, which would limit or abrogate the bylaws of the Trustor. It also precludes the exercise by the Trustee of any rights specifically granted to a Trustor under the Trustor's bylaws. We should repeat that, according to the Trust document, the Trustors (beneficiaries) are the Mutuals — the Cooperatives, Condominium, and HOA associations — and not the individual Cooperative members and Condominium and HOA unit owners. Accordingly, there is a legal separation between residents and the Trust. That is not generally

true in such homeowners' associations as Montgomery Village, where the individual unit owner has a membership in, and a direct legal connection to, the community association, sometimes called the umbrella organization. In Leisure World, the owner of a Cooperative membership or a Condominium or HOA unit is not a beneficiary of the Trust but rather an owner of a share of an organization (Mutual) that is the beneficiary (Trustor). The Trustee has the power to decide virtually all questions that arise under the Trust arrangements. Certain matters, however, are left to a vote of the Trustors — for example, increasing the annual budget beyond the percentage increase in the Consumer Price Index (CPI).

Mutuals

“Mutual” is the designation given by RCC to each of the separate housing associations built here. The first four Mutuals, as noted earlier, were Cooperatives; they were later legally consolidated into a single Cooperative corporation (Montgomery Mutual, Inc.), comprising 898 units. Thereafter, RCC established many Condominiums, which were incorporated separately. Please refer to Appendix “C” for details. Upon payment of required capital contributions, each Mutual is eligible to become a Trustor under the Trust Agreements, as indicated earlier. When control of a new Mutual is turned over to unit owners by the developer, it may become a member of the Leisure World Community Corporation and the Board of Directors, as all completed Mutuals have done. The transfer of power to the unit owners is governed by section 11-109(c)(15) of the Maryland Condominium Act. Each Mutual maintains full legal powers over its own property and may make its own decisions on the size of its budget, its reserves and investments, maintenance policies, house rules, and the like. Each Mutual may choose to transfer or delegate its powers to management staff or anyone else. By signing the Instrument of Adoption, a Mutual naturally becomes subject to the provisions of the Trust Agreements, but those apply to community facilities and not to the internal workings of the Mutual.

As a Trustor, the Mutual is, of course, obliged to pay a fraction of the expenses of the community (Trust) facilities, as determined each year by the Board of Directors, in accordance with the Trust Agreements. Those expenses are included in the budgets of the individual Mutuals, and the budgets determine the assessments payable by individual owners. The mandatory charges of the Trust thus are obligations of the Trustors (Mutuals), not the individual residents. Trust charges directly applicable to those persons are voluntary, in the sense that they are payable only for special community facilities or services provided by the

central management at the option of the recipient. They include, for example, so-called user fees for the golf course, swimming pool, meeting rooms, and private dining rooms; charges for nursing visits; and charges for certain appliance repairs and maintenance of individual housing units not payable out of a Mutual's treasury.

On the other hand, the Trust Agreements give certain legal powers to the Mutuals. A number of important decisions may be made under the Trust Agreements only with the consent of all or a specified majority of the Mutuals (Trustors), each acting through its respective board of directors. For example, the Trust budget may not be increased from year to year beyond a certain amount without the approval of all the Trustors, and the Trustee may not submit a plan of operation that includes any substantial change in community services from those specified in Schedule A of the Trust Agreement of 1966, unless the change is approved by at least two-thirds of the Trustors, each acting through its board.

Leisure World Community Corporation

Until 1980, the Leisure World community had no legally constituted organization that it could call its own. The Trustee retained full legal authority to run the community facilities and fix the budget for the community as a whole for presentation to FHA. The Trustee had created a management company, the Leisure World of Maryland Corporation, headed by a management agent that it appointed and controlled and to which it delegated certain of its operating responsibilities and a limited amount of authority. The residents had formed a Community Advisory Council, comprising representatives elected by the Mutuals. As its name implied, the Council advised the Trustee and consulted with the management agent. It cannot be said that the residents of the community, the boards of directors of Mutuals, or even the members of the Council had a clear idea of what authority they had, if any. The Trust generally seemed to operate with a loose rein, but it left no doubt about its legal powers when important financial questions arose.

In 1980, after some unfortunate experiences with the head of the management company (who eventually resigned), the Community Advisory Council decided to form a legal entity directly responsible to the community. The Mutuals, acting together, obtained a Maryland charter for the Leisure World Community Corporation, a not-for-profit, non-stock Membership Corporation, whose members comprised all the Mutuals. The corporation's board of directors was called the

Community Council, primarily for reasons of tradition. The word **Advisory** was notably absent. In 2006, the name "Community Council" was changed to "Board of Directors."

The charter and the bylaws of the Leisure World Community Corporation provide that each member is assigned a number of votes equal to the number of housing units it contains and is ordinarily represented on the Board of Directors by a Director and one or more Alternate Directors. However, a large Mutual is allowed more than one Director, each of whom casts a fraction of the total voting power of the member. Directors have no definite term of office; they are chosen by, and serve at the pleasure of, their respective Mutuals. Each January, however, the Directors elect officers for the Board and the corporation who, with other Directors selected by the Board, form an Executive Committee.

The Executive Committee prepares the work of the Board, but it has not been delegated any significant powers to act in behalf of the Board. The Board is also assisted by 16 standing advisory committees: the Architecture and Landscaping, Audit, Budget and Finance, Community Planning, Education and Recreation, Emergency Preparedness, Energy, Golf and Greens, Health, Insurance, Legislation and Taxation, Physical Properties, Restaurant, Security and Transportation, Strategic Planning, and Tennis Advisory Committees. In addition, the Board appoints special committees to investigate and advise it on specific problems. The work of the standing and special committees is invaluable in the operation of the community organization, but none of the committees is authorized to spend money, to commit the Board, or to take any other affirmative action without an explicit authorization from the Board. As is customary, the lawyers who drafted the Articles of Incorporation gave the Leisure World Community Corporation extensive powers, many of which it probably will never choose to exercise. In practice, as indicated in the corporate bylaws, the Leisure World Community Corporation, through the Board, performs the following functions:

1. It decides on the annual budget for community facilities and related matters (scope and quality of services to be provided by the community, fees and charges, labor rates, personnel policy changes, and the like), the budget being subject to FHA approval.
2. It promulgates rules for the use of community facilities (for example, rules for the use of the clubhouse, swimming pool, and Trust thoroughfares).
3. It serves as the advocate for the community, representing the community and protecting

its interests before outside bodies, governmental and private (for example, testifying in Rockville and Annapolis on legislation that might affect the community).

4. It generally maintains surveillance over, and establishes policies for, the operation of the Leisure World of Maryland Corporation, a subsidiary corporation discussed in the last section of this paper.
5. It carries out the duties as Trustee of the Leisure World Trusts. As indicated in section 2 of this paper, the Trusteeship in Leisure World was established at the inception of the community in 1966, under the aegis of FHA. Suburban Bank served as Trustee from 1966 through 1983, when it resigned. The Mutuals, through their respective boards of directors, then unanimously decided that the Leisure World Community Corporation should assume the Trusteeship, subject to FHA approval. But, at the same time, they agreed that the question should be given further study and should be voted on again after October 15, 1984. The Council (as it was then referred to) confirmed on October 30 that the corporation should continue as Trustee, and decided on certain changes in its bylaws to reflect its status.

The principal change made in the bylaws at that time dealt with voting. Since January 1, 1985, decisions by the Board have required a so-called double majority — a majority of the votes cast in the Board, along with approval by a majority of the Mutuals. A descriptive statement of the duties of the Community Corporation as Trustee, approved by the then Community Council on October 30, 1984, as an operating guide, is provided in Exhibit III of the Trusteeship Committee report of July 16, 1984. A copy is attached here as Appendix A.

It is important to understand what the Leisure World Community Corporation cannot do, whether or not it is acting as Trustee. It cannot determine the policies or activities of the individual Mutuals or commit them in any way, except as they have agreed or may agree by adherence to the Trust Agreements or by some other means.

The Foundation of Leisure World

We may note in passing how the Foundation of Leisure World, Inc. fits into the community. Although it is not involved in the management or regulation of the Leisure World Trust or the Mutuals, it is legally related to the Community Corporation and was established at the initiative

of the Leisure World Community Corporation and the Board of Directors.

The Foundation was established in 1981 as a not-for-profit, non-stock membership corporation, with the Community Corporation as its sole member. In the same year, the Foundation was recognized by the Internal Revenue Service as a publicly supported organization with a tax-exempt status under section 501 (c) (3) of the Internal Revenue Code. Its purpose, as stated in its Articles of Incorporation, is to solicit and disburse funds to support and further develop Community educational, health, cultural, and recreational programs. The Board of Directors' participation in the Foundation's activity is principally the appointment of members to the Foundation's board of directors and general support for its fund raising activities. The Board does provide the Foundation with long-range strategic planning objectives (6 to 15 years) for future planned improvements in the community's amenities and programs.

Leisure World of Maryland Corporation

In 1977, Suburban Bank, Trustee, arranged for the creation by Maryland charter of the Leisure World of Maryland Corporation (LWMC), with the authority to issue 1,000 shares of stock, all of one class, without par value. The Trustee's purpose in creating the corporation was to formalize the management structure of the community by establishing a legal entity that could give normal job security to the staff. Before that time, the management function was in the hands of a manager who established his own company with nothing behind it of permanence if he disappeared from the scene. The connection of his staff with Leisure World existed only through him. The creation of LWMC ended that weakness.

Although no apparent intention to operate at a profit then existed, or now exists, in the mind of any interested party, for some reason LWMC was not registered as a not-for-profit entity. Instead, it was established as an ordinary commercial enterprise. LWMC became management agent for the Trust and for the Mutuals under renewable management and operating agreements defining, among other things, the duties of LWMC. The manager became president of LWMC. His control over LWMC was reinforced by the transfer to him by Suburban Bank of the LWMC stock. However, the bank retained the stock in its own vault, and its arrangement with the president of LWMC provided that the bank would recover legal title to

the stock if the president's relationship with LWMC ended.

When the Leisure World Community Corporation was created in 1980, it signed a contract with the Trustee, under which it acquired control of the LWMC stock, but with the same right of recovery by the bank that applied when the former president of LWMC was in office. However, when Suburban Bank resigned as Trustee at the end of 1983 and the Leisure World Community Corporation became Trustee, the bank turned all the shares in LWMC over to the Community Corporation. LWMC is accordingly a wholly owned subsidiary of the Community Corporation. The Board of Directors of LWMC is the Board of Directors of Leisure World Community Corporation. All Board actions as the Board of the Community Corporation are also actions of the Board of LWMC, in accordance with a general resolution adopted by the Board.

The Board now appoints the operating officials of LWMC, the president of which is now known as General Manager and serves under a contract of employment. LWMC continues to make and renew management and operating agreements with the Trustee and the Mutuels defining its duties and authority.

A summary statement of the authority and operating responsibilities delegated to LWMC by the Community Corporation as Trustee, as approved by the Community Council on October 30, 1984, is contained in Exhibit IV of the Trusteeship Committee report of July 16, 1984. The statement delineates the functions to be performed by LWMC in accordance with standards, limitations, and policies determined by the Board of Directors, as stated in the Trust Agreements. A copy is attached as Appendix B.

Appendix A — Duties of Leisure World Community Corporation as Trustee

The Trustee — the Leisure World Community Corporation — is responsible for determining the objectives of the Leisure World Community as a whole. It develops plans for new or modified facilities and for the growth and direction of the community in the light of the developer's building program, the needs and preferences of the Leisure World population, and the limits of the Trust Agreements. The Trustee, acting through the Board of Directors, has the duty, in particular:

1. To direct the development of and to approve the annual budget of the Trust, as well as any amendments or increased expenditure that would exceed the total approved budget;
2. To ensure that an organization is maintained to develop competent plans and sound policies designed to achieve the objectives the Board has established.
3. To hire, evaluate the performance of, and terminate the General Manager and the Deputy General Manager;
4. To define or approve policies for financial management, personnel management, security, education and recreation, and community health care activities;
5. To maintain the financial stability of the Trust and, if necessary, borrow money and pledge assets of the Trust as collateral for loans, as provided in the Trust Agreements (note that certain assets of the Trust cannot be pledged under the Trust Agreement of 1966);
6. To establish rules for use of Trust facilities; and
7. To ensure efficient management of Trust facilities, and, to that end, to engage or establish a management entity (at present, the Leisure World of Maryland Corporation) to which it may delegate necessary authority to carry out specific duties of the Trustee, such delegation being subject to modification or withdrawal of the Trustee.

Appendix B — Delegation of Authority by the Trustee

The Leisure World Community Corporation, in the interest of economical, efficient, and equitable operation of Trust facilities and the proper discharge of its contractual obligations, and under its authority as Trustee and as a corporate body, should delegate authority and corresponding responsibilities to a management organization — in particular, to the Leisure World of Maryland Corporation — to perform the following functions, in accordance with standards, limitations, and policies determined by the Board of Directors stated in the Trust Agreements:

1. To develop and operate an organization to accomplish, within the limits of available funds, the objectives established by the Board;
2. To develop and carry out programs for the maintenance of all Trust properties and for the support of all activities approved by the Board;
3. To develop an annual budget and carry out, within the terms of the budget, as approved, the programs it is designed to cover;
4. To transfer funds between categories within the approved budget but without impairing programs approved by the Board, such transfers to be promptly reported to the Board;
5. To negotiate and conclude contracts for the protection, maintenance, repair, purchase, lease, or construction of Trust properties and for the insurance of such properties and the operations, officers, and staff of the Community Corporation and its affiliated entities;
6. To collect, disburse, and invest the funds of the Trust and the Leisure World of Maryland Corporation;
7. To maintain the books and accounts of the Trust in accordance with accepted accounting standards;
8. To draw, in emergencies, on reserve funds within any limitations established by the Board of Directors, and report such action promptly to the Board of Directors;
9. To maintain an efficient, equitable, and competitive personnel system and, to that end, establish personnel procedures, wage and salary structures, employee benefit plans, and performance evaluation standards.

10. To establish and maintain performance standards for the operations of the Leisure World of Maryland Corporation; and
11. To maintain records and prepare reports and returns required of the Community Corporation and its affiliated entities by governmental bodies.

The Leisure World of Maryland Corporation is encouraged to consult with and assist the Board of Directors and its committees and to recommend improvements in the organization, policies, standards, relationships, and methods of the Leisure World Community Corporation and its affiliated entities.

APPENDIX C — MUTUAL DETAILS

<u>NUMBER AND NAME</u>	<u>TYPE</u>	<u>UNITS</u>	<u>DATE</u>
1-4 Montgomery Mutual	Garden apartments, Duplex, Quads, Townhouses	898	1966-68
5	Garden townhouses, Duplex	42	1970
6A	Townhouse, Piggy-back	7	1976
6C Villa Cortese	Mid-rise	170	1994
7	Garden, Townhouse, Duplex	36	1970
8	Duplex, Quads, Townhouse	28	1970
9	Duplex	100	1971
10	Duplex	158	1971
11	Quad and Duplex	109	1973
12	Quad and Duplex	125	1973
13	Triplex and Duplex	104	1974
14	Garden apartments, Duplex and Triplex	193	1976
15	Garden apartments, Duplex and Triplex	156	1977
16	Triplex, Single, Duplex	95	1977
17A Fairways South	High-rise	300	1989
17B Fairways North	High-rise	300	1991
18	Triplex and Single/Duplex	77	1977
19A	Garden apartments	180	1978
19B	Garden apartments	210	1979
20A Greens 1 and 2	High-rise	500	1984
20B Greens 3 and 4	High-rise	460	1986
21 Turnberry Courts	High/mid-rise	332	1997
22 Pines	Mid-rise	94	1981
23 Vantage Point West	High-rise	200	2001
24 Vantage Point East	High-rise	190	2002
25 Regency	Single family/townhomes	85	2002
26 Overlook	High-rise	260	2004
27 Creekside	Mid-rise	190	2006
TOTAL		5,599	As of 1-1-07

APPENDIX D - SUMMARY OF TRUST AGREEMENTS AND AMENDMENTS

<u>Document</u>	<u>Dated</u>	<u>Comments</u>
<u>Trust #1</u>	March 9, 1966	Establishes Trust and calls for various amenities, including three clubhouses, a greenhouse, golf course, medical clinic, riding stables, equestrian trails, parks, a lake, an auditorium, guard houses, info center and bus stops.
Amendment #1, Trust I	June 13, 1966	Authorizes expenditures for amenities and gives the right to borrow to pay for them. Suggests the number of units needed before each amenity is created.
Amendment #2, Trust I	Sept. 26, 1966	Provides for the addition of more Cooperative Mutuals.
Amendment #3, Trust I	Feb. 21, 1969	Expands wording to provide for Condominiums, as well as Cooperative ownership.
Amendment #4, Trust I	June 25, 1985	Deletes paragraph C, Section II from Trust #1, which provided for (1) the sum to be paid to Trustee by Trustor and (2) established limits on use of such funds.
Amendment #5, Trust I	Jan. 31, 1989	Adds tennis courts to the list of amenities.
Amendment #6, Trust 1	Mar. 1, 1994	Cancels Medical Clinic "Insurance" Program from the list of amenities.
Amendment #7, Trust I	Apr. 27, 2001	Modifies CPI Budget limitations.
Amendment #8, Trust 1	Sep. 8, 2003	Provides that Trust One will terminate 99 years after the date on which the Eighth Amendment is recorded.
Amendment #9, Trust 1	Dec. 9, 2003	Provides that Trust One may be Amended or terminated by written agreement of 75% of the Mutuals, acting through their boards of directors representing 75% of residential units.
Amendment #10, Trust 1	Aug. 31, 2004	Provides for a transfer fee on all Resales of 2% or \$500 (from Buyer) for Improvement to Facilities and to establish Reserve Funds and a Capital and Operating Fund.
Amendment #11, Trust 1	Aug. 31, 2004	Expands wording relating to preparation and submission to FHA of an operating budget to include establishing and maintaining Reserve Funds and a Capital and Operating Fund.

Appendix S

<u>Trust #2</u>	April 27, 1979	Re-states requirements for payments into Trust #2 and presents a schedule for amenities.
Amendment #1, Trust 2	Aug. 10, 1984	Establishes and maintains Reserve Funds for Property Maintenance.
Amendment #2, Trust 2	June 25, 1985	Deletes Paragraph C from Trust 2 (See Amendment #4, Trust 1 above)
Amendment #3, Trust 2	Jan. 31, 1989	Adds Tennis Courts to list of Amenities.
Amendment #4, Trust 2	Nov. 27, 1990	Provides for a transfer fee on all Resales of 1% or \$500 (from Buyer) for Improvement to Facilities and additional funds for Trustee's administrative expenses relating to the transfer.
Amendment #5, Trust 2	Apr. 27, 2001	Modifies CPI Budget Limitation.
Amendment #6, Trust 2	Oct. 28, 2002	Provides for a transfer fee on all Resales of 2% or \$500 (from Buyer) for Improvement to Facilities.
Amendment #7, Trust 2	Dec. 9, 2003	Provides that Trust Two may be Amended or terminated by written agreement of 75% of the Mutuels, acting through their boards of directors representing 75% of residential units.
Amendment #8, Trust 2	Aug. 31, 2004	Provides for a transfer fee on all Resales of 2% or \$500 (from Buyer) for Improvement to Facilities and to establish Reserve Funds and a Capital and Operating Fund.
Amendment #9, Trust 2	Aug. 31, 2004	Expands wording relating to preparation and submission to FHA of an operating budget to include establishing and maintaining Reserve Funds and a Capital and Operating Fund.

Note: Numerous other changes were made through "resolution," as opposed to "amendments." The former can be and are made by the Board, acting on their own authority, while the latter require approval by 75% of the Mutuels, acting through their respective Boards.

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Leisure World of Maryland Corp
Appendix S
Tax # 52-1208447

EIGHTH AMENDMENT TO TRUST NUMBER TWO

THIS AGREEMENT is made this 31st day of August, 2004, by the undersigned.

RECITALS

WHEREAS, the parties hereto entered into the Leisure World of Maryland Trust No. Two effective as of April 27, 1979, which is recorded among the Land Records of Montgomery County, Maryland, in Liber 5313 at folio 249, and

WHEREAS, the parties to the aforesaid Leisure World of Maryland Trust No. Two entered into Amendments thereto on August 10, 1984, June 25, 1985, January 31, 1989, November 27, 1990 and April 27 2001, which amendments were recorded among the aforesaid Land Records on September 7, 1984 in Liber 6513 at folio 339; September 25, 1985 in Liber 6869 at folio 300; December 4, 1989 in Liber 9106 at folio 595; March 20, 1991 in Liber 9677 at folio 268; August 21, 2001 in Liber 19574 at folio 209; October 28, 2002 at 2:21 p.m. in Liber 22081 at folio 019; and May 26, 2004 at 11:15 a.m. in Liber 27505 at folio 589.

WHEREAS, the parties hereto are the trustee and all of the trustors and beneficiaries of the aforesaid Leisure World of Maryland Trust No. Two; and

WHEREAS, the parties hereto consider it necessary and desirable to enter into this further Amendment to the aforesaid Leisure World of Maryland Trust No. Two; and

WHEREAS, the parties hereto consider it necessary and desirable to enter into this further Amendment to the aforesaid Leisure World Trust No. Two; and

WHEREAS, the parties hereto consider it necessary and desirable to replace paragraph D. (1) as amended October 28, 2002, modifying Section II of the Leisure World of Maryland Trust No. Two to provide for Reserve Funds and a Capital and Operating Fund;

NOW, THEREFORE, in consideration of the mutual covenants herein contained and the further consideration of Ten Dollars (\$10.00) in hand paid, by each party to the other, receipt of which is hereby acknowledged, the parties hereto agree as follows:

That Paragraph D (1) of Section 11 of the Leisure World of Maryland Trust No. Two, as amended October 28, 2002, is deleted and the following inserted in lieu thereof:

D (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.

THIS AGREEMENT shall be recorded among the Land Records of Montgomery County, Maryland. Please return to: Clarise Pruitt-Jones

Leisure World of Maryland - 3701 Rossmore Blvd
Silver Spring, Md 20906

FILED
MONTGOMERY COUNTY
CLERK'S OFFICE
JUN 16 2005

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IMP FD SURE 20.00
RECORDING FEE 75.00
TOTAL 95.00
Rcpt # 56572
Blk # 5683
JUN 16 2005 12:33 PM

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IN WITNESS WHEREOF, the undersigned trustee and trustors and beneficiaries of the Trust caused this Agreement to be signed and executed in the manner provided by law.

IN WITNESS WHEREOF, the Leisure World Community Corporation, Trustee of the aforesaid Trust, has on this 10th day of September, 2004, caused this instrument to be signed by Lawrence Lounham its President, attested by Belle Saunders, its Secretary, and does appoint Kevin B. Flanagan as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

ATTEST:

LEISURE WORLD COMMUNITY
CORPORATION

Belle Saunders
Secretary

By

Lawrence Lounham
President

STATE OF MARYLAND)
) ss:
COUNTY OF MONTGOMERY)

On this 10th day of September, 2004, before me, the subscriber, personally appeared Lawrence Lounham the subscriber, who acknowledged that he/she was the President of Leisure World Community Corporation, a Maryland corporation and the he/she, as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing his/her name as President of the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Belle Saunders
Notary Public

My Commission Expires 11/04/2007

I, Belle Saunders, Secretary of Leisure World Community Corporation, do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Director of said Corporation, passed at a duly called meeting on the 31st day of August, 2004. Reo# 68

Belle Saunders
Secretary

IN WITNESS WHEREOF, the said MONTGOMERY MUTUAL, INC., a Maryland corporation, Trustor, has on this 5th day of October, 2004, caused this instrument to be signed by Raymond Spieler its President, attested by Mary L. Ferguson, its Secretary, and does appoint Kevin B. Flannery as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MONTGOMERY MUTUAL INC.,

ATTEST:

By Raymond Spieler
President

Mary L. Ferguson
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 5th day of October, 2004, before me, the subscriber, personally appeared Raymond Spieler, who acknowledged that he/she was the President of Montgomery Mutual a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Mauro P. [Signature]
Notary Public

My Commission expires 11/04/2007

I, Mary L. Ferguson Secretary of Montgomery Mutual Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 5th day of Oct 2004. Resolution # 50

Mary L. Ferguson
Secretary

#52-0911092

IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. FIVE, INC., a Maryland corporation, Trustor, has on this 16 day of Sept, 2004, caused this instrument to be signed by Sidney Garfunkel, its President, attested by Violet Kelley, its Secretary, and does appoint Kevin B. Hanney, its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. FIVE, INC.

By: Sidney Garfunkel
V/P Acting President

Attest:

Violet E. Kelley
Secretary

STATE OF MARYLAND :
COUNTY OF MONTGOMERY : §:

On this 16th day of September, 2004, before me, the subscriber, personally appeared Sidney Garfunkel, who acknowledged that he/she was the President of Maryland Mutual No. Five, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do. Executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public

My Commission Expires : 11/04/2007

I, Violet Kelley, Secretary of Maryland Mutual No. Five, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation passed at a duly called meeting on the 16 day of Sept, 2004. Resolution # 31

Violet E. Kelley
Secretary

52-1056184

IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 6A-CONDOMINIUM OF ROSSMOOR, INC., a Maryland Corporation Trustor, has on this 01st Day of OCTOBER, 2004, caused this instrument to be signed by DOROTHY ROBERTSON, its President, attested by BELLA SAVELL, its secretary, and does appoint KEVIN B. THURNEY its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 6A
- CONDOMINIUM OF ROSSMOOR, INC.

By: Dorothy D. Robertson
President

Attest:

Bella Savell
Secretary

STATE OF MARYLAND :
COUNTY OF MONTGOMERY : §

On this 21st day of October, 2004, before me, the subscriber, personally appeared Dorothy Robertson the subscriber, who acknowledged that he/she was the President of the Council of Unit Owners of Mutual 6A- Condominium of Rossmoor, Inc. a Maryland corporation and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal

Kevin B. Thurney
Notary Public

My Commission Expires 11/04/2007

I, Bella Savell, Secretary of the Council of Unit Owners of Mutual 6A - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said Corporation, passed at a duly called meeting on the 21st day of October, 2004. Resolution # 9

Bella Savell
Secretary

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Appendix S

52 - 1886338

IN WITNESS WHEREOF, the said VILLA CORTESE AT LEISURE WORLD, a Condominium (Mutual 6C), a Maryland corporation, Trustor, has on this 26th day of October, 2004, caused this instrument to be signed by Irwin Lerner, its President, attested by Alvin Bramow, its Secretary, and does appoint Kevin B. Flannery, its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

VILLA CORTESE AT LEISURE WORLD
A CONDOMINIUM (MUTUAL 6C)

By: Irwin M. Lerner
President

Attest:

Alvin Bramow
Secretary

STATE OF MARYLAND :
COUNTY OF MONTGOMERY : §

On this 26th day of October, 2004, before me, the subscriber, personally appeared Irwin Lerner, who acknowledged that he was President of Villa Cortese at Leisure World, a Condominium (Mutual 6C), a Maryland Corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Alvin Bramow
Notary Public

My commission expires: 11/04/2007

I, Alvin Bramow, Secretary of Villa Cortese at Leisure World, a Condominium (Mutual 6C) do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 30th day of September, 2004. Resolution #51-04.

Alvin Bramow
Secretary

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Appendix S

#52-0896984

IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. SEVEN, INC., a Maryland Corporation Trustor, has on this 18th day of October, 2004, caused this instrument to be signed by Robert B. Hoarey, its President, attested by Richard L. Hynes, its secretary, and does appoint Kevin B. Hoarey, its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. SEVEN, INC.

Robert B. Hoarey
President

Attest:

Richard L. Hynes
Secretary

STATE OF MARYLAND :
COUNTY OF MONTGOMERY : §

On this 18th day of October, 2004, before me, the subscriber, personally appeared Robert B. Hoarey who acknowledged that he/she was the President of Maryland Mutual No. Seven, Inc., a Maryland corporation and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS THEREOF, I have hereunto set my hand and notarial seal.

Charles J. [Signature]
Notary Public

My Commission Expires: 11/09/2007

I, Richard L. Hynes, Secretary of Maryland Mutual No. Seven, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said Corporation, passed at a duly called meeting on the 15th day of October, 2004.
Resolution # 43

Richard L. Hynes
Secretary

IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. NINE, INC., a Maryland corporation, Trustor, has on this 17th day of September, 2004, caused this instrument to be signed by David B. Shook its President, attested by Barbara Shau its Secretary, and does appoint Kevin B. Hannon as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MARYLAND MUTUAL NO. NINE, INC.,

ATTEST:

By David B. Shook
President

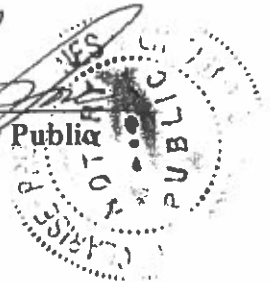
Barbara Shau
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 17th day of September, 2004, before me, the subscriber, personally appeared David B. Shook, who acknowledged that he/she was the President of Maryland Mutual No. Nine, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Kevin B. Hannon
Notary Public



My Commission expires 11/04/2007

I, Barbara Shau, Secretary of Maryland Mutual No. Nine, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 17 day of Sept 2004. Resolution # 43

Barbara Shau
Secretary

32-0910134

IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. EIGHT, INC., a Maryland corporation, Trustor, has on this 6th day of October, 2004, caused this instrument to be signed by [Signature] its President, attested by Moreen Wroth its Secretary, and does appoint Kevin B. Kennedy as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MARYLAND MUTUAL NO. EIGHT INC.,

ATTEST:

Moreen B. Wroth
Secretary

By [Signature]
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 6th day of October, 2004, before me, the subscriber, personally appeared [Signature], who acknowledged that he/she was the President of Maryland Mutual No. Eight, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public

My Commission expires 11/04/2007

I, Moreen Wroth, Secretary of Maryland Mutual No. Eight, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 6th day of Oct 2004.
Resolution # 51

Moreen B. Wroth
Secretary

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Appendix S

52-8939470

IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. TEN, INC., a Maryland corporation, Trustor, has on this 28th day of October, 2004, caused this instrument to be signed by Paul McDonald its President, attested by Jerry Stovall, its Secretary, and does appoint Kevin B. Hannerly as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MARYLAND MUTUAL NO. TEN, INC.,

ATTEST:

Jerry Stovall
Secretary

By Paul McDonald
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 28th day of October, 2004, before me, the subscriber, personally appeared Paul A. McDonald who acknowledged that he/she was the President of Maryland Mutual No. Ten, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public

My Commission expires 11/04/2007

I, Jerry Stovall, Secretary of Maryland Mutual No. Ten, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 28th day of Oct 2004. Resolution # 31

Jerry Stovall
Secretary

IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. ELEVEN, INC., a Maryland corporation, Trustor, has on this 13th day of October, 2004, caused this instrument to be signed by Margaret P. Dove its President, attested by Garnice K. Rothlauf its Secretary, and does appoint David B. Hanneke as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MARYLAND MUTUAL NO. ELEVEN, INC.,

ATTEST:


By Margaret P. Dove
President

Garnice K. Rothlauf
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 13th day of October, 2004, before me, the subscriber, personally appeared Margaret P. Dove, who acknowledged that he/she was the President of Maryland Mutual No. Eleven, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public


My Commission expires 11/04/2007

I, Garnice K. Rothlauf, Secretary of Maryland Mutual No. Eleven, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 13th day of October 2004. Resolution # 90

Garnice K. Rothlauf
Secretary

IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. TWELVE, INC., a Maryland corporation, Trustor, has on this 14th day of October, 2004, caused this instrument to be signed by MAXIM ALTMAN its President, attested by JEAN DEMBO, its Secretary, and does appoint Kevin B. Hannay as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MARYLAND MUTUAL NO. TWELVE, INC.,

ATTEST:

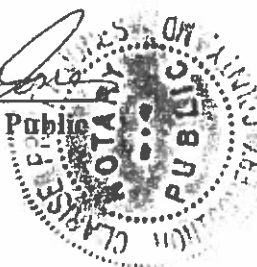
Jean Dembo
Secretary

By Maxim Altman
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 14th day of October, 2004, before me, the subscriber, personally appeared Maxim Altman, who acknowledged that he/she was the President of Maryland Mutual No. Twelve, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Claire M. [Signature]
Notary Public


My Commission expires 11/04/2007

I, Jean Dembo, Secretary of Maryland Mutual No. Twelve, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 14 day of Oct 2004.
Resolution # 37

Jean Dembo
Secretary

#52-1006516

IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. THIRTEEN, INC., a Maryland corporation, Trustor, has on this 21st day of September, 2004, caused this instrument to be signed by Antonio Martha, its President, attested by Jean Donaldson, its Secretary, and does appoint Kevin B. Flannery, its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. THIRTEEN, INC.

By: Antonio A. Martha
President

Attest:

Jean Donaldson
Secretary

STATE OF MARYLAND :
COUNTY OF MONTGOMERY : §:

On this 21st day of September, 2004, before me, the subscriber, personally appeared Antonio Martha, who acknowledged that he/she was the President of Maryland Mutual No. Thirteen, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do. Executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Charles R. [Signature]
Notary Public

My Commission Expires : 11/04/2007

I, Jean Donaldson, Secretary of Maryland Mutual No. Thirteen, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation passed at a duly called meeting on the 21st day of September, 2004. Resolution # 69

Jean Donaldson
Secretary

IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 14, CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 7th day of October, 2004, caused this instrument to be signed by Edward Schaefer its President, attested by Agnie Glass, its Secretary, and does appoint Ned B. Hammy as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 14
CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

By Edward N. Hammy
President

Agnie Glass
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 7th day of October, 2004, before me, the subscriber, personally appeared Edward Schaefer who acknowledged that he/she was the President of Council of Unit Owners of Mutual 14 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Clara M. [Signature]
Notary Public

My Commission expires 11/09/2007

I, Agnie Glass, Secretary of Council of Unit Owners Mutual 14 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 7 day of October 2004. Resolution # 55

Agnie Glass
Secretary

IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 15, CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 16th day of September, 2004, caused this instrument to be signed by Francis Miller its President, attested by William Slingleff, its Secretary, and does appoint Kevin B. Flannery as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 15
CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

By Francis Miller
President

William Slingleff
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 16th day of September, 2004, before me, the subscriber, personally appeared Francis Miller, who acknowledged that he/she was the President of Council of Unit Owners of Mutual 15 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Kevin B. Flannery
Notary Public

My Commission expires 11/04/2007

I, William Slingleff, Secretary of Council of Unit Owners Mutual 15 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 16th day of Sept 2004. Resolution # 19

William Slingleff
Secretary

IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 16, CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 16th day of September, 2004, caused this instrument to be signed by Corwin Hansen its President, attested by Francine Fleishel, its Secretary, and does appoint Kevin as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 16
CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

Francine Fleishel
Secretary

By Corwin Hansen
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 16th day of September, 2004, before me, the subscriber, personally appeared Corwin Hansen, who acknowledged that he/she was the President of Council of Unit Owners of Mutual 16 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public

My Commission expires 11/04/2007

I, Francine Fleishel, Secretary of Council of Unit Owners Mutual 16 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 16th day of Sept 2004. Resolution # 27

Francine Fleishel
Secretary

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Appendix S

#52-1638683

IN WITNESS WHEREOF, the said FAIRWAYS SOUTH AT LEISURE WORLD, a condominium (MUTUAL 17A), a Maryland corporation, Trustor, has on this 28 day of September 2004, caused this instrument to be signed by Arthur Zelden its President, attested by Carole Jason its Secretary, and does appoint Kevin B. Hanneke as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

FAIRWAYS SOUTH AT LEISURE WORLD
A CONDOMINIUM (MUTUAL 17A)

ATTEST:

Carole Jason
Secretary

By Arthur Zelden
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 28th day of September, 2004, before me, the subscriber, personally appeared Arthur Zelden, who acknowledged that he/she was the President of Fairways South at Leisure World, a Condominium (Mutual 17A), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Maureen P. [Signature]
Notary Public

My Commission expires 11/04/2007

I, Carole Jason, Secretary of Fairways South at Leisure World, a Condominium (Mutual 17A), do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 28 day of Sept 2004. Resolution # 68, 69

Carole Jason
Secretary

52-1729380

IN WITNESS WHEREOF, the said FAIRWAYS NORTH AT LEISURE WORLD, a condominium (MUTUAL 17B), a Maryland corporation, Trustor, has on this 8th day of November 2004, caused this instrument to be signed by Allen J. Farrar its President, attested by Beverly Stevens, its Secretary, and does appoint Kevin P. Flannery as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

FAIRWAYS NORTH AT LEISURE WORLD
A CONDOMINIUM (MUTUAL 17B)

ATTEST:

Beverly J. Stevens
Secretary

By Allen J. Farrar
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 8 day of November, 2004, before me, the subscriber, personally appeared Allen J. Farrar, who acknowledged that he/she was the President of Fairways North at Leisure World, a Condominium (Mutual 17B), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.



JoANN L. McDERMITT
Notary Public, State of Maryland
County of Montgomery
My Commission Expires October 1, 2008
My Commission expires 10/1/08

JoAnn L. McDermit
Notary Public

I, Beverly J. Stevens, Secretary of Fairways North at Leisure World, a Condominium (Mutual 17B), do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 24 day of Sept 2004. Resolution # 64-80 & 04-81

Beverly J. Stevens
Secretary

IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 18 - CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 16th day of Sept, 2004, caused this instrument to be signed by William Hoffman its President, attested by Mary Jo Broomall its Secretary, and does appoint Kevin Flannery as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 18
CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

Mary Jo Broomall
Secretary

By William Hoffman
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 16th day of September, 2004, before me, the subscriber, personally appeared William Hoffman, who acknowledged that he/she was the President of Council of Unit Owners of Mutual 18 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Blaise P. [Signature]
Notary Public

My Commission expires 11/04/2007

I, Mary Jo Broomall Secretary of Council of Unit Owners of Mutual 18 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 16th day of Sept 2004. Resolution # 54

Mary Jo Broomall
Secretary

IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 19A - CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 12th day of Oct, 2004, caused this instrument to be signed by Daniel Young its President, attested by Patricia Dunn, its Secretary, and does appoint Kevin J. Hannon as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 19A
CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

L. Patricia Dunn
Secretary

By

Daniel V. Young
President



IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 19B - CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 24 day of Sept, 2004, caused this instrument to be signed by Frank J. [Signature] its President, attested by Jessie R. Gicker its Secretary, and does appoint Kevin Hanna as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 19B
CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

Jessie R. Gicker
Secretary

By Frank J. [Signature]
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 24th day of September, 2004, before me, the subscriber, personally appeared Frank J. [Signature] who acknowledged that he/she was the President of Council of Unit Owners of Mutual 19B - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public



My Commission expires 11/04/2007

I, Jessie R. Gicker Secretary of Council of Unit Owners of Mutual 19B - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 24 day of Sept 2004. Resolution # 22

Jessie R. Gicker
Secretary

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Appendix S

52-1348476

IN WITNESS WHEREOF, the said GREENS AT LEISURE WORLD - CONDOMINIUM UNIT OWNERS ASSOCIATION, (MUTUAL 20A), a Maryland corporation, Trustor, has on this 28TH day of OCTOBER, 2004, caused this instrument to be signed by SHARON BORGGONI its President, attested by ROBERT J. KENT, its Secretary, and does appoint Kevin Flannery as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

GREENS AT LEISURE WORLD -
CONDOMINIUM UNIT OWNERS ASSOCIATION -
MUTUAL 20A

ATTEST:

Robert J. Kent
Secretary

By Sharon Borggoni
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 28th day of October, 2004, before me, the subscriber, personally appeared Sharon Borggoni, who acknowledged that he/she was the President of Greens at Leisure World - Condominium Unit Owners Association, (Mutual 20A), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Blaise Hunt
Notary Public

My Commission expires 11/04/2007

I, Robert J. Kent, Secretary of Greens at Leisure World - Condominium Unit Owners Association (Mutual 20A) - do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 28th day of October, 2004. Resolution # 04-32

Robert J. Kent
Secretary

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Appendix S

52-1504733

IN WITNESS WHEREOF, the said GREENS AT LEISURE WORLD II - CONDOMINIUM UNIT OWNERS ASSOCIATION, (MUTUAL 20B), a Maryland corporation, Trustor, has on this 29th day of Sept, 2004, caused this instrument to be signed by Eugene Kennedy its President, attested by Inez Bargmann, its Secretary, and does appoint Kevin Thennany as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

GREENS AT LEISURE WORLD II-
CONDOMINIUM UNIT OWNERS ASSOCIATION -
MUTUAL 20B

ATTEST:

By Eugene Kennedy
President

Inez Bargmann
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 29th day of September, 2004, before me, the subscriber, personally appeared Eugene Kennedy, who acknowledged that he/she was the President of Greens at Leisure World II - Condominium Unit Owners Association, (Mutual 20B), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public

My Commission expires 11/04/2007

I, INEZ BARGMANN Secretary of Greens at Leisure World II - Condominium Unit Owners Association (Mutual 20B) - do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 29 day of Sept. 2004. Resolution #04-72 Trust number one 04-73 Trust number two

Inez Bargmann
Secretary

30094 02224

Appendix S

#52-2061718

IN WITNESS WHEREOF, the said TURNBERRY COURTS AT LEISURE WORLD - A CONDOMINIUM -(MUTUAL 21, a Maryland corporation, Trustor, has on this 28 day of Sept., 2004, caused this instrument to be signed by Joseph Reynolds its President, attested by Helen Potts, its Secretary, and does appoint Karl J. Penney as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

**TURNBERRY COURTS AT LEISURE WORLD
A CONDOMINIUM - MUTUAL 21**

ATTEST:

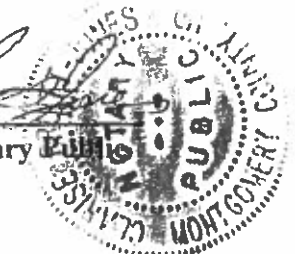
Helen Louise Potts
Secretary

By Joseph C. Reynolds
President

**STATE OF MARYLAND
COUNTY OF MONTGOMERY**

On this 28th day of September, 2004, before me, the subscriber, personally appeared Joseph Reynolds, who acknowledged that he/she was the President of Turnberry Courts at Leisure World - A Condominium - (Mutual 21), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public


My Commission expires 11/09/2007

I, Helen Potts, Secretary of Turnberry Courts at Leisure World - A Condominium - (Mutual 21), do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 28 day of Sept. 2004. Resolution # 48

Helen Louise Potts
Secretary

30094

0-23

Appendix S

#52-1219786

IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 22 - CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 27th day of October, 2004, caused this instrument to be signed by Deroy Henry its President, attested by Ben Conrad, its Secretary, and does appoint Kevin Hanney as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 22 -
CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

Benjamin J. Conrad
Secretary

By F. Leroy Henry
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 27th day of October, 2004, before me, the subscriber, personally appeared Deroy Henry, who acknowledged that he/she was the President of Council of Unit Owners of Mutual 22 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Blair [Signature]
Notary Public

My Commission expires 11/04/2007

I, Benjamin Conrad, Secretary of Council of Unit Owners of Mutual 22 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 27th day of Oct 2004. Resolution # 67

Benjamin J. Conrad
Secretary

52-2321103

IN WITNESS WHEREOF, the said VANTAGE POINT WEST AT LEISURE WORLD, A CONDOMINIUM, (MUTUAL 23), a Maryland corporation, Trustor, has on this 25th day of October, 2004, caused this instrument to be signed by K. Neil Ross its President, attested by Elisabeth Hargreaves, its Secretary, and does appoint Karen B. Hargreaves as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

VANTAGE POINT WEST AT LEISURE WORLD
A CONDOMINIUM, MUTUAL 23

ATTEST:

By

K. Neil Ross

President

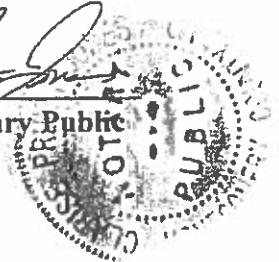
Elisabeth E. Hargreaves
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 25th day of October, 2004, before me, the subscriber, personally appeared K. Neil Ross, who acknowledged that he/she was the President of Vantage Point West at Leisure World - a Condominium, (Mutual 23), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public



My Commission expires 11/04/2007

I, Elisabeth Hargreaves Secretary of Vantage Point West at Leisure World - a Condominium - (Mutual 23), do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 25th day of Oct 2004. Resolution # 48

Elisabeth E. Hargreaves
Secretary

IN WITNESS WHEREOF, the said VANTAGE POINT EAST AT LEISURE WORLD, A CONDOMINIUM, (MUTUAL 24), a Maryland corporation, Trustor, has on this 9th day of December, 2004, caused this instrument to be signed by Robert Conn its President, attested by Frances Dusterhoff, its Secretary, and does appoint Kevin Flannery as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

VANTAGE POINT EAST AT LEISURE WORLD
A CONDOMINIUM, MUTUAL 24

ATTEST:

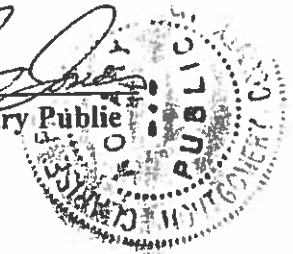
Frances Dusterhoff
Secretary

By Robert E. Conn
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 9th day of December, 2004, before me, the subscriber, personally appeared Robert Conn, who acknowledged that he/she was the President of Vantage Point East at Leisure World - a Condominium, (Mutual 24), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Kevin Flannery
Notary Public


My Commission expires 11/04/2007

I, Frances Dusterhoff, Secretary of Vantage Point East at Leisure World - a Condominium - (Mutual 24), do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 9th day of Dec 2004. Resolution # 04-14

Frances Dusterhoff
Secretary

**Eighth Amendment to Trust Agreement
Montgomery Mutual Inc.
Rossmoor Leisure World
FHA #000-23234
Loan # 450594612**

**The Eighth Amendment to Trust No. Two dated August 31st, 2004, is
hereby approved.**

GMAC Commercial Mortgage Corp.

Kathy Ambrose 2/14/05
Mortgage Representative Date

Kathy Ambrose
Vice President

**Eighth Amendment to Trust Agreement
Montgomery Mutual Inc.
Rossmoor Leisure World
FHA #000-23231
Loan # 1560015-10151**

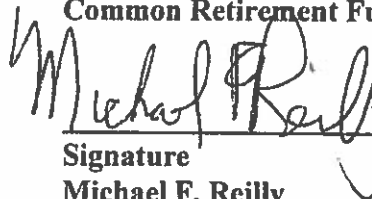
**The Eighth Amendment to Trust No. Two dated August 31st, 2004, is
hereby approved.**

Andrea J. [Signature] SVP 2-15-05
Mortgage Representative Date
Capital Crossing Bank

**Eighth Amendment to Trust Agreement
Montgomery Mutual Inc.
Rossmoor Leisure World
FHA #000-23232
GMACCM #96-1096068**

**The Eighth Amendment to Trust No. Two dated August 31st, 2004, is
hereby approved.**

**THE COMPTROLLER OF THE STATE OF
NEW YORK, as Trustee of the New York State
Common Retirement Fund**

 3/3/05
Signature /Date
Michael F. Reilly
Real Estate Investment Officer

Eighth Amendment to Trust Agreement
 Montgomery Mutual Inc.
 Rossmoor Leisure World
 FHA #000-23233
 GMACCM #96-1096069

F.3

The Eighth Amendment to Trust No. Two dated August 31st, 2004, is
 hereby approved.

THE COMPTROLLER OF THE STATE OF
 NEW YORK, as Trustee of the New York State
 Common Retirement Fund

Michael F. Kelly 2/3/05
 Signature Date
 Michael F. Kelly
 Real Estate Investment Officer

LISTING OF TAX NUMBERS OF ALL MUTUALS
IN LEISURE WORLD OF MARYLAND

Montgomery Mutual	- 52-0911092	520939473
Mutual 5	- 52-0911092	
Mutual 6A	- 52-1050184	
Mutual 6B C	- 52-1886338	
Mutual 7	- 52-0896984	
Mutual 8	- 52-0910134	
Mutual 9	- 52-0939469	
Mutual 10	- 52-0939470	
Mutual 11	- 52-0975028	
Mutual 12	- 52-0986821	
Mutual 13	- 52-1006516	
Mutual 14	- 52-1076185	
Mutual 15	- 52-1084837	
Mutual 16	- 52-1103496	
Mutual 17A	- 52-1638683	
Mutual 17B	- 52-1729380	
Mutual 18	- 52-1096678	
Mutual 19A	- 52-1138196	
Mutual 19B	- 52-1172976	
Mutual 20A	- 52-1348476	
Mutual 20B	- 52-1504733	
Mutual 21	- 52-2061718	
Mutual 22	- 52-1219786	
Mutual 23	- 52-2321103	
Mutual 24	- 32-0032003	

LIBER 677 FOLIO 68

I.D. #13-176-1466405

FOURTH AMENDMENT TO
LEISURE WORLD OF MARYLAND TRUST NUMBER TWO

This Agreement is made this 27th day of NOVEMBER, 1990 by the undersigned.

RECITALS

WHEREAS, the parties hereto entered into the Leisure World of Maryland Trust Number Two effective April 27, 1979 and recorded among the Land Records of Montgomery County, Maryland on May 3, 1979 in Liber 5315 beginning at Folio 249 (hereinafter called the "Trust"); and

WHEREAS, the parties hereto are the Trustee and all of the Trustors and beneficiaries of the aforesaid Leisure World of Maryland Trust Number Two; and

WHEREAS, the parties hereto consider it necessary and desirable to enter into this Fourth Amendment to the aforesaid Leisure World of Maryland Trust Number Two.

WHEREAS, there has been a long-standing practice of imposing a Resales Improvement Fund fee in the case of resales of units in the condominiums and of shares of stock in the cooperative; and

WHEREAS, the proceeds of these fees are needed, and have been used for expansion, alteration, and improvement of the facilities and other properties of the Trusts; and

WHEREAS, clarification is desirable of the Trustee's authority to impose, and of the process of collection and use, of, these Resales Improvement Fund fees.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and the further consideration of Ten Dollars (\$10.00) in hand paid by each party to the other, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

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PROVISIONS

1. The parties to Leisure World of Maryland Trust Number Two agree to amend Section 11 of the Leisure World of Maryland Trust Number Two by adding at the end thereof the following new paragraphs:

D. (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 Truited sums, an amount equal to one percent (1%) of the gross sales price or \$500.00, whichever is greater. Each such amount shall be deposited in a Resales Improvement Fund Account. Funds in that Account are available for expanding, altering, or improving existing improvements or other properties of the Trust.

(2) In the case of such a resale, the purchaser(s) shall also transfer to the Trustee as part of the Truited sums such additional amount as is determined by the Trustee for its administrative expenses (a) in preparing for the resale, (b) in providing the orientation and other services involved in effecting the transfer of ownership, and (c) in establishing the new owner(s) as part of the Leisure World community and the condominium or cooperative of which the owner(s) is a member. That amount shall be deposited in the appropriate account or accounts maintained by the Trusts and shall be available for the same purposes as that account or accounts.

IN WITNESS WHEREOF, the undersigned trustee and trustors and beneficiaries of the TRUST caused this Agreement to be signed and executed in the manner provided by law.

IN WITNESS WHEREOF, the Leisure World Community

Corporation, Trustee of the aforesaid TRUST, has on this 27th day of November, 1990, by PAUL SAWHAFIZ caused this Agreement to be signed, attested by MARBLE HARRIS, its Secretary, and its corporate seal to be hereunto affixed, and

does appoint PAUL SCHARITZ, as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

ATTEST:

LEISURE WORLD COMMUNITY CORPORATION, TRUSTEE

Margie W. Harris
Secretary

BY: Paul Scharitz

STATE OF MARYLAND
COUNTY OF MONTGOMERY, AS:

On this 27th day of November, 1990, before me, the undersigned officer personally appeared Paul Scharitz, who acknowledged himself to be the President of Leisure World, a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.



My Commission Expires: 8-1-93

I, MARGIE HARRIS, Secretary of Leisure World Community Corporation, do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 27th day of NOVEMBER, 1990.

Margie W. Harris
Secretary

IN WITNESS WHEREOF, The said Montgomery Mutual, Inc., a Maryland corporation, Trustor, hath on this 4th day of December, 1990 caused this instrument to be signed by Leslie C. Hyatt, its President, attested by Susanna Hogan, its Secretary, and its corporate seal to be hereunto affixed, and does appoint Leslie C. Hyatt as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MONTGOMERY MUTUAL, INC.

ATTEST:

Susanna Hogan, Secretary

Leslie C. Hyatt
PRESIDENT

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 4th day of December, 1990, before me, the undersigned officer personally appeared Leslie C. Hyatt, who acknowledged himself to be the President of Montgomery Mutual, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and seal.

Elizabeth V. [illegible]
Notary Public

My Commission Expires: 8-1-93

I, Susanna Hogan, Secretary of Montgomery Mutual, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 4th day of December, 1990.

Susanna Hogan, Secretary

IN WITNESS WHEREOF, The said Maryland Mutual No. Five, Inc., a Maryland corporation, Trustor, hath on this 27 day of February, 1990 caused this instrument to be signed by Lloyd P. Kiehl, its President, attested by Lloyd P. Kiehl, its Secretary, and its corporate seal to be hereunto affixed, and does appoint Lloyd P. Kiehl as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. FIVE, INC.

Lloyd P. Kiehl, President

ATTEST:

Lloyd P. Kiehl, Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, SS:

On this 27 day of February, 1990, before me, the undersigned officer personally appeared Lloyd P. Kiehl, who acknowledged himself to be the President of Maryland Mutual No. Five, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.

Elizabeth A. [Signature]
Notary Public, Maryland

My Commission Expires: 8-1-93

I, Lloyd P. Kiehl, Secretary of Maryland Mutual No. Five, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 27 day of February, 1990.

Lloyd P. Kiehl, Secretary

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IN WITNESS WHEREOF, The said Council of Unit Owners of Mutual 6A - Condominium of Rossmoor, Inc., a Maryland Corporation, Trustor, hath on this 13th day of March, 1990, caused this instrument to be signed by James White, its President, attested by Alfred Felker, its Secretary, and its corporate seal to be hereunto affixed, and does appoint James White as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

COUNCIL OF UNIT OWNERS OF
MUTUAL 6A - CONDOMINIUM OF
ROSSMOOR, INC.

James White, President

ATTEST:

Alfred Felker, Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 13th day of MARCH, 1990, before me, the undersigned officer personally appearing James White, who acknowledged himself to be the President of Council of Unit Owners of Mutual 6A - Condominium of Rossmoor, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.

My Commission Expires: 8-1-93

I, Alfred Felker, Secretary of Council of Unit Owners of Mutual 6A - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said Corporation passed at a duly called meeting on the 13th day of March, 1990.

Alfred Felker, Secretary

IN WITNESS WHEREOF, The said Council of Maryland Mutual No. Seven, Inc., a Maryland corporation, Trustor, hath on this 28th day of March, 1994 caused this instrument to be signed by Philip Kaprielian, its President, attested by Philip Kaprielian, its Secretary, and its corporate seal to be hereunto affixed, and does appoint Bernard Blumberg as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. SEVEN, INC.

Bernard Blumberg, President

ATTEST:

Elisaveta Karsenev, Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 28th day of March, 1994, before me, the undersigned officer personally appeared Bernard Blumberg, who acknowledged himself to be the President of Council of Maryland Mutual No. Seven, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.

Elisaveta Karsenev
Notary Public, Maryland

My Commission Expires: 8-1-93

I, Elisaveta Karsenev, Secretary of Council of Maryland Mutual No. Seven, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 28th day of MARCH, 1994.

Elisaveta Karsenev, Secretary

IN WITNESS WHEREOF, The said Maryland Mutual No. Eight, Inc., a Maryland corporation, Trustor, hath on this 5th day of November 1990 caused this instrument to be signed by Norman Fickes its President, attested by Richard Townsend its Secretary, and its corporate seal to be hereunto affixed, and does appoint Norman Fickes as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. EIGHT, INC.

Norman Fickes, President

ATTEST:

Richard Townsend, Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 5th day of November 1990, before me, the undersigned officer personally appeared Norman Fickes who acknowledged himself to be the President of Maryland Mutual No. Eight, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.



My Commission Expires: 8-1-93

I, Richard Townsend, Secretary of Maryland Mutual No. Eight, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 5th day of November, 1990.

Richard Townsend, Secretary

IN WITNESS WHEREOF, The said Maryland Mutual No. Nine, Inc., a Maryland corporation, Trustor, hath on this 28th day of January 1994 caused this instrument to be signed by Paul Connelly, its President, attested by Robert Treavor, its Secretary, and its corporate seal to be hereunto affixed, and does appoint Paul Connelly as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. NINE, INC.

Paul H. Connelly
President

ATTEST:

Robert Treavor, Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 28th day of January 1994, before me, the undersigned officer personally appeared Paul Connelly who acknowledged himself to be the President of Maryland Mutual No. Nine, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.

Elizabeth K. [Signature]
Notary Public, Maryland
My Commission Expires: 8-1-93

I, Robert Treavor, Secretary of Maryland Mutual No. Nine, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 28th day of January 1994.

Robert Treavor
Secretary

IN WITNESS WHEREOF, The said Maryland Mutual No. Ten, Inc., a Maryland corporation, Trustor, hath on this 29th day of November, 1990 caused this instrument to be signed by William H. Keagle, its President, attested by Martha H. Browne, its Secretary, and its corporate seal to be hereunto affixed, and does appoint William H. Keagle as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. TEN, INC.

William H. Keagle, President

ATTEST:

Martha H. Browne, Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 29th day of November, 1990, before me, the undersigned officer personally appeared William H. Keagle, who acknowledged himself to be the President of Maryland Mutual No. Ten, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.



My Commission Expires: 8-1-93

I, Martha H. Browne, Secretary of Maryland Mutual No. Ten, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 29th day of November, 1990.

Martha H. Browne, Secretary

IN WITNESS WHEREOF, The said Maryland Mutual No. Eleven, Inc. a Maryland corporation, Trustor, hath on this 12th day of December, 1990 caused this instrument to be signed by John Farkas, its President, attested by Julius Farkas, its Secretary, and its corporate seal to be hereunto affixed, and does appoint John Farkas as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. ELEVEN,
INC.

John Farkas, President

ATTEST:

Julius Farkas, Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, SS:

On this 12th day of December, 1990, before me, the undersigned officer personally appeared John Farkas, who acknowledged himself to be the President of Maryland Mutual No. Eleven, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.

Robert E. [Signature]
Notary Public, Maryland

My Commission Expires: 8-1-93

I, Julius Farkas, Secretary of Maryland Mutual No. Eleven, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 12 day of December, 1990.

Julius Farkas, Secretary

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IN WITNESS WHEREOF, The said Maryland Mutual No. Twelve, Inc., a Maryland corporation, Trustor, hath on this 10th day of JANUARY, 1994 caused this instrument to be signed by LOIS REAGAN, its President, attested by ROBERT T. WRIGHT, its Secretary, and its corporate seal to be hereunto affixed, and does appoint LOIS REAGAN as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. TWELVE,
INC.

Lois Reagan, President

ATTEST:

Robert T. Wright, Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 10th day of JANUARY, 1994, before me, the undersigned officer personally appeared LOIS REAGAN, who acknowledged herself to be the President of Maryland Mutual No. Twelve, Inc., a Maryland corporation, and that she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.

My Commission Expires: 8-1-93

Robert T. Wright, Secretary of Maryland Mutual No. Twelve, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said Corporation passed at a duly called meeting on the 10th day of JANUARY, 1994.

Robert T. Wright, Secretary

IN WITNESS WHEREOF, The said Maryland Mutual No. Thirteen, Inc., a Maryland corporation, Trustor, hath on this 14th day of January, 1990, caused this instrument to be signed by Edward Walker, its President, attested by E. L. Henrich, its Secretary, and its corporate seal to be hereunto affixed, and does appoint Edward Walker as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. THIRTEEN,
INC.

M. Edward Walker
President

ATTEST:

E. L. Henrich
Sec. Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 14th day of January, 1990, before me, the undersigned officer personally appeared Edward Walker, who acknowledged himself to be the President of Maryland Mutual No. Thirteen, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official



Prince J. G. Gerg
Notary Public, Maryland

NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires 10/1/92

1. E. L. Henrich, Sec. Secretary of Maryland Mutual No. Thirteen, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 14th day of January, 1990.

E. L. Henrich
Sec. Secretary

IN WITNESS WHEREOF, the said Council of Unit Owners of Mutual 14 - Condominium of Rossmoor, Inc., a Maryland corporation, Trustor, hath on this 6th day of December, 1990 caused this instrument to be signed by Sally W. Bambach, its President, attested by Sally W. Bambach, its Secretary, and its corporate seal to be hereunto affixed, and does appoint Sally W. Bambach as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

COUNCIL OF UNIT OWNERS OF
MUTUAL 14 - CONDOMINIUM OF
ROSSMOOR, INC.

Sally W. Bambach, President

ATTEST:

Elizabeth D. Hurley Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 6th day of December, 1990 before me, the undersigned officer personally appeared Sally W. Bambach, who acknowledged himself to be the President of Council of Unit Owners of Mutual 14 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.

Elizabeth D. Hurley
Notary Public for the State of Maryland
My Commission Expires: 8-1-93

I, Elizabeth D. Hurley, Secretary of Council of Unit Owners of Mutual 14 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said Corporation passed at a duly called meeting on the 6th day of December, 1990.

Elizabeth D. Hurley, Secretary

IN WITNESS WHEREOF, The said Council of Unit Owners of Mutual 15 - Condominium of Rossmore, Inc., a Maryland corporation, Trustor, hath on this 16th day of JANUARY, 1994 caused this instrument to be signed by BEAVER RAVICK, its President, attested by KATHRYN BARTLETT, its Secretary, and its corporate seal to be hereunto affixed, and does appoint BEAVER RAVICK as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

COUNCIL OF UNIT OWNERS OF
MUTUAL 15 - CONDOMINIUM OF
ROSSMOOR, INC.

Beaver Ravick, President

ATTEST:

Kathryn D. Bartlett, Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 16th day of JANUARY, 1994, before me, the undersigned officer personally appeared Beaver Ravick, who acknowledged himself to be the President of Council of Unit Owners of Mutual 15 - Condominium of Rossmore, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.



My Commission Expires: 8-1-93

I, KATHRYN BARTLETT, Secretary of Council of Unit Owners of Mutual 15 - Condominium of Rossmore, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said Corporation passed at a duly called meeting on the 16th day of JANUARY, 1994.

Kathryn D. Bartlett, Secretary

IN WITNESS WHEREOF, The said Council of Unit Owners of Mutual 16 - Condominium of Rossmore, Inc., a Maryland corporation, Trustor, hath on this 11th day of December, 1990 caused this instrument to be signed by James P. Van Olt, its President, attested by W. Leighen Collins, its Secretary, and its corporate seal to be hereunto affixed, and does appoint W. Leighen Collins as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

COUNCIL OF UNIT OWNERS OF
MUTUAL 16 - CONDOMINIUM OF
ROSSMOOR, INC.

W. Leighen Collins, President

ATTEST:

James P. Van Olt, Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 11th day of December, 1990, before me, the undersigned officer personally appeared James P. Van Olt, who acknowledged himself to be the President of Council of Unit Owners of Mutual 16 - Condominium of Rossmore, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation and himself as President.

In Witness Whereof I hereunto set my hand and official seal.

Elizabeth A. [Signature]
Notary Public, State of Maryland

My Commission Expires: 8-1-93

I, James P. Van Olt, Secretary of Council of Unit Owners of Mutual 16 - Condominium of Rossmore, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 11th day of December, 1990.

James P. Van Olt, Secretary

IN WITNESS WHEREOF, The said Council of Unit Owners of Mutual 18 - Condominium of Rossmoor, Inc., a Maryland corporation, Trustor, hath on this 3rd day of January, 1998 caused this instrument to be signed by R. Lee Harnbake, its President, attested by Ingvar Sopha, its Secretary, and its corporate seal to be hereunto affixed, and does appoint R. Lee Harnbake as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

COUNCIL OF UNIT OWNERS OF
MUTUAL 18 - CONDOMINIUM OF
ROSSMOOR, INC.

R. Lee Harnbake, President

ATTEST:

Ingvar Sopha, Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 3rd day of January, 1998, before me, the undersigned officer personally appeared R. Lee Harnbake, who acknowledged himself to be the President of Council of Unit Owners of Mutual 18 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation and himself as President.

In Witness Whereof I hereunto set my hand and seal.
Elizabeth A. [Signature]
Notary Public, Maryland

My Commission Expires: 8-1-93

I, INGVAR SOPHA, Secretary of Council of Unit Owners of Mutual 18 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 3rd day of January, 1998.

Ingvar Sopha, Secretary

IN WITNESS WHEREOF, The said Council of Unit Owners of Mutual 19A - Condominium of Rossmore, Inc., a Maryland corporation, Trustor, hath on this 11th day of March, 1999 caused this instrument to be signed by RED GERVES, its President, attested by Willard Sidlak, its Secretary, and its corporate seal to be hereunto affixed, and does hereby appoint RED GERVES as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

COUNCIL OF UNIT OWNERS OF
MUTUAL 19A - CONDOMINIUM OF
ROSSMOOR, INC.

Red Gervess, President

ATTEST:

Willard Sidlak
V. 19A, Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 13th day of MARCH, 1999, before me, the undersigned officer personally appeared RED GERVES, who acknowledged himself to be the President of Council of Unit Owners of Mutual 19A - Condominium of Rossmore, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.

Elizabeth E. [Signature]
Notary Public, State of Maryland

My Commission Expires: 8-1-93

I, Willard Sidlak, Secretary of Council of Unit Owners of Mutual 19A - Condominium of Rossmore, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said Corporation passed at a duly called meeting on the 11th day of MARCH, 1999.

Willard Sidlak
V. 19A, Secretary

IN WITNESS WHEREOF, The said Council of Unit Owners of Mutual 198 - Condominium of Rossmore, Inc., a Maryland corporation, Trustor, hath on this 13th day of March, 1998, caused this instrument to be signed by Hugh V. Vardanian, its President, attested by Virginia Pratorius, its Secretary, and its corporate seal to be hereunto affixed, and does appoint Hugh Vardanian as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

COUNCIL OF UNIT OWNERS OF
MUTUAL 198 - CONDOMINIUM OF
ROSSMORE, INC.

Hugh V. Vardanian
President

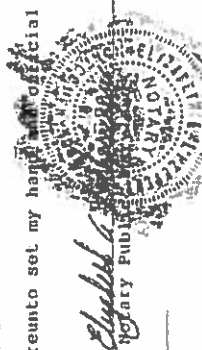
ATTEST:

Virginia Pratorius
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 13th day of March, 1998, before me, the undersigned officer personally appeared Hugh V. Vardanian, who acknowledged himself to be the President of Council of Unit Owners of Mutual 198 - Condominium of Rossmore, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.



My Commission Expires: 8-1-93

1. VIRGINIA PRATORIUS, Secretary of Council of Unit Owners of Mutual 198 - Condominium of Rossmore, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 31 day of January, 1998.

Virginia Pratorius
Secretary

IN WITNESS WHEREOF, The said The Greens at Leisure World, a Condominium, (Mutual 20), a Maryland corporation, Trustor, hath on this 31st day of December, 1990 caused this instrument to be signed by GENE BERNHARDT its President, attested by E. DONALD BAUER, its Secretary, and its corporate seal to be hereunto affixed, and does appoint GENE BERNHARDT as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

THE GREENS AT LEISURE WORLD,
A CONDOMINIUM (Mutual 20)

Gene Bernhardt, President

ATTEST:

E. Donald Bauer, Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 31st day of December, 1990, before me, the undersigned officer personally appeared GENE BERNHARDT, who acknowledged himself to be the President of The Greens at Leisure World, a Condominium, (Mutual 20), a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation, by himself as President.

In Witness Whereof I hereunto set my hand and official seal.



E. Donald Bauer
Notary Public, State of Maryland

My Commission Expires: 8-1-93

I, E. DONALD BAUER, Secretary of The Greens at Leisure World, A Condominium, (Mutual 20), do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 14th day of December, 1990.

E. Donald Bauer, Secretary

IN WITNESS WHEREOF, The said The Greens at Leisure World II, a Condominium, (Mutual 208), a Maryland corporation, Trustor, hath on this 23rd day of JANUARY, 1999 caused this instrument to be signed by Donald Mutzbaugh, its President, attested by James J. Fisher, its Secretary, and its corporate seal to be hereunto affixed, and does appoint Donald Mutzbaugh as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

THE GREENS AT LEISURE WORLD II,
A CONDOMINIUM (Mutual 208)

Donald M. Mutzbaugh
President

ATTEST:

James J. Fisher, Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 23rd day of JANUARY 1999, before me, the undersigned officer personally appeared Donald Mutzbaugh who acknowledged himself to be the President of The Greens at Leisure World II, a Condominium, (Mutual 208), a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.

My Commission Expires: 8-1-93



I, James J. Fisher, Secretary of The Greens at Leisure World II, A Condominium, (Mutual 208), do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 23rd day of JANUARY, 1999.

James J. Fisher, Secretary

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IN WITNESS WHEREOF, The said Council of Unit Owners of Mutual 22 - Condominium of Rossmore, Inc., a Maryland corporation, Trustor, hath on this 22nd day of JANUARY, 1991, caused this instrument to be signed by WILLIAM J. CLINTON, its President, attested by NELLIE MULLEN, its Secretary, and its corporate seal to be hereunto affixed, and does appoint WILLIAM J. CLINTON as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

COUNCIL OF UNIT OWNERS OF
MUTUAL 22 - CONDOMINIUM OF
ROSSMOOR, INC.

William J. Clinton
William J. Clinton, President

ATTEST:

Nellie J. Mullen
Nellie Mullen, Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 22nd day of JANUARY, 1991, before me, the undersigned officer personally appeared WILLIAM J. CLINTON who acknowledged herself to be the President of Council Unit Owners of Mutual 22 - Condominium of Rossmore, Inc., a Maryland corporation, and that she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by herself as President.

In Witness Whereof I hereunto set my hand and official seal.



My Commission Expires: 8-1-93

I, NELLIE J. MULLEN, Secretary of Council of Unit Owners of Mutual 22 - Condominium of Rossmore, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 22nd day of JANUARY, 1991.

Nellie J. Mullen
Nellie Mullen, Secretary

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Leisure World Community Corp
Tax # 52-1208447

Appendix 9

EIGHTH AMENDMENT TO TRUST NUMBER TWO

THIS AGREEMENT is made this 31st day of August, 2004, by the undersigned.

RECITALS

WHEREAS, the parties hereto entered into the Leisure World of Maryland Trust No. Two effective as of April 27, 1979, which is recorded among the Land Records of Montgomery County, Maryland, in Liber 5313 at folio 249, and

WHEREAS, the parties to the aforesaid Leisure World of Maryland Trust No. Two entered into Amendments thereto on August 10, 1984, June 25, 1985, January 31, 1989, November 27, 1990 and April 27 2001, which amendments were recorded among the aforesaid Land Records on September 7, 1984 in Liber 6513 at folio 339; September 25, 1985 in Liber 6869 at folio 310; December 4, 1989 in Liber 9106 at folio 595; March 20, 1991 in Liber 9677 at folio 268; August 21, 2001 in Liber 19574 at folio 209; October 28, 2002 at 2:21 p.m. in Liber 22081 at folio 019; and May 26, 2004 at 11:15 a.m. in Liber 27505 at folio 589.

2005 JUN 16 P 12:36
FILED
MONTGOMERY CO. MD
CLERK'S OFFICE

WHEREAS, the parties hereto are the trustee and all of the trustors and beneficiaries of the aforesaid Leisure World of Maryland Trust No. Two; and

WHEREAS, the parties hereto consider it necessary and desirable to enter into this further Amendment to the aforesaid Leisure World of Maryland Trust No. Two; and

IMP FD SURE 20.00
RECORDING FEE 75.00
TOTAL 95.00
Rcpt # 56572
Blk # 5683
JUN 16 2005 12:33 PM

WHEREAS, the parties hereto consider it necessary and desirable to enter into this further Amendment to the aforesaid Leisure World Trust No. Two: and

WHEREAS, the parties hereto consider it necessary and desirable to replace paragraph D. (1) as amended October 28, 2002, modifying Section II of the Leisure World of Maryland Trust No. Two to provide for Reserve Funds and a Capital and Operating Fund;

NOW, THEREFORE, in consideration of the mutual covenants herein contained and the further consideration of Ten Dollars (\$10.00) in hand paid, by each party to the other, receipt of which is hereby acknowledged, the parties hereto agree as follows:

That Paragraph D (1) of Section 11 of the Leisure World of Maryland Trust No. Two, as amended October 28, 2002, is deleted and the following inserted in lieu thereof:

D (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.

THIS AGREEMENT shall be recorded among the Land Records of Montgomery County, Maryland. Please return to: Clarise Pruitt-Jones
Leisure World of Maryland - 3701 Rossmore Blvd
Silver Spring, Md 20906

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IN WITNESS WHEREOF, the undersigned trustee and trustors and beneficiaries of the Trust caused this Agreement to be signed and executed in the manner provided by law.

IN WITNESS WHEREOF, the Leisure World Community Corporation, Trustee of the aforesaid Trust, has on this 10th day of September, 2004, caused this instrument to be signed by Lawrence Loughran its President, attested by Belle Saunders, its Secretary, and does appoint Kevin B. Plaggett as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

ATTEST:

LEISURE WORLD COMMUNITY
CORPORATION

Belle Saunders
Secretary

By Lawrence Loughran
President

STATE OF MARYLAND)
) ss:
COUNTY OF MONTGOMERY)

On this 10th day of September, 2004, before me, the subscriber, personally appeared Lawrence Loughran the subscriber, who acknowledged that he/she was the President of Leisure World Community Corporation, a Maryland corporation and the he/she, as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing his/her name as President of the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public

My Commission Expires 11/04/2007

I, Belle Saunders, Secretary of Leisure World Community Corporation, do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Director of said Corporation, passed at a duly called meeting on the 31st day of August, 2004. Reo# 68

Belle Saunders
Secretary

IN WITNESS WHEREOF, the said MONTGOMERY MUTUAL, INC., a Maryland corporation, Trustor, has on this 5th day of October, 2004, caused this instrument to be signed by Raymond Spieler its President, attested by Mary L. Ferguson, its Secretary, and does appoint Kevin B. Flannery as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MONTGOMERY MUTUAL INC.,

ATTEST:

By Raymond Spieler
President

Mary L. Ferguson
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 5th day of October, 2004, before me, the subscriber, personally appeared Raymond Spieler, who acknowledged that he/she was the President of Montgomery Mutual a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Marion Paul Jones
Notary Public

My Commission expires 11/04/2007

I, Mary L. Ferguson Secretary of Montgomery Mutual Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 5th day of Oct 2004. Resolution # 50

Mary L. Ferguson
Secretary

#52-0911092

IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. FIVE, INC., a Maryland corporation, Trustor, has on this 16 day of Sept, 2004, caused this instrument to be signed by Sidney Garfinkel, its President, attested by Violet Kelley, its Secretary, and does appoint Kenneth B. Hannon, its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. FIVE, INC.

By: Sidney Garfinkel
V/P Acting President

Attest:

Violet E. Kelley
Secretary

STATE OF MARYLAND :
COUNTY OF MONTGOMERY : §:

On this 16th day of September, 2004, before me, the subscriber, personally appeared Sidney Garfinkel, who acknowledged that he/she was the President of Maryland Mutual No. Five, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do. Executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public

My Commission Expires : 11/04/2007

I, Violet Kelley, Secretary of Maryland Mutual No. Five, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation passed at a duly called meeting on the 16 day of Sept, 2004. Resolution # 31

Violet E. Kelley
Secretary

52-1056184

IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 6A-CONDOMINIUM OF ROSSMOOR, INC., a Maryland Corporation Trustor, has on this 21st Day of OCTOBER, 2004, caused this instrument to be signed by DOROTHY ROBERTSON, its President, attested by BELLA SAVELL, its secretary, and does appoint KEVIN B. THURNEY its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 6A
- CONDOMINIUM OF ROSSMOOR, INC.

By: Dorothy Robertson
President

Attest:

Bella Savell
Secretary

STATE OF MARYLAND :
COUNTY OF MONTGOMERY : §

On this 21st day of October, 2004, before me, the subscriber, personally appeared Dorothy Robertson the subscriber, who acknowledged that he/she was the President of the Council of Unit Owners of Mutual 6A- Condominium of Rossmoor, Inc. a Maryland corporation and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal

Blaine Thompson
Notary Public

My Commission Expires 11/04/2007

I, Bella Savell, Secretary of the Council of Unit Owners of Mutual 6A - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said Corporation, passed at a duly called meeting on the 21st day of October, 2004. Resolution # 9

Bella Savell
Secretary

IN WITNESS WHEREOF, the said VILLA CORTESE AT LEISURE WORLD, a Condominium (Mutual 6C), a Maryland corporation, Trustor, has on this 26th day of October, 2004, caused this instrument to be signed by Irwin Lerner, its President, attested by Alvin Bramow, its Secretary, and does appoint Kevin B. Flannery, its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

VILLA CORTESE AT LEISURE WORLD
A CONDOMINIUM (MUTUAL 6C)

By: Irwin M. Lerner
President

Attest:

Alvin Bramow
Secretary

STATE OF MARYLAND :
COUNTY OF MONTGOMERY : §

On this 26th day of October, 2004, before me, the subscriber, personally appeared Irwin Lerner, who acknowledged that he was President of Villa Cortese at Leisure World, a Condominium (Mutual 6C), a Maryland Corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Alvin Bramow
Notary Public

My commission expires: 11/04/2007

I, Alvin Bramow, Secretary of Villa Cortese at Leisure World, a Condominium (Mutual 6C) do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 30th day of September, 2004. Resolution #51-04.

Alvin Bramow
Secretary

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Appendix S

#52-0896984

IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. SEVEN, INC., a Maryland Corporation Trustor, has on this 15th day of October, 2004, caused this instrument to be signed by Robert M. Hynes its President, attested by Richard L. Hynes its secretary, and does appoint Kevin B. Flanery, its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. SEVEN, INC.

Robert M. Hynes
President

Attest:

Richard L. Hynes
Secretary

STATE OF MARYLAND :
COUNTY OF MONTGOMERY : §

On this 18th day of October, 2004, before me, the subscriber, personally appeared Robert M. Hynes who acknowledged that he/she was the President of Maryland Mutual No. Seven, Inc., a Maryland corporation and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS THEREOF, I have hereunto set my hand and notarial seal.

Charles P. Hynes
Notary Public



My Commission Expires:

11/04/2007

I, Richard L. Hynes, Secretary of Maryland Mutual No. Seven, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said Corporation, passed at a duly called meeting on the 15th day of October, 2004.
Resolution # 43

Richard L. Hynes
Secretary

IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. NINE, INC., a Maryland corporation, Trustor, has on this 17th day of September, 2004, caused this instrument to be signed by David B. Shank its President, attested by Barbara Shen its Secretary, and does appoint Kevin B. Hannon as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MARYLAND MUTUAL NO. NINE, INC.,

ATTEST:

By David B. Shank
President

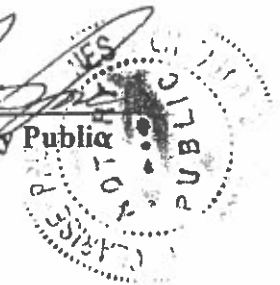
Barbara Shen
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 17th day of September, 2004, before me, the subscriber, personally appeared David B. Shank, who acknowledged that he/she was the President of Maryland Mutual No. Nine, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Kevin B. Hannon
Notary Public



My Commission expires 11/04/2007

I, Barbara Shen, Secretary of Maryland Mutual No. Nine, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 17 day of Sept 2004. Resolution # 43

Barbara Shen
Secretary

52-0910134

IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. EIGHT, INC., a Maryland corporation, Trustor, has on this 6th day of October, 2004, caused this instrument to be signed by [Signature] its President, attested by Noreen Wroth its Secretary, and does appoint Kevin B. Kennedy as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MARYLAND MUTUAL NO. EIGHT INC.,

ATTEST:

Noreen B. Wroth
Secretary

By [Signature]
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 6th day of October, 2004, before me, the subscriber, personally appeared [Signature], who acknowledged that he/she was the President of Maryland Mutual No. Eight, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public

My Commission expires 11/04/2007

I, Noreen Wroth, Secretary of Maryland Mutual No. Eight, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 6th day of Oct 2004. Resolution # 51

Noreen B. Wroth
Secretary

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Appendix S

52-0939470

IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. TEN, INC., a Maryland corporation, Trustor, has on this 28th day of October, 2004, caused this instrument to be signed by Paul McDonald its President, attested by Jerry Stovall, its Secretary, and does appoint Kevin B. Hanner as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MARYLAND MUTUAL NO. TEN, INC.,

ATTEST:

Jerry Stovall
Secretary

By Paul McDonald
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 28th day of October, 2004, before me, the subscriber, personally appeared Paul A. McDonald who acknowledged that he/she was the President of Maryland Mutual No. Ten, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Kevin B. Hanner
Notary Public

My Commission expires 11/04/2007

I, Jerry Stovall, Secretary of Maryland Mutual No. Ten, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 28th day of Oct 2004. Resolution # 31

Jerry Stovall
Secretary

IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. ELEVEN, INC., a Maryland corporation, Trustor, has on this 13th day of October, 2004, caused this instrument to be signed by Margaret P. Dove its President, attested by Garnice R. Rothlauf its Secretary, and does appoint David B. Hanneky as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MARYLAND MUTUAL NO. ELEVEN, INC.,

ATTEST:

Garnice R. Rothlauf
Secretary


By Margaret P. Dove
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 13th day of October, 2004, before me, the subscriber, personally appeared Margaret P. Dove, who acknowledged that he/she was the President of Maryland Mutual No. Eleven, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public



My Commission expires 11/04/2007

I, Garnice R. Rothlauf, Secretary of Maryland Mutual No. Eleven, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 13th day of October, 2004.
Resolution # 90

Garnice R. Rothlauf
Secretary

IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. TWELVE, INC., a Maryland corporation, Trustor, has on this 14th day of October, 2004, caused this instrument to be signed by MARLAN ALTMAN its President, attested by JEAN DEMBO, its Secretary, and does appoint Hewitt B. Hannay as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MARYLAND MUTUAL NO. TWELVE, INC.,

ATTEST:

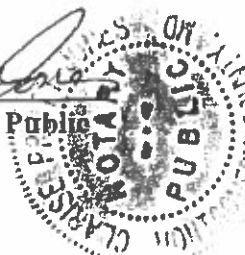
Jean Dembo
Secretary

By Marian Altman
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 14th day of October, 2004, before me, the subscriber, personally appeared Marian Altman, who acknowledged that he/she was the President of Maryland Mutual No. Twelve, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Claire H. H. H.
Notary Public


My Commission expires 11/04/2007

I, Jean Dembo, Secretary of Maryland Mutual No. Twelve, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 14 day of Oct 2004.
Resolution # 37

Jean Dembo
Secretary

#52-1006516

IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. THIRTEEN, INC., a Maryland corporation, Trustor, has on this 21st day of September, 2004, caused this instrument to be signed by Antonio Martha, its President, attested by Jean Donaldson, its Secretary, and does appoint Kevin B. Flannery, its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. THIRTEEN, INC.

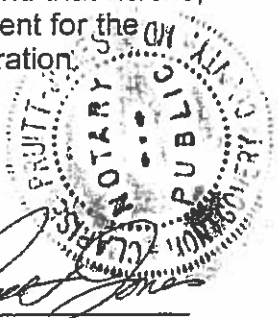
By: Antonio L. Martha
President

Attest:

Jean Donaldson
SecretarySTATE OF MARYLAND :
COUNTY OF MONTGOMERY : §:

On this 21st day of September, 2004, before me, the subscriber, personally appeared Antonio Martha, who acknowledged that he/she was the President of Maryland Mutual No. Thirteen, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do. Executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.


Kevin B. Flannery
Notary PublicMy Commission Expires : 11/04/2007

I, Jean Donaldson, Secretary of Maryland Mutual No. Thirteen, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation passed at a duly called meeting on the 21st day of September, 2004. Resolution # 69

Jean Donaldson
Secretary

IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 14, CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 7th day of October, 2004, caused this instrument to be signed by Edward Schwartz its President, attested by Agnie Glass, its Secretary, and does appoint Nedid B. Henry as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

**COUNCIL OF UNIT OWNERS OF MUTUAL 14
CONDOMINIUM OF ROSSMOOR, INC.,**

ATTEST:

By Edward N. Henry
President


Agnie Glass
Secretary

**STATE OF MARYLAND
COUNTY OF MONTGOMERY**

On this 7th day of October, 2004, before me, the subscriber, personally appeared Edward Schwartz who acknowledged that he/she was the President of Council of Unit Owners of Mutual 14 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Nedid B. Henry
Notary Public



My Commission expires 11/04/2007

I, Agnie Glass, Secretary of Council of Unit Owners Mutual 14 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 7 day of October, 2004. Resolution # 55

Agnie Glass
Secretary

IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 15, CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 16th day of September, 2004, caused this instrument to be signed by Francis Millet its President, attested by William Singlet, its Secretary, and does appoint Karin B. Flannery as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 15
CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

By Francis M. Millet
President

W. Singlet
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 16th day of September, 2004, before me, the subscriber, personally appeared Francis Millet, who acknowledged that he/she was the President of Council of Unit Owners of Mutual 15 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Karin B. Flannery
Notary Public

My Commission expires 11/04/2007

I, William Singlet, Secretary of Council of Unit Owners Mutual 15 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 16th day of Sept 2004. Resolution # 19

W. Singlet
Secretary

IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 16, CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 16th day of September, 2004, caused this instrument to be signed by Cowin Hansen its President, attested by Francine Fleishel, its Secretary, and does appoint Kevin as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 16
CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

Francine Fleishel
Secretary

By Cowin Hansen
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 16th day of September, 2004, before me, the subscriber, personally appeared Cowin Hansen, who acknowledged that he/she was the President of Council of Unit Owners of Mutual 16 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public

My Commission expires 11/04/2007

I, Francine Fleishel, Secretary of Council of Unit Owners Mutual 16 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 16th day of Sept 2004. Resolution # 27

Francine Fleishel
Secretary

30088

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Appendix S

#52-1638683

IN WITNESS WHEREOF, the said FAIRWAYS SOUTH AT LEISURE WORLD, a condominium (MUTUAL 17A), a Maryland corporation, Trustor, has on this 28th day of September 2004, caused this instrument to be signed by Arthur Zelden its President, attested by Carol Jason its Secretary, and does appoint Kevin B. Hanneys its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

FAIRWAYS SOUTH AT LEISURE WORLD
A CONDOMINIUM (MUTUAL 17A)

ATTEST:

Carol Jason
Secretary

By Arthur Zelden
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 28th day of September, 2004, before me, the subscriber, personally appeared Arthur Zelden, who acknowledged that he/she was the President of Fairways South at Leisure World, a Condominium (Mutual 17A), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Maureen J. Smith
Notary Public

My Commission expires 11/04/2007

I, CAROLE JASON, Secretary of Fairways South at Leisure World, a Condominium (Mutual 17A), do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 28 day of Sept 2004. Resolution # 68,69

Carol Jason
Secretary

52-1729380

IN WITNESS WHEREOF, the said FAIRWAYS NORTH AT LEISURE WORLD, a condominium (MUTUAL 17B), a Maryland corporation, Trustor, has on this 8th day of November 2004, caused this instrument to be signed by Allen J. Farrar its President, attested by Beverly Stevens, its Secretary, and does appoint Kevin B. Flannery as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

FAIRWAYS NORTH AT LEISURE WORLD
A CONDOMINIUM (MUTUAL 17B)

ATTEST:

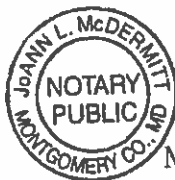
Beverly J. Stevens
Secretary

By Allen J. Farrar
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 8 day of November, 2004, before me, the subscriber, personally appeared Allen J. Farrar, who acknowledged that he/she was the President of Fairways North at Leisure World, a Condominium (Mutual 17B), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.



JoANN L. McDERMITT
Notary Public, State of Maryland
County of Montgomery
My Commission Expires October 1, 2008

My Commission expires 10/1/08

JoAnn L. McDERMITT
Notary Public

I, Beverly J. Stevens, Secretary of Fairways North at Leisure World, a Condominium (Mutual 17B), do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 24 day of Sept 2004. Resolution # 64-80 & 04-81

Beverly J. Stevens
Secretary

IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 18 - CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 16th day of Sept, 2004, caused this instrument to be signed by William Hoffman its President, attested by Mary Jo Broomall its Secretary, and does appoint Kevin Flannery as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 18
CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

Mary Jo Broomall
Secretary

By William Hoffman
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 16th day of September, 2004, before me, the subscriber, personally appeared William Hoffman, who acknowledged that he/she was the President of Council of Unit Owners of Mutual 18 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Marion P. [Signature]
Notary Public

My Commission expires 11/04/2007

I, Mary Jo Broomall Secretary of Council of Unit Owners of Mutual 18 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 16th day of Sept 2004. Resolution # 54

Mary Jo Broomall
Secretary

IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 19A - CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 12th day of Oct, 2004, caused this instrument to be signed by Daniel Young its President, attested by Patricia Dunn, its Secretary, and does appoint Kevin D. Hannon as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 19A
CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

L. Patricia Dunn
Secretary


By Daniel V. Young
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 12th day of October, 2004, before me, the subscriber, personally appeared Daniel Young, who acknowledged that he/she was the President of Council of Unit Owners of Mutual 19A - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Chlori Sue Smith
Notary Public



My Commission expires 11/04/2007

I, L. Patricia Dunn, Secretary of Council of Unit Owners of Mutual 19A - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 12 day of Oct, 2004. Resolution # 04-75

L. Patricia Dunn
Secretary

IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 19B - CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 24 day of Sept, 2004, caused this instrument to be signed by [Signature] its President, attested by Jessie R. Coker its Secretary, and does appoint Kevin Hanne as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 19B
CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:


Jessie R. Coker
Secretary

By [Signature]
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 24th day of September, 2004, before me, the subscriber, personally appeared [Signature] who acknowledged that he/she was the President of Council of Unit Owners of Mutual 19B - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public


My Commission expires 11/04/2007

I, Jessie R. Coker Secretary of Council of Unit Owners of Mutual 19B - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 24 day of Sept 2004. Resolution # 22

Jessie R. Coker
Secretary

IN WITNESS WHEREOF, the said GREENS AT LEISURE WORLD - CONDOMINIUM UNIT OWNERS ASSOCIATION, (MUTUAL 20A), a Maryland corporation, Trustor, has on this 28TH day of OCTOBER, 2004, caused this instrument to be signed by SHARON BORGDENI its President, attested by ROBERT J. KENT, its Secretary, and does appoint Kevin Flannery as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

GREENS AT LEISURE WORLD -
CONDOMINIUM UNIT OWNERS ASSOCIATION -
MUTUAL 20A

ATTEST:

Robert J. Kent
Secretary

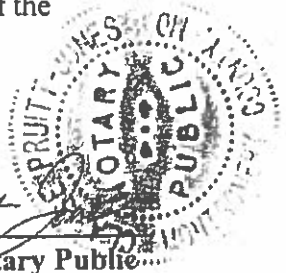
By Sharon Borgdeni
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 28th day of October, 2004, before me, the subscriber, personally appeared Sharon Borgdeni, who acknowledged that he/she was the President of Greens at Leisure World - Condominium Unit Owners Association, (Mutual 20A), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Classie Hunt
Notary Public



My Commission expires 11/04/2007

I, Robert J. Kent, Secretary of Greens at Leisure World - Condominium Unit Owners Association (Mutual 20A) - do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 28th day of October 2004. Resolution # 04-32

Robert J. Kent
Secretary

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Appendix S

52-1504733

IN WITNESS WHEREOF, the said GREENS AT LEISURE WORLD II - CONDOMINIUM UNIT OWNERS ASSOCIATION, (MUTUAL 20B), a Maryland corporation, Trustor, has on this 29th day of Sept, 2004, caused this instrument to be signed by Eugene Kennedy, its President, attested by Inez Bargmann, its Secretary, and does appoint Kevin Kennedy as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

GREENS AT LEISURE WORLD II-
CONDOMINIUM UNIT OWNERS ASSOCIATION -
MUTUAL 20B

ATTEST:

By Eugene Kennedy
President

Inez Bargmann
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 29th day of September, 2004, before me, the subscriber, personally appeared Eugene Kennedy, who acknowledged that he/she was the President of Greens at Leisure World II - Condominium Unit Owners Association, (Mutual 20B), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public

My Commission expires 11/04/2007

I, INEZ BARGMANN Secretary of Greens at Leisure World II - Condominium Unit Owners Association (Mutual 20B) - do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 29 day of Sept. 2004. Resolution #04-72 Trust number one 004-73 Trust number two

Inez Bargmann
Secretary

30094 000002222

Appendix S

#52-2061718

IN WITNESS WHEREOF, the said TURNBERRY COURTS AT LEISURE WORLD - A CONDOMINIUM -(MUTUAL 21, a Maryland corporation, Trustor, has on this 28 day of Sept., 2004, caused this instrument to be signed by Joseph Reynolds its President, attested by Helen Potts, its Secretary, and does appoint Kay J. Hannon as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

**TURNBERRY COURTS AT LEISURE WORLD
A CONDOMINIUM - MUTUAL 21**

ATTEST:

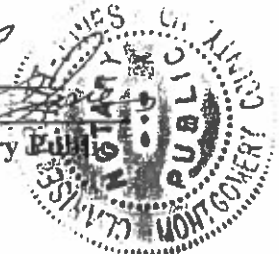
Helen Louise Potts
Secretary

By Joseph C. Reynolds
President

**STATE OF MARYLAND
COUNTY OF MONTGOMERY**

On this 28th day of September, 2004, before me, the subscriber, personally appeared Joseph Reynolds, who acknowledged that he/she was the President of Turnberry Courts at Leisure World - A Condominium - (Mutual 21), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Blair Potts
Notary Public


My Commission expires 11/04/2007

I, Helen Potts, Secretary of Turnberry Courts at Leisure World - A Condominium - - (Mutual 21), do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 28 day of Sept. 2004. Resolution # 48

Helen Louise Potts
Secretary

IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 22 - CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 27th day of October, 2004, caused this instrument to be signed by DERON HENRY its President, attested by BEN CONRAD, its Secretary, and does appoint KEVIN HANNEY as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 22 -
CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

Benjamin J. Conrad
Secretary

By F. Leroy Henry
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 27th day of October, 2004, before me, the subscriber, personally appeared DERON HENRY, who acknowledged that he/she was the President of Council of Unit Owners of Mutual 22 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Blair D. [Signature]
Notary Public

My Commission expires 11/04/2007

I, Benjamin Conrad, Secretary of Council of Unit Owners of Mutual 22 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 27th day of OCT 2004. Resolution # 67

Benjamin J. Conrad
Secretary

52 - 2321103

IN WITNESS WHEREOF, the said VANTAGE POINT WEST AT LEISURE WORLD, A CONDOMINIUM, (MUTUAL 23), a Maryland corporation, Trustor, has on this 25th day of October, 2004, caused this instrument to be signed by K. Neil Ross its President, attested by Elisabeth Hargrave, its Secretary, and does appoint Karen B. Hargrave as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

VANTAGE POINT WEST AT LEISURE WORLD
A CONDOMINIUM, MUTUAL 23

ATTEST:

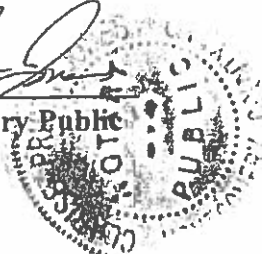
Elisabeth E. Hargrave
Secretary

By K. Neil Ross
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 25th day of October, 2004, before me, the subscriber, personally appeared K. Neil Ross, who acknowledged that he/she was the President of Vantage Point West at Leisure World - a Condominium, (Mutual 23), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Charles P. Hargrave
Notary Public


My Commission expires 11/04/2007

I, Elisabeth Hargrave Secretary of Vantage Point West at Leisure World - a Condominium - (Mutual 23), do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 25th day of Oct 2004. Resolution # 48

Elisabeth E. Hargrave
Secretary

IN WITNESS WHEREOF, the said VANTAGE POINT EAST AT LEISURE WORLD, A CONDOMINIUM, (MUTUAL 24), a Maryland corporation, Trustor, has on this 9th day of December, 2004, caused this instrument to be signed by Robert Conn its President, attested by Frances Dusterhoff, its Secretary, and does appoint Keril Flannery as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

VANTAGE POINT EAST AT LEISURE WORLD
A CONDOMINIUM, MUTUAL 24

ATTEST:


Frances Dusterhoff
Secretary

By Robert E. Conn
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 9th day of December, 2004, before me, the subscriber, personally appeared Robert Conn, who acknowledged that he/she was the President of Vantage Point East at Leisure World - a Condominium, (Mutual 24), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Keril Flannery
Notary Public


My Commission expires 11/04/2007

I, Frances Dusterhoff, Secretary of Vantage Point East at Leisure World - a Condominium - (Mutual 24), do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 9th day of Dec 2004. Resolution # 04-14

Frances Dusterhoff
Secretary

Eighth Amendment to Trust Agreement
Montgomery Mutual Inc.
Rossmoor Leisure World
FHA #000-23234
Loan # 450594612

The Eighth Amendment to Trust No. Two dated August 31st, 2004, is
hereby approved.

GMAC Commercial Mortgage Corp.

Kathy Ambrose 2/14/05
Mortgage Representative Date

Kathy Ambrose
Vice President

Eighth Amendment to Trust Agreement
Montgomery Mutual Inc.
Rossmoor Leisure World
FHA #000-23231
Loan # 1560015-10151

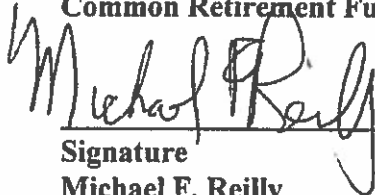
The Eighth Amendment to Trust No. Two dated August 31st, 2004, is
hereby approved.

Andrea J. Taylor SVP 2-15-05
Mortgage Representative Date
Capital Crossing Bank

**Eighth Amendment to Trust Agreement
Montgomery Mutual Inc.
Rossmoor Leisure World
FHA #000-23232
GMACCM #96-1096068**

**The Eighth Amendment to Trust No. Two dated August 31st, 2004, is
hereby approved.**

**THE COMPTROLLER OF THE STATE OF
NEW YORK, as Trustee of the New York State
Common Retirement Fund**

 3/3/05
Signature Date
Michael F. Reilly
Real Estate Investment Officer

Eighth Amendment to Trust Agreement
Montgomery Mutual Inc.
Rossmoor Leisure World
FHA #000-23233
GMACCM #96-1096069 F-3

The Eighth Amendment to Trust No. Two dated August 31st, 2004, is hereby approved.

THE COMPTROLLER OF THE STATE OF
NEW YORK, as Trustee of the New York State
Common Retirement Fund

Michael F. Kelly 2/3/05
 Signature Date
 Michael F. Kelly
 Real Estate Investment Officer

LISTING OF TAX NUMBERS OF ALL MUTUALS
IN LEISURE WORLD OF MARYLAND

Montgomery Mutual	- 52-0911092	520939473
Mutual 5	- 52-0911092	
Mutual 6A	- 52-1050184	
Mutual 6B C	- 52-1886338	
Mutual 7	- 52-0896984	
Mutual 8	- 52-0910134	
Mutual 9	- 52-0939469	
Mutual 10	- 52-0939470	
Mutual 11	- 52-0975028	
Mutual 12	- 52-0986821	
Mutual 13	- 52-1006516	
Mutual 14	- 52-1076185	
Mutual 15	- 52-1084837	
Mutual 16	- 52-1103496	
Mutual 17A	- 52-1638683	
Mutual 17B	- 52-1729380	
Mutual 18	- 52-1096678	
Mutual 19A	- 52-1138196	
Mutual 19B	- 52-1172976	
Mutual 20A	- 52-1348476	
Mutual 20B	- 52-1504733	
Mutual 21	- 52-2061718	
Mutual 22	- 52-1219786	
Mutual 23	- 52-2321103	
Mutual 24	- 32-0032003	

Shirley, Lori

From: admin@justus.group
Sent: Friday, July 13, 2018 4:24 PM
To: mont.co.planningboard@justus.group; Montgomery County Council; justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; Marc Elrich; vaughn stewart; ben kramer
Subject: Site Plan 820170120 - staff and applicant meeting

From: "Sanders, Carrie" <carrie.sanders@montgomeryplanning.org>
Date: July 13, 2018 4:11:51 PM EDT
To: "admin@justus.group" <admin@justus.group>
Cc: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>, "Butler, Patrick" <patrick.butler@montgomeryplanning.org>
Subject: RE: Site Plan 820170120 - staff and applicant meeting

Ms. Katzman,

Lori is out of the office so I wanted to follow-up with you directly.

A meeting has not been scheduled and the applicant has not submitted revised plans.

Thanks,

Carrie Sanders, AICP
Chief
Area 2 Division
Montgomery County Planning Department
301-495-4653
carrie.sanders@montgomeryplanning.org

EXCELLENCE
M-NCPPC 90

From: admin@justus.group <admin@justus.group>
Sent: Monday, June 25, 2018 4:56 PM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Cc: justus organization <justus@justus.group>; members@townmeetingorganization.com; LW Green <lwgreen@justus.group>
Subject: Site Plan 820170120 - staff and applicant meeting

thank you Lori -

I trust you will inform me when:

1. the "revised plans" have been received by you and/or in "ePlans"
2. "a meeting of the Applicant's team and the Area 2 Regulatory team has been scheduled."

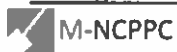
slk

From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
Date: June 25, 2018 4:52:08 PM EDT
To: "admin@justus.group" <admin@justus.group>, "Mills, Matthew" <matthew.mills@mncppc.org>
Cc: justus organization <justus@justus.group>, LW Green <lwgreen@justus.group>, "members@townmeetingorganization.com" <members@townmeetingorganization.com>, Tim Maloney <tmaloney@jgllaw.com>
Subject: RE: Site Plan 820170120 - staff and applicant meeting

Sheryl,

This is to confirm that the revised plans have not been submitted to the Planning Department as of today. It may be that the Applicant has instructed their consultant to upload the revised plans in ePlans. Also, a meeting of the Applicant's team and the Area 2 Regulatory team has not been scheduled.

Lori Shirley
Planner Coordinator
Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910
T 301-495-4557
F 301-495-1313
E Lori.Shirley@montgomeryplanning.org
W MontgomeryPlanning.org



From: admin@justus.group <admin@justus.group>
Sent: Saturday, June 23, 2018 12:10 PM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>; Mills, Matthew <matthew.mills@mncppc.org>
Cc: justus organization <justus@justus.group>; LW Green <lwgreen@justus.group>; members@townmeetingorganization.com; Tim Maloney <tmaloney@jgllaw.com>
Subject: : Site Plan 820170120 - staff and applicant meeting

Lori

1. At this weeks Vantage Point E. annual meeting, Kevin Flannery announced that LW has submitted their revised site plan to P&P.
2. Your response to verify or deny is requested.
3. Has a date been set for your meeting w/LW to discuss their site plan submission?

slk

From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
Date: June 14, 2018 10:40:21 AM EDT
To: "admin@justus.group" <admin@justus.group>
Subject: RE: Site Plan 820170120 - staff and applicant meeting

Hi Sheryl,

This is the first that I've heard that the revised plans have been resubmitted. I will go to the DARC Division later today and check on that status. It's possible it could be in "intake" at this time. To answer your question about a meeting scheduled with Area 2 staff and the Applicant, no, a meeting has not been scheduled.

Lori Shirley
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F 301-495-1313
E Lori.Shirley@montgomeryplanning.org
W MontgomeryPlanning.org



From: JustUs admin <admin@justus.group>
Sent: Thursday, June 14, 2018 9:49 AM
To: Mills, Matthew <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>; LW Dogs <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>
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)

From: admin@justus.group <admin@justus.group>
Sent: Friday, June 01, 2018 12:54 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Cc: justus organization <justus@justus.group>; members <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

From: "admin@justus.group" <admin@justus.group>
Date: May 30, 2018 10:26:00 AM EDT
To: Matt Mills <matthew.mills@mncppc.org>
Cc: Lori Shirley <lori.shirley@montgomeryplanning.org>, justus organization <justus@justus.group>, members <members@townmeetingorganization.com>, LW Green <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>
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)



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

"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: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Saturday, July 14, 2018 10:46 AM
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: LW Board of Directors; admin JustUs
Subject: DO NOT APPROVE... Leisure World Site Plan No. 820170120 from Bob Ardike

The Montgomery County Planning Board will be in recess for the month of August. Sometime after it reconvenes, the Leisure World **Site Plan No. 820170120** will be on the Board's agenda for reconsideration. A lot of 'correspondence has been generated regarding this matter.

When the site plan was initially deferred on November 30, 2017, a local newspaper wrote about the meeting. The article stated that one Commissioner made the following comment to attendees **who spoke against** the project:

"The Leisure World Board represents you whether you like them or not."

Liking the Board or not liking the Board has nothing to do with why so many Leisure World Residents are against the Project. **It's not personal. It's strictly about the 'business decision' made, how the decision was made, and the very nature of the Body that made the decision.** Let me explain.

First! The very authenticity of the Leisure World Board & the manner in which it is constituted raise valid issues. A reading of the Maryland HOA law states how HOA Boards are to be formed. Leisure World is an HOA. Yet the Leisure Board is formed in a different way. There is a flagrant inconsistency between what the law states and the approach Leisure World takes. It is a matter yet to be addressed by appropriate authorities, **but** it has nothing to do with "liking the Board." It's a question of the Board's legitimacy.

Secondly! Leisure World decided to build a new Administration Building & demolish an existing one **without a demonstrable basis for doing so. Knowledge should precede action!** Also, Leisure World has proceeded with its Plan without even an effort to solicit concurrence from its resident population. That flies in the face of common sense. Especially since 4 MCPB Commissioners made clear Leisure World needed to work at developing a consensus. That wasn't even attempted. There is no disputing that fact.

Lastly! Montgomery County Government has provided a **model** for all in the County to emulate with its Library Program called **"REFRESH. What is a 'Refresh' project?** It is the Capital Improvement Program process approved by County Council and the County Executive to allow libraries to be renovated at lower costs in less time. Leisure World would benefit by contacting the County to learn more about this program & speaking with individuals knowledgeable about this approach.



The Refresh approach is about building “New” ...when and where necessary; maintaining **“Green”** as much as possible; and, not “Refusing to Reuse.”

If the above is considered, the Montgomery County Planning Board (MCPB) will not become an “Enabler” for Leisure World’s proposed Folly!

Bob Ardike, a Leisure World Resident

Shirley, Lori

From: admin@justus.group
Sent: Sunday, July 15, 2018 12:55 PM
To: justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group
Cc: mont.co.planningboard@justus.group; Montgomery County Council; lac@justus.group
Subject: LEISURE WORLD'S RECORD OF TAKING CARE OF NEWLY PLANTED TREES

From: Tom Conger <taconger41@gmail.com>
Date: July 15, 2018 12:43:06 PM EDT
To: admin@justus.group
Subject: LEISURE WORLD'S RECORD OF TAKING CARE OF NEWLY PLANTED TREES

A while back--maybe 2 years ago-- some of the Bradford pear trees died in the island that separates Norbeck Boulevard and Hackney Lane (in my mutual--#18). So, Leisure World planted new trees to replace the mature trees that had succumbed to old age. These new trees (one of which was a maple) were young saplings that would take 30 years to mature. This figure comes from arborists who know far more about trees than I do.

Well, today I was riding by the island and noticed that the maple that is closest to Fitzhugh Lane is dying. I guess somebody forgot to tell Leisure World that it hasn't rained in 2 weeks, and things die if you don't water them. So, when this tree dies and gets replaced once again, we'll start all over in the wait for a mature tree to grow at the entrance to our mutual (#18).

What originally started as a 30-year wait for a mature tree will now be a 32-year wait due to the loss of the last 2 years.

If Kevin Flannery and the Leisure World Board of Directors get their way, they will bulldoze into obliteration 60 mature trees to make way for their new building. And, what will these 60 trees be replaced with? Why none other than puny little saplings similar to the maple that is dying in the island between Norbeck Boulevard and Hackney Lane!

Tom Conger

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: Tuesday, July 17, 2018 12:47 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; cpac@justu.group; vaughn stewart; Marc Elrich
Subject: ENHANCE THE QUALITY OF LIFE IN LEISURE WORLD (continued)

From: Tom Conger <taconger41@gmail.com>
Date: July 17, 2018 9:40:26 AM EDT
To: admin@justus.group
Subject: ENHANCE THE QUALITY OF LIFE IN LEISURE WORLD (continued)

In 2017, the Annual Average Daily Traffic (vehicular trips) on Georgia Avenue right in front of the entrance to Leisure World was 39,652 cars and trucks. (Source: Maryland State Highway Administration) When one enters Leisure World, he or she goes from this traffic nightmare to a scene of tranquility.

It's as if Thomas Hardy had just finished writing his novel, "Far from the Madding Crowd," and it was all about us in our pleasant and peaceful community. Inside Leisure World, there is very little traffic, and whether you, as a resident, realize it or not, we are blessed by the solace of this occurrence.

If Kevin Flannery and the Leisure World Board of Directors get their way, our solace will be shattered. Construction vehicles will be lumbering in and out of the existing parking lot. Noise from construction will be ever present until the proposed new building is completed.

And, then, oh yes, the fun will continue when they commence demolition of the current administration building. It will be NOISY. It will be HAZARDOUS TO YOUR HEALTH (dust and particulate matter, mixed in with a little mold and asbestos).

And, finally, to add insult to injury, they will replace the existing administration building with a PARKING LOT.

Some view we will have when we come in off Georgia Avenue into Leisure World--A SEA OF PARKED CARS!

Montgomery County Planning Board--stop this insanity by voting against approval of the site plan.

Tom Conger (Mutual 18)

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: mont.co.planningboard@justus.group on behalf of admin@townmeetingorganization.com
Sent: Friday, July 20, 2018 8:43 AM
To: members@townmeetingorganization.com; justus organization; LW Green; lwdogs@justus.group
Cc: LW Board of Directors; mont.co.planningboard@justus.group; Montgomery County Council; CCOC@montgomerycountymd.gov; ben kramer; vaughn stewart; ben shnider
Subject: TMO - JustUs websites

■ Town Meeting Organization ■ JustUs

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Groups Debut Websites

by John Feldmann

The Town Meeting Organization (TMO), which focuses on issues pertaining to Leisure World's governance, and JustUs, a resident advocacy group, have launched websites to help keep residents informed about the groups' undertakings.

JustUs is focused on the Administration Building and Clubhouse I Site Improvement plan and its belief that an engineering study to determine renovation versus replacement costs is needed. JustUs also believes the Leisure World Community Corporation board of directors is an illegally seated body who are appointed versus elected.

For more information about TMO and JustUs, visit (www.townmeetingorganization.com) and (www.justus.group).

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



Shirley, Lori

From: admin@justus.group
Sent: Thursday, July 19, 2018 5:25 PM
To: mont.co.planningboard@justus.group; Montgomery County Council; Marc Elrich; vaughn stewart; justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; cpac@justu.group
Cc: LW Board of Directors
Subject: LW & the public eye: "WHY DOESN'T THE BOARD PUT ALL THEIR CARDS ON THE TABLE! What is the real reason they refuse to have a study done on the old administration building?" ("ENHANCE THE RESIDENTS' QUALITY OF LIFE"---- New Admin Building -)

Norman Holly

The Washington area is full of buildings older than the current admin building, but good upkeep and repair have made them functional for a long time into future. Certainly the current building is crowded, but that was done by design of the GM. He had a chance for greater room when Bank of America moved out, and again when Sandy Spring Bank declined to move in, but those chances would have made his desire for a new building redundant, and he then turned to Signal - so the crowding he now experiences is his own fault.

Why should we pony up when he had two chances to expand but rejected both, and when there is so much other repair needed that would go unaddressed if he gets the brand new building he covets? The space occupied by Signal had mold also - again from neglect - but it was eliminated for a comparatively modest sum. Since Signal's quarters share a wall with administration's quarters, surely the same could be accomplished on administration's side.

As for the current building being inaccessible, the proposed building would be even more so; and it would be built in an area that is more prone to dampness than the current building, thus more prone to mold. (Besides, I have seldom seen the current building lacking for parking spaces).

The problems of the current building derive from choice and neglect, and the neglect would carry over into a new building -even more prone to it because it would not be on a rise as the current one is. There is clear evidence that better attention to upkeep would have reduced or eliminated mold in the current admin building.

If Clubhouse 1's asbestos and mold were repaired, why not the same for the current admin building which gets substantially less public traffic?

Sharon Campbell

"Them" are "us." The only people who are not "us" (owners/residents) are the GM and a number of key employees. It is "our" (owners) money; all of it, regardless of when/how it appears in LW's coffers. **No, I would never have moved here if I had known the extent of misfeasance in LW.** Yes, we SHOULD have a say, but clearly by far most of us do not and the few who do are so arrogant they don't appear to care. **We (most owners) can only hope that the MoCo P&P will stay strong and ethical in their final decision on whether this building gets the go-ahead.** If it does go forward, it will be a pox on this entire community, to which we'll (sadly) have front row seats.

Norman Holly

Appendix S

Some bloggers above seem to be unacquainted with the concept of fiduciary duty, which came into law after the South Sea bubble (about 1720) and has been strengthened since then. Under that concept, the LWCC (like all boards of directors), as well as the employees and legal counsel of LWCC bear the burden of acting in the best interest of the people they represent - not their own, not that of their employees, but of the residents who have bourn the financial burden - and legal counsel also face debarment if they are paid from funds that derive from the entire community but represent only the interests of some of the community against those of others. So, LWCC, the GM and legal counsel do not "own" the funds we have paid in: on the contrary, they are obligated by law to use those funds according to our best interests as decided not by them but by the residents collectively. Those funds are entrusted to them to spend according to residents' collective "best interest" even if it conflicts with theirs. There are several judicial opinions that endorse and strengthen that concept. **At least 2,000 members of our community are opposed to constructing a new administration building (as opposed to rehabilitating the existing structure);** therefore it is not possible at present to use the money we have paid in according to anyone's best interest. That is why those opposed to construction do not "accept that it's going to happen", and that in turn is why Park and Planning voted to delay approval of the application, asking that we achieve consensus before resubmitting. **The LWCC and the General Manager chose instead to conduct a propaganda campaign that shut out the opposition, thus committing a clear violation of their fiduciary duty and opening the possibility of legal action.** I for one would regret to see that happen, for several reasons; but LWCC and the GM seem determined to take it to the crisis point.

John Feldmann

Well said Norman. Boards of directors are supposed to be elected by the shareholders (owners) not appointed. Boards report to the shareholders not to themselves. The governance must be changed.

New Admin Building

Tom Fisher

Actually I think the owners of units do indirectly own the LWCC assets (all the money and properties) which are held in a Trust. The Mutuals are the Trustors; and who are the Mutuals? They are comprised of their respective unit owners (who essentially own them and their assets too). The unit owners contributed the funds and properties and it is their money held in Trust by LWCC for their benefit via the Mutual Trustors. Do owners pay monthly dues to the LWCC? Whose money is that? It is supposed to function like a representative democracy, but may not when the mutual representatives to the LWCC don't represent the unit owners interest accurately.

Joyce Smythe

Here's my analogy. Say you have a home with a detached garage. The garage still functions but it is old, has a lot of deferred maintenance, nothing special and a few years ago you planned on tearing it down and building a new one. But since then your house sustained roof damage from a storm, your basement is leaking, your pool filter is broken, all of your appliances are on the fritz, you have a foundation issue and you need new windows. So, given all that are you still going to demolish your garage and build a new one? My point is that there is so much that needs to be repaired and replaced across all the trust properties.

People who are in favor of the new building don't realize that we will be dedicating all of our current funds and future funds to this building to the detriment of the rest of the trust properties.

LEISURE WORLD AND THE PUBLIC EYE

suzanne bell

everyone was so excited to have leisure world on tv.....such great pr! now wouldn't it be wonderful if someone contacted the station again and they did an indepth story about residents frustration and dissatisfaction with the management and their promotion of a new administration building?????? let the whole story be told. one of the prime factors of buying into a community is the management of the property. interestingly a friend of mine had new carpeting placed in her building, a gloomy low grade brown something. mold still persists in her building after numerous complaints. does anyone think the proposed new administration's building would look like that???

Melody Jackson

You Said It- Right On!!!!!!!!!!

Diane Knot

My grandparents' home from 1935 to 1973 is for sale today July 15, 2018. The house is in Georgetown, Washington DC and was built in 1900. The sale price is advertised at \$2,690,000.00. I just came from literally doing a walk down memory lane as we viewed my family's former home. The house had been renovated and brought up to date - it was just lovely. When I returned home to Leisure World, the contrast hit me immediately. Here we are, Leisure World residents, told to believe our 50-year old Administration Building isn't worth saving. Surely, in my opinion, **our representatives are not making an intelligent, responsible or economically viable decision for our community by deciding to destroy our administration building..**

Norman Holly

I beg to differ that a new admin building "will solve both problems". I suggest it will solve neither. By the time we pay for a new admin bldg. (including cost overruns and delays, which invariably occur), we will have no money left to pay for anything at Clubhouse 1. (I suggest that is why the LWCC granted the GM authorization to negotiate a mortgage, which we would all pay for in the form of increased fees.) The fact is that the mold in the current admin building is caused by neglect (there is now proof of that), and that it will occur in the proposed new building if the same people occupy it. The mold that existed in that portion of the current building that is now leased to Signal no longer exists, and in other portions of the building could be eliminated in the same way: but it will return if the same neglectful circumstances recur. Better to clean up the mess that has been created than to create a whole new mess.

Dee Smith

WHY DOESN'T THE BOARD PUT ALL THEIR CARDS ON THE TABLE! What is the real reason they refuse to have a study done on the old administration building?

It's my understanding that if you are working in a place which has mold and mildew you can reported to the county. However, we know that there is mold and asbestos in the building. Have any employees complained? What would it cost to have it removed? Also the atrium takes up a lot of space and has no functional value How many contractual estimates did the board receive from builders? Why was this contractor chosen?

From: "admin@justus.group" <admin@justus.group>
Date: July 14, 2018 9:26:48 AM 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>, "cpac@justu.group"
 <cpac@justus.group>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, vaughn stewart
 <vaughnstewart3@gmail.com>, ben kramer <kramerdelegate19@aol.com>
Subject: "ENHANCE THE RESIDENTS' QUALITY OF LIFE"---- New Admin Building -

John Feldmann

The new admin building project plan located in the library has very little justification to support a multi-million dollar project. If this is the same document used by the board to approve the project, then shame on the board for approving it. My Mutual, Greens II, went through extensive mold remediating in both high rise buildings. Tearing down the buildings because of mold was never an option nor was it an option because of the building's age. Looking at the pictures on the JustUs.group website reflects, in my opinion, a deliberate effort to not maintain trust properties—especially the admin building. Individuals and groups have stated that the admin building has adequate space for LWMC: move out the credit union, Montgomery Mutual, Weichert, Post Office, implement teleworking. and reconfigure the atrium space. These ideas have merit but have been summarily dismissed. Leisure World Community Corporation is a business just like any other corporation. LW owners are the shareholders of the corporation. Corporation boards of directors are elected by shareholders—plain and simple. They are not appointed. The new admin building should be brought to a vote of the shareholders and not left to the appointed, illegally seated group.

One of the cardinal rules for project managers is to get stakeholders, LW owners, concurrence as part of its project plan preparation. Without stakeholders concurrence, there will be issues. Guess what—thousands of owners have signed a petition to conduct a study to determine renovation costs. The LW governance must be changed to reflect the election of the LW board, and "Yes we can."

Patrick Lodise

The purpose of this thread is for a. discussion. Whether Leisure World should build a new administration building or renovate the old building As far as I am aware the Board of directors is not listening to the 8500 residents. I am part of the 8500. This is a democracy and our opinions do count. Any board member who thinks otherwise should step down.

Joyce Smythe

Thanks Fran, I could not agree more. I think it's pointless to question how much time our individual board members put into managing our Mutuels. Anyone that has done any volunteer work on a condo board knows that takes up a good deal of time. It's not the amount of time. It's their decision making methodology. Too many have served too long and because of that they seem to be wed to old ideas and they resist any open dialogue. They seem to rule rather than to lead. Good leadership requires the ability to listen and there's precious little of that going on.

Patrick Lodise

Well said. But when I see an engineering study recommending a new Admin building I will then feel that the job is done. I have served on a Board and I know the work that goes on behind the scenes. I will never ever let my opinion not be heard. And I always listened and took advice. You sound like a dictator. Leisure World does look good but the

infrastructure is wearing out. Let's have a survey. Anyone else think their opinions don't count? Yes for my opinion counts

From: "admin@justus.group" <admin@justus.group>
Date: July 13, 2018 11:00:10 AM 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>, "cpac@justu.group"
 <cpac@justus.group>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, vaughn stewart
 <vaughnstewart3@gmail.com>, ben kramer <kramerdelegate19@aol.com>
Subject: "ENHANCE THE RESIDENTS' QUALITY OF LIFE"---- New Admin Building -

From: Tom Conger <taconger41@gmail.com>
Date: July 13, 2018 9:58:57 AM EDT
To: admin@justus.group
Subject: ENHANCE THE QUALITY OF LIFE IN LEISURE WORLD

Much has been said about the importance of enhancing the quality of life here in Leisure World, especially in regard to the folly of tearing down the current administration building and replacing it with an ill-conceived and terribly expensive new building. What could also be stressed is that the residents of Leisure World would like to MAINTAIN the quality of life that already exists here in our community.

When my wife and I moved here seven years ago, one of the most important things that convinced us to make this our home was the TRANQUILITY of the place.

If Kevin Flannery has his way, this tranquil Eden will be transformed into a mini-hell: mature trees being bulldozed into oblivion, construction vehicles roaring into and out of the existing parking lot, the demolition of our present administration building and the scabrous alteration of the attractive "view shed" that the building and landscaping now provide by putting up a parking lot, not to mention the constant and unrelenting NOISE in all of this.

I implore the Montgomery County Planning Board members to remember this when they vote: A "site plan" includes more than drawings on a piece of paper; it should also consider the psyche of the community. We have a TRANQUIL place now. Will you, with your vote, transform Leisure World into a living hell?

Tom Conger

Joyce Smythe

Please don't blindly follow the dictates of our Board. I made many decisions years ago that would not make sense now. Remember we are dedicating present and FUTURE funds to this building. We won't have money to do much else so everything else will not be improved. Go to the CH1 ladies locker room and ask yourself whether it is an acceptable facility. There is so much that needs to be done here, we need to fix the existing buildings - that's what the FEP money was set aside for. To maintain and update the current buildings, not to build new ones

Joyce Smythe

It's really not that simple. Two or three statements in favor of the new building does not make a case for spending \$7+million on a new building when much of the trust properties are in varying degrees of disrepair. How do you think the administration building got so bad? Neglect! That's how. Every single building needs work. Isn't it interesting that

the two most expensive undertakings here have been the modeling of PPD and the scheduled demo and rebuilding of the Admin building. Both of those buildings are where the employees are located. These improvements indirectly benefit the residents and primarily benefit the employees! If the trust buildings are not attended to soon we may find ourselves having to build new clubhouses in the not too distant future. The FEP charter says nothing about building new structures, the money was set aside to maintain and update the existing buildings. Just as an example, take a trip to the women's locker rooms in both Clubhouses. They both need to be updated, but the one in CH1 is horrible. Take a look at the outside of the buildings, the lanai in CH1 - hasn't been power washed in years. Carpeting in both Clubhouses, lighting fixtures and furniture all need to be replaced. The chairs in the Stein and Terrace rooms are filthy already. There is no regular maintenance schedule for these buildings. It seems as if the philosophy is "neglect and dismantle." Like so many residents I can't believe that the Board chooses to ignore the public outcry. If this were a personal matter, where you were making a potential bad investment and many of your family and friends were advising against it, would that not give you pause? There is a strong public outcry against the plan and there is no real corresponding support for the plan. It's a sad state of affairs.

Glenn Stouffer

And it is clearly laid out somewhere why a complete tear down/rebuild expense was required?

Spending this kind of money requires documentation (an engineering review cost analysis etc...) for the group being served.

suzanne bell

I can't help but wonder if every building in the state of md had mold or asbestos at somepoint was demolished, how many would be standing? has there ever been a remodel estimate presented so that residents can have complete information? I can't help but think remodeling would be less than a complete tear down and rebuild. do any of the board members ever watch hgtv???????

Linda Silberg

For sure an INDEPENDENT TRANSPARENT engineering study by an entity totally INDEPENDENT of anything or anyone connected with the contractor already engaged. This, what will amount to, a zillion dollar project has way to many 'ifs, bifs, and smifs, ' and way too little MAJORITY approval by the residents to go forward. The comment about the OLD condo and coop structures is a very valid concern. And, for sure, fixing these buildings up would do more for enhancing the quality of life' of the residents than any administration building would.

Sharon Campbell

The rules on abatement of asbestos & mold require fixing it before renovations OR tearing a building down. There is no benefit to a new build for these things; the costs and time required are the same.

Rose Arnold

"Enhance the residents' quality of life". Thank you. These are the operative words we should all be focused on. How does a new admin. building do that?

Patrick Lodise

Or, How will a newly cheaper remodeled Admin Bldg do that?

Rose Arnold

Hopefully, by saving a boatload of money which can be diverted to projects that do that

Patrick Lodise

But no study to on new vs. remodel? To me that is just guessing. Not protecting my investment.

Patrick Lodise

What can we do? It seems like a new admin bldg is coming and we have no power to stop it? I've signed the petition. I would like a study to determine if a new building is warranted but not enough people seem to be aware of the problem. Social Media is a powerful tool but you need an audience. I bet more than 2/3rds of LW residents do not use Social Media. That is changing as a new generation is coming. It is a shame the present homeowners think everything is hunky-dory. Just my opinion.

Michael Heyman

You, those for and against, may all be correct. But without an engineering study both groups are guessing. As far as parking, the same plan to move the lawn bowling and shuttle board will provide parking right in front of the restaurants. How about an independent study to review both sides of the issue.

From: Polly McFarland <oldladymcf@gmail.com>

Date: July 12, 2018 12:37:14 AM EDT

To: admin@justus.group

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

Subject: Re: New Admin Building - Diane Knott

Hello Everyone,

I am a resident in LW and I get more and more inflamed with each of these notes that I receive.

My take on all of this is that first of all, these committees are run quite unprofessionally. Before I get to the big stuff, I feel that if they are so strapped for money, why are they sending out to have binders put together! And why is anyone thinking of building and multi million dollar building? When the residents start getting hit with the "payments" on that, there's going to be a lot of people leaving here.

I worked for one of the top major companies in this country, and when we needed the materials made up and put into binders for meetings of personnel within the company! After you people have prepared the contents of the binders, the hard work is done. I can only imagine what they're going to cost (out of the pockets of the residents), do it yourselves.

But don't worry about it (I know you're not though.)

The way you pamper yourselves, you all must be very important people. I guess that's one reason the mammoth company I worked for absolutely didn't run a business like money was never a concern.

The 55+ community that my husband and I lived in before he died and I moved back to Maryland was way bigger and better than this and it was not expensive to live in. I.e. down there, they were about 20 small pieces of it and each one had it's own postal bldg., pool, golf course, club house etc., and they were all VERY NICE.

How do you suppose they did that while keeping residents' expenses while we residents live like kings and queens. Something is terribly wrong here at LW.

Do you have a plan for 10 to 15 years from now, when all of the aged parts of the houses start fall apart and requiring replacement? I'm glad; I'll be dead by then.

Any thoughts on this? Please don't reply just to me, Let is all know what your plans are. Since we residents foot the bills for all of your plans please respond to all of us.

Thank you,
Polly McFarland

New Admin Building

Diane Knot

The LW Administration Building is currently in its best location. The building sits on a hill. Any rainwater runs away from that location and toward the proposed new location. Any mold that might be in this building is due to management's neglect. For example, there are photos of a cement splash block which should be directing rainwater away from the administration building, but instead the water is directed to the base of the building - a definite cause for mold. If there is asbestos, it won't evaporate and disappear. It would have to be dealt with whether the building is torn down or rebuilt in the same location. This rebuilt building would have all the bells and whistles of a new building and cost FAR less. The proposed loop between Clubhouse One and the new building is a hazard. At one end there is a driveway for delivery trucks and a truck whose purpose is to collect and remove a smelly substance from Clubhouse One. Residents will compete with trucks, LW shuttle busses, and cars to use this loop to enter either Clubhouse One or the new building. (Speaking of Clubhouse One - walk in and take a deep breath. It stinks in there all the time. Why isn't that corrected?) Residents will lose the bocce ball, shuffleboard, and lawn bowling courts. That loss is to make room for the asphalt loop and add to the asphalt parking lot where the current administration building now stands. As things are today, there's no need for additional parking. We have adequate parking. But if a majority of residents would not be unhappy losing these recreational courts, make THAT area handicap parking only - NO LOOP. That would safely put handicap residents closer to Clubhouse One. The most important thing is this new building will not do one thing to enhance a residents' quality of life. Management's priority is that the employees not be inconvenienced by needing to work out of trailers during construction. If school children can attend classes in trailers, LW employees can work out of trailers - it's not forever. Or for that matter, I'd bet the majority of employees could be temporarily relocated to other locations within the community.

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, July 20, 2018 11:47 AM
To: mont.co.planningboard@justus.group; Montgomery County Council
Cc: Shirley, Lori; Mills, Matthew; justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; ben kramer; vaughn stewart; Marc Elrich
Subject: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

CONSENSUS, CONSENSUS, CONSENSUS

On November 30, 2017, the Montgomery County Planning Commission held a hearing and voted to "defer" any action on a Leisure World (new) administration building site plan application.

Click on the document below to hear the Commissioners' own words...
(it takes about 14 seconds for the audio to begin).

<https://www.townmeetingorganization.com/113018-mont-co-pp-commissioners>

From: "JudyR" <justroses@verizon.net>
Date: July 20, 2018 10:57:01 AM EDT
To: <admin@justus.group>
Subject: Re: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Not to make too fine a point of it, but Flannery's answer to me when I asked him at our Board Meeting when he was planning to get the **consensus** of the community, was that HE was never told that **consensus** was required. If no one on the P&P Board specifically told HIM, he wasn't going to do it and he did not do it, at any of those pointless Mutual meetings where he told us how wonderful the new building would be or by sending a survey to residents. **If** he had even asked for a show of hands at the meetings, that would have at least been something, but he didn't even do that. He talked as if the new building were a foregone conclusion, and continues to do so to this day.

Judy Rosenthal
Mutual 19A

From: admin@justus.group
Sent: Friday, July 20, 2018 9:20 AM
To: Lori Shirley
Cc: Matt Mills ; justus organization ; members@townmeetingorganization.com ; LW Green ; lwdogs@justus.group ; ben kramer ; vaughn stewart

Subject: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

1. what is the status of the "updated" LW site plan resubmission?
2. when is the meeting with P&P staff & LW scheduled.
3. this is to request that the rescheduled site plan hearing be held in Leisure World.

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.”

From: "admin@justus.group" <admin@justus.group>
Date: July 11, 2018 6:32:12 PM EDT
To: Lori Shirley <lori.shirley@montgomeryplanning.org>, Matt Mills <matthew.mills@mncppc.org>, mont.co.planningboard@justus.group
Cc: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, lwdogs@justus.group, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, vaughn stewart <vaughnstewart3@gmail.com>
Subject: : Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

According to Nicole Gerke - the revised site plan documents were to have been submitted yesterday---have you received the documents and when will staff/applicant meeting be held?

All Montgomery County Planning Board staff and Commissioners need note:

AT NO TIME HAS THERE EVER BEEN A REQUEST FOR COMMUNITY MEMBER/UNIT OWNER
CONSENSUS.

when asked publicly, LW General Manager Kevin Flannery continues to deny that the Planning Board ever called for community consensus.

slk

From: JustUs admin <admin@justus.group>
Date: July 9, 2018 9:57:52 AM EDT
To: JustUs <justus@justus.group>, members <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>
Subject: Gerke just said @ CPAC meeting

site plan expected to be submitted tomorrow to Park & Planning staff

4 binders to also be presented to P&P staff to include:

- history of FEP - spec. Admin. Bldg - CH 1

meeting min. from all advisory comm. back to 2012

LW News articles published over the years

comm. activities - Board activities - mutual presentations - news clippings -

no mention of CONSENSUS!

From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
Date: June 14, 2018 10:40:21 AM EDT
To: "admin@justus.group" <admin@justus.group>
Subject: RE: Site Plan 820170120 - staff and applicant meeting

Hi Sheryl,

This is the first that I've heard that the revised plans have been resubmitted. I will go to the DARC Division later today and check on that status. It's possible it could be in "intake" at this time. To answer your question about a meeting scheduled with Area 2 staff and the Applicant, no, a meeting has not been scheduled.

Lori Shirley
 Planner Coordinator
 Area 2 Division
 Montgomery County Planning Department
 8787 Georgia Avenue
 Silver Spring, Maryland 20910
 T 301-495-4557
 F 301-495-1313
 E Lori.Shirley@montgomeryplanning.org
 W MontgomeryPlanning.org

From: JustUs admin <admin@justus.group>
 Sent: Thursday, June 14, 2018 9:49 AM
 To: Mills, Matthew <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>; LW Dogs <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>
 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.

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)

From: admin@justus.group <admin@justus.group>
Sent: Friday, June 01, 2018 12:54 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Cc: justus organization <justus@justus.group>; members <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

From: "admin@justus.group" <admin@justus.group>
Date: May 30, 2018 10:26:00 AM EDT
To: Matt Mills <matthew.mills@mncppc.org>

Cc: Lori Shirley <lori.shirley@montgomeryplanning.org>, justus organization <justus@justus.group>, members <members@townmeetingorganization.com>, LW Green <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>
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)

Shirley, Lori

From: admin@justus.group
Sent: Friday, July 20, 2018 12:13 PM
To: mont.co.planningboard@justus.group; Montgomery County Council
Cc: Shirley, Lori; Mills, Matthew; justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; ben kramer; vaughn stewart; Marc Elrich
Subject: Flannery's Statements to Mutuals Regarding the Site Plan

From: Tom Conger <taconger41@gmail.com>
Date: July 20, 2018 12:01:48 PM EDT
To: admin@justus.group
Subject: Flannery's Statements to Mutuals Regarding the Site Plan

A suspected bank robber, after being arrested, says, "But I wasn't present when the legislature enacted the law making bank robberies illegal; besides, nobody told me that I would get into trouble doing stickups."

This scenario is no more ridiculous than Kevin Flannery saying, "but I wasn't present when the Planning Board held the hearing on the site plan for the new building; and, besides, the Leisure World Board of Directors never told me that I had to secure consensus in the community."

Is the Planning Board expected to buy this unbelievable load of nonsense?

The Planning Board should tell Flannery, the Leisure World Board of Directors, and the attorneys representing them, "We are postponing action on this matter once again until you truly obtain CONSENSUS of the community.

Tom Conger
(Mutual 18)

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: mont.co.planningboard@justus.group on behalf of admin@townmeetingorganization.com
Sent: Friday, July 20, 2018 1:16 PM
To: members@townmeetingorganization.com; justus organization; LW Green; lwdogs@justus.group
Cc: LW Board of Directors; mont.co.planningboard@justus.group; Montgomery County Council; CCOC@montgomerycountymd.gov; ben kramer; vaughn stewart; Marc Elrich; ben shnider
Subject: Another case of LEISURE WORLD MANAGEMENT CENSORSHIP
Attachments: TMO article - Feldman.pdf

The censored article appears quite "different" from what was submitted for publication, now doesn't it?!

This is the article submitted for publication in Leisure World PRAVDA:

From: "admin@townmeetingorganization.com" <admin@townmeetingorganization.com>
Date: July 20, 2018 8:42:55 AM EDT
To: members@townmeetingorganization.com, justus organization <justus@justus.group>, LW Green <lwgreen@justus.group>, lwdogs@justus.group
Cc: LW Board of Directors <board@lwmc.com>, mont.co.planningboard@justus.group, Montgomery County Council <county.council@montgomerycountymd.gov>, CCOC@montgomerycountymd.gov, ben kramer <kramerdelegate19@aol.com>, vaughn stewart <vaughnstewart3@gmail.com>, ben shnider <shniderb@gmail.com>
Subject: TMO - JustUs websites

■ Town Meeting Organization**■ JustUs**

Groups Debut Websites

by John Feldmann

The Town Meeting Organization (TMO), which focuses on issues pertaining to Leisure World's governance, and JustUs, a resident advocacy group, have launched websites to help keep residents informed about the groups' undertakings.

JustUs is focused on the Administration Building and Clubhouse I Site Improvement plan and its belief that an engineering study to determine renovation versus replacement costs is needed. JustUs also believes the Leisure World Community Corporation board of directors is an illegally seated body who are appointed versus elected.

For more information about TMO and JustUs, visit (www.town-meetingorganization.com) and (www.justus.group).

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



Appendix S

The Town Meeting Organization (TMO) and JustUs have launched websites allowing residents to remain informed about the undertakings of both organizations. As most of you are aware, JustUs has focused on two important issues regarding residents:

1. The current plan to tear down the administration building without first conducting an engineering study to determine the renovation versus replacement cost of the building.
2. The illegally seated board of directors who are appointed versus elected.

The TMO focuses on the governance side of LW. On the TMO website is a one-question survey about whether or not to renew the GM's contract. TMO needs residents' votes to attempt influencing the board of directors not to renew the contract. Please consider completing this survey. Additionally, you will find an article "censored" by the LW newspaper, videos from the March 1, 2018 TMO meeting and a video containing the Montgomery County Park and Planning Commissioners' expressing concerns about the new administration building effort and more.

On the JustUs website, you will find lots of photos and videos depicting the deteriorated conditions of the LW trust properties, a 22 page Montgomery County Fire Marshall Report detailing code violations as a result of JustUs' identifying the findings to the Fire Marshall's Office, Montgomery County Health Department code violations and more.

Please share the links for the two new websites with your email contacts to help change the governance and management of LW.

www.townmeetingorganization.com

www.justus.group

Thank you,

John

Shirley, Lori

From: admin@justus.group
Sent: Friday, July 20, 2018 7:23 PM
To: mont.co.planningboard@justus.group; Shirley, Lori; Mills, Matthew; Montgomery County Council
Cc: members@townmeetingorganization.com; justus organization; LW Green; Marc Elrich; vaughn stewart; ben kramer; LW Board of Directors
Subject: Mont. County Planning Board -click link and listen to yourselves: re: Flannery's Statements to Mutuals Regarding the Site Plan

CONSENSUS, CONSENSUS, CONSENSUS

On November 30, 2017, the Montgomery County Planning Commission held a hearing and voted to "defer" any action on a Leisure World (new) administration building site plan application.

**Click on the document below to hear the Commissioners' own words...
(it takes about 14 seconds for the audio to begin).**

<https://www.townmeetingorganization.com/113018-mont-co-pp-commissioners>

From: "Norman Holly" <amtak518@gmail.com>
Date: July 20, 2018 7:09:54 PM EDT
To: <admin@justus.group>
Subject: RE: Flannery's Statements to Mutuals Regarding the Site Plan

With all due respect, I prefer that the planning board reject – rather than postpone again – the LWCC plan owing to LWCC and Flannery deliberately side-stepping the planning board's November 30 recommendation.

LWCC and Flannery did not accidentally disregard the planning board's advice – they knowingly subverted it.

Norman Holly

From: members@townmeetingorganization.com [mailto:members@townmeetingorganization.com] **On Behalf Of** admin@justus.group
Sent: Friday, July 20, 2018 12:13 PM
To: mont.co.planningboard@justus.group; Montgomery County Council <county.council@montgomerycountymd.gov>
Cc: Lori Shirley <lori.shirley@montgomeryplanning.org>; Matt Mills <matthew.mills@mncppc.org>; justus organization <justus@justus.group>; members@townmeetingorganization.com; LW Green <lwgreen@justus.group>; lwdogs@justus.group; ben kramer <kramerdelegate19@aol.com>; vaughn stewart <vaughnstewart3@gmail.com>; Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>
Subject: Flannery's Statements to Mutuals Regarding the Site Plan

From: Tom Conger <taconger41@gmail.com>
Date: July 20, 2018 12:01:48 PM EDT
To: admin@justus.group
Subject: Flannery's Statements to Mutuals Regarding the Site Plan

A suspected bank robber, after being arrested, says, "But I wasn't present when the legislature enacted the law making bank robberies illegal; besides, nobody told me that I would get into trouble doing stickups."

This scenario is no more ridiculous than Kevin Flannery saying, "but I wasn't present when the Planning Board held the hearing on the site plan for the new building; and, besides, the Leisure World Board of Directors never told me that I had to secure consensus in the community."

Is the Planning Board expected to buy this unbelievable load of nonsense?

The Planning Board should tell Flannery, the Leisure World Board of Directors, and the attorneys representing them, "We are postponing action on this matter once again until you truly obtain CONSENSUS of the community."

Tom Conger
 (Mutual 18)

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, July 26, 2018 10:29 PM
To: paul eisenhaur; LW Exec. Committee; LW Board of Directors
Cc: mont.co.planningboard@justus.group; justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; Montgomery County Council; ccOC@montgomerycountymd.gov
Subject: resident call for referendum vote - GM Flannery employment agreement/contract

WE, the member/unit owner/residents of Leisure World call for a referendum vote on the continued employment and/or renewal of the General Manager Kevin Flannery's employment agreement/contract to be held prior to any vote taken by the Leisure World Board of Directors.

Kevin Flannery is to be terminated FOR CAUSE or in the alternative, his employment agreement not be renewed for the following reasons, including but not limited to:

- intentional neglect of administration building
- incompetent oversight of trust property maintenance
- obfuscation of factual information including concealing Montgomery Planning Board Commissioners instruction that LW obtain resident consensus before resubmitting revised site plans and seeking a re-hearing of the Commissioners deferred administration building site plan approval
- unprotected and unsecured storage of personnel, financial and management archival records - failure to conform to proper standards and best practices
- lack of innovative concepts and ideas relative to the residents
- unlawful employment practice, procedure, policy and behavior intending to discriminate against or harass a specific employee or group of employees
- knowingly complicit in allowing nepotism among employee selection and staffing
- fined by Montgomery County for committing civil perjury resulting from his failure as President, Maryland Clubhouse Services, Inc.(owner, Leisure World alcoholic beverage license) to file required State of Maryland annual reports, thereby placing the corporation in "forfeited" status - yet, under penalty of perjury continued filing Montgomery County annual liquor license renewal applications for which he was cited and fined for committing civil perjury - using resident funds to pay fines
- concealing and withholding years of violations cited in failed restaurant health inspection reports and other county agency violation notices, including Leisure World contractors working in LW without required county licenses
- selection of certain mutual BOD's as targets to become "Executive Vice President" for undisclosed purposes without mutual bylaw authorization and/or LWCC knowledge or approval
- targeted retaliation of employees, mutual board members and residents, including unlawfully blocking resident emails
- rude, threatening, intimidating and demeaning residents, and in one documented case, assault upon a Senior resident

slkatzman

President, JustUs -conscience of the community

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

website: www.justus.group

email: admin@justus.group

town meeting organization (TMO)

website: www.townmeetingorganization.com



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

Shirley, Lori

From: mont.co.planningboard@justus.group on behalf of
admin@townmeetingorganization.com
Sent: Friday, July 27, 2018 11:16 PM
To: justus organization; members@townmeetingorganization.com; LW Green;
lwdogs@justus.group; pressandmedia@justus.group;
mont.co.planningboard@justus.group; Montgomery County Council
Cc: cpac@justu.group; strategicplanning@justus.group; lwcommadvcomm@justus.group;
securityandtransportation@justus.group; eandr@justus.group; health@justus.group;
lac@justus.group; LW Board of Directors
Subject: vote in the TMO survey re: Kevin Flannery -\$204,000 annually plus all paid benefits -
employment agreement

have you and your friends/neighbors voted?

- here's the TMO online survey

link: <https://www.townmeetingorganization.com/survey-flannery>

**just a "few" reasons why Kevin Flannery's employment agreement
should be terminated or at least, must not be renewed by the LW Board
of Directors--**

Point Blank

Subject: resident call for referendum vote -GM Flannery employment agreement/contr

Date: July 26, 2018 10:28:36 PM EDT

**To: paul eisenhour <p_eisenhour@comcast.net>, LW Exec. Committee <excecomm@l
<board@lwmc.com>**

Cc: mont.co.planningboard@justus.group

WE, the member/unit owner/residents of Leisure World call for a referee and/or renewal of the General Manager Kevin Flannery's employment a vote taken by the Leisure World Board of Directors.

Kevin Flannery is to be terminated FOR CAUSE or in the alternative, h renewed for the following reasons, including but not limited to:

- intentional neglect of administration building
- incompetent oversight of trust property maintenance
- obfuscation of factual information including concealing Montgomery I instruction that LW obtain resident consensus before resubmitting revisi the Commissioners deferred administration building site plan approval
- unprotected and unsecured storage of personnel, financial and manage conform to proper standards and best practices
- lack of innovative concepts and ideas relative to the residents
- unlawful employment practice, procedure, policy and behavior intendi specific employee or group of employees
- knowingly complicit in allowing nepotism among employee selection
- fined by Montgomery County for committing civil perjury resulting fr Clubhouse Services, Inc.(owner, Leisure World alcoholic beverage licei annual reports, thereby placing the corporation in "forfeited" status - yet filing Montgomery County annual liquor license renewal applications fo committing civil perjury - using resident funds to pay fines
- concealing and withholding years of violations cited in failed restaurai county agency violation notices, including Leisure World contractors w licenses
- selection of certain mutual BOD's₂ as targets to become "Executive Vic

A former mutual president sent this email to her mutual neighbors:

From: monet_2@comcast.net

Date: July 24, 2018 at 11:08 PM

Subject: Reminder: be sure to vote - TMO survey: "yes"/"no" ---renew employment contract for Kevin Flannery - (\$204,000 annually plus all paid benefits)

I am forwarding this on to other residents, whom might choose to also have a voice, regarding the renewal of Kevin Flannery's \$204,000 contract + "BIG" benefits. Not including, his usual \$4-5K bonus which many on the LWCC Board feel obligated to give to him, every year.

I am proud to say, that during my years as mutual president and mutual representative on the LWCC Board, I never voted to approve any salary increases. I knew that the majority of our residents were on a fixed income, and many had not received a cost of living increase, in years.

I always felt that the belt-tightening started at the top. Especially, when it's the residents of the community, who are paying his salary, benefits and bonuses. This is just my own opinion. No one is obligated to vote, at all.

Although, isn't it a nice change to have someone, actually ask...?

Darlene

s.l.katzman, president

town meeting organization (TMO)

website: www.townmeetingorganization.com

email: admin@townmeetingorganization.com



Shirley, Lori

From: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Monday, July 30, 2018 12:20 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; patti; Ellen Solomon; Person #1; Person #2; oldinkie@gmail.com; Person #3; Person #4; Person #5; john.feldmann; Paul M Bessel; joan_hecht@yahoo.com; Hawki Redawg; richard Thornell; Carole Portis; tfisher@cruzio.com; JudyR; janice McLean; lagresti@jgllaw.com; norman Holly; Darlene Hamilton; SHARON CAMPBELL; Diane Knott; Valerie Williams; Natalie Brodsky; sparky; ikutun@msn.com
Cc: LW Board of Directors
Subject: ONCE GONE - IT'S GONE! ...Bob Ardike

JEOPARDY QUESTION FOR MONDAY JULY 30, 2018...

Answer: The Leisure World Administration Building...circa 1965

Question: Name the Historic Building located in a Common Ownership Community between Wheaton
& Olney cited in Clare Lise Kelly's Book on Modern MC Architectural History



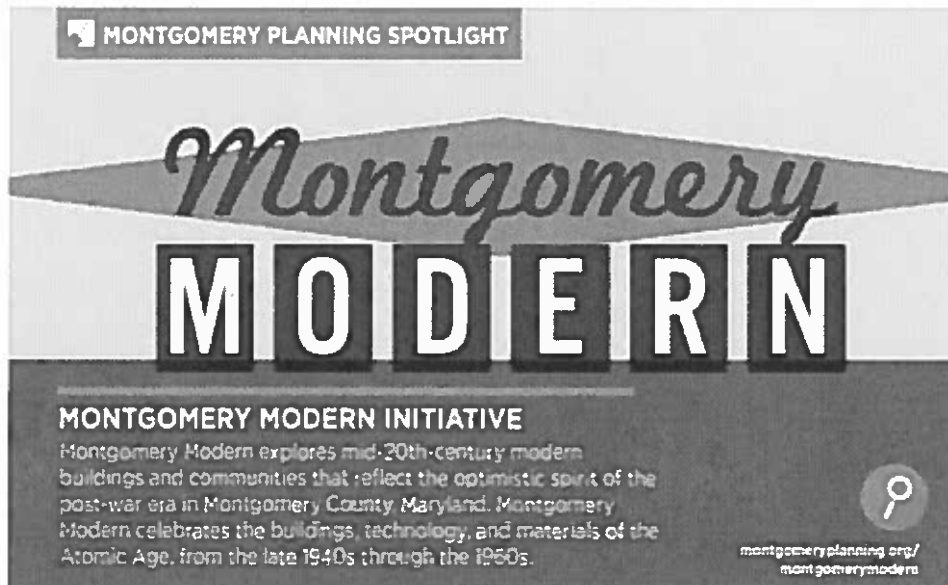
*** No wonder the Montgomery County Planning Board (MCPB) has raised serious questions regarding Leisure World's Site Plan No. 820170120. Demolishing the current Administration Building would be an irretrievable loss to Montgomery County's Heritage *... read below**Bob Ardike



Montgomery County historic preservation planners have begun exploring, analyzing and recording local mid-century modern buildings and communities, part of an effort we call Montgomery Modern. Montgomery Modern explores mid-century modern buildings and communities that reflect the optimistic spirit of the post-war era in Montgomery County, Maryland. From International Style office towers to Googie style stores and contemporary tract houses, Montgomery Modern celebrates the buildings, technology, and materials of the Atomic Age, from the late 1940s through the 1960s. A half century later, we now have perspective to appreciate these resources as a product of their time. The historic value of the mid-century era — the 1940s through the 1960s — has, until recently, been largely overlooked. Now, as these buildings and communities have matured and are over 50 years

old, we have begun to appreciate their historical cultural and architectural significance. As result of a more complete understanding of these resources, decision-makers may find some of these resources appropriate for historic preservation.

Planners want to help raise the public's understanding of - and appreciation for - these buildings and communities developed during a time of tremendous growth in Montgomery County. View the [one page background document](#).



The Montgomery County Planning Department's Historic Preservation Office launched the award-winning Montgomery Modern initiative in 2013 to educate the public about mid-20th-century modern buildings and neighborhoods in the County. This preservation program focuses on researching, analyzing and recording the architectural heritage of the recent past to promote a broader understanding of this important period of the County's history.

Book: *Montgomery Modern: Modern Architecture in Montgomery County, Maryland, 1930-1979*, written by staff architectural historian Clare Lise Kelly, was published in 2015 to provide the historic context for the County's midcentury legacy. The richly illustrated book is organized by building types and includes biographical sketches of architects, landscape architects, developers and planners, as well as an inventory of key buildings and subdivisions.

Tours: Annual bus and bike tours of mid-century modern neighborhoods and landmarks introduce participants to Montgomery County's modern architecture. Materials from past tours in 2013 and 2014, including tour brochures and a map-based virtual tour, are available on-line.

Outreach and Resources: Montgomery Modern research is ongoing. Our findings are posted online in blogposts, videos and a resource guide of architects, developers, important buildings and neighborhoods on our website. Check our website for future lectures and special events.



STAY CONNECTED

- View the entire initiative and stay up-to-date at montgomeryplanning.org/montgomerymodern
- Purchase a copy of the Montgomery Modern Book on Lulu.com



OUR TEAM

- Clare Lise Kelly, Architectural Historian/Master Planner, 301-495-3402
Clare.Kelly@montgomeryplanning.org

Shirley, Lori

From: patricia merchant <merchantpatricia43@gmail.com>
Sent: Monday, July 30, 2018 1:33 PM
To: Anderson, Casey; Shirley, Lori
Subject: Site Plan #820170120

I have lived in LeisureWorld less than two years. A year ago I learned about the proposed new Administration Building that came from the 2009 Strategic planning report. The cost did not seem economically viable since they were using figures which were 8 years old. Certainly I asked would this building improve my quality of life? I signed the petition against the building. I was very pleased when the MC Planning Board asked for a consensus vote on the plan. But NONE has been taken of the community. Flannery merely visited the mutuels to explain small changes but was NOT interested in any discussion about consensus.

There are so many other possible uses for this proposed monetary outlay. LeisureWorld is a lovely, pleasant oasis that just needs continued maintenance as it ages. I love living here but I do not relish the phenomenal cost and disruption of this building project, #820170120, which has other possible solutions.

Patricia H. Merchant
15115 Interlachen Drive, apt 920
Silver Spring, MD. 20906

Shirley, Lori

From: admin@justus.group
Sent: Monday, July 30, 2018 5:06 PM
To: mont.co.planningboard@justus.group; Montgomery County Council; pressandmedia@justus.group
Cc: justus organization; members@townmeetingorganization.com; LW Green; ben kramer; vaughn stewart; Marc Elrich
Subject: shame on Leisure World ---: re: LW Administration bldg. site plan Site Plan 820170120
Attachments: 2015 - Frager reply to Dispute Resolution hearing.pdf; 514 signatures-JustUs petitions.pdf

For the record:

THERE IS NO CONSENSUS SUPPORTING APPROVAL OF THE LEISURE WORLD ADMINISTRATION BUILDING SITE PLAN SUBMISSION.

As the Commissioners are well aware - petitions were presented to you at the 11/30/17 hearing - petitions signed by over 2000 LW resident call for a member/unit owner referendum vote were denied and ignored by the unlawfully seated/unelected Leisure World Board of Directors

The documentation contained herein below - reveals to the Commissions that dating back as far as 2014 - "JutUs" presented petitions containing over 500 signatures. calling for a halt to any plans re: construction of a new administration building and for an engineering study to determine the cost of renovating the current building. Thus, a complaint calling for a "dispute resolution hearing" was filed. That too was denied.

The Leisure World Board of Directors and their employee Kevin Flannery has ignored and obfuscated the Commission instruction to obtain "consensus" - should this matter ever again come before the Commission - these facts **MUST** be taken into consideration in bringing forth a resounding **DENIAL** to this unwanted, unnecessary massive and unlawful misuse of Leisure World member/unit owner funds.

CONSENSUS, CONSENSUS, CONSENSUS

On November 30, 2017, the Montgomery County Planning Commission held a hearing and voted to "defer" any action on a Leisure World (new) administration building site plan application.

**Click on the document below to hear the Commissioners' own words...
(it takes about 14 seconds for the audio to begin).**

<https://www.townmeetingorganization.com/113018-mont-co-pp-commissioners>

2015 letter - David Frager, Chair LWCC BOD denying the member/unit owners right to a hearing":

From: JustUs <justus.lwmd@gmail.com>
Date: March 4, 2015 11:55:44 AM EST
To: David Frager <davidfrager@aol.com>, joel swetlow <jswetlow@gmail.com>, henry jordan <hjordanvpe@aol.com>, Phil Marks <Psmarks2@juno.com>, paul eisenhaur <Paule@lwm10.com>, barbara cronin <ba.cronin@comcast.net>, Wacha linda <lwacha66@yahoo.co.nz>
Cc: JustUs <justus.lwmd@gmail.com>
Subject: Official Complaint - To stay any further Administration Building and Clubhouse 1 expenditures

The following are added as participant complainant parties to this complaint:

Official Complaint - To stay any further Administration Building and Clubhouse 1 expenditures

From: Hamil Tavernier <hamil20@yahoo.com>
Date: March 4, 2015 6:57:38 AM EST
To: justus <justus.lwmd@gmail.com>
Subject: Re: Official Complaint - To stay any further Administration Building and Clubhouse 1 expenditures

Please add my name to the Official Complaint to stay further administration and Clubhouse 1 expenditures in case I can't make it to the next meeting. It is a relief to be able to have an opportunity to make known such valid concerns.

Hamil Tavernier

15115 Interlachen Drive#1025

Greens II

From:

sandy hazel <H2Snd@aol.com>

Subject:

Re: Official Complaint - To stay any further Administration Building and Club...

Date:

March 4, 2015 12:20:54 AM EST

To:

JustUs <justus.lwmd@gmail.com>

Add my name to this petition and the important complaint to stay any further expenditures on both the Ad Bld and Club 1:

Sandra Hazel

3384 chiswick ct 2F

MM

From: elinor walker <walkerelinor@aol.com>

Subject: Re: Official Complaint - To stay any further Administration Building and Club...

Date: March 2, 2015 10:07:14 PM EST

To: JustUs <justus.lwmd@gmail.com>

Please include me:

Elinor Walker,

15100 Glade Dr. #2G,

Mutual 14,

301-598-2384,

walkerelinor@aol.com

From: JaneB <jane1227@verizon.net>

Subject: Official Complaint

Date: March 1, 2015 9:55:45 PM EST

To: JustUs justus.lwmd@gmail.com

I would like to add my name to your Official Complaint to stay any further Administration Building and Clubhouse 1 expenditures.

My name is Jane Brinser

15115 Interlachen Dr., Apt. 417

Mutual 20B

301-438-2599

jane1227@verizon.net

From: Rick Ablard <abetric@aol.com>

Subject: Formal Complaint Against BOD Action RE: Admin Bldg

Date: March 1, 2015 12:33:36 PM EST

To: JustUs <justus.lwmd@gmail.com>

Please add us as complainants to the formal Complaint against the Leisure World Board of Directors. We want to stay any new

Administration Bldg Expenditures;

PERIOD.!

RICHARD ABLARD,

BETTYJO HARRIS-ABLARD

3330 GLENEAGLES DR #2C SILVER SPRING, MD 20906

MONTGOMERY MUTUAL AREA 6

abetric@aol.com

From: Anne Marie Martinez <annemariechuck@gmail.com>

Subject: Official Complaint to stay Administration and Clubhouse 1 expenditures

Date: February 28, 2015 8:27:22 PM EST

To: justus.lwmd <Justus.lwmd@gmail.com>

Please add our names

Charles Martinez

Anne Marie Martinez

Mutual 14

3510 Forest Edge Dr.

B.16-1-D

Silver Spring, MD. 20906

From: Vicki Sussman <eloise1732@verizon.net>

Date: February 28, 2015 12:22:14 PM EST

To: justus.lwmd@gmail.com

Subject: Re: official complaint

Please add my name as a signer to the complaint: Official Complaint - To stay any further Administration Building and Clubhouse 1 expenditures

thank you!

Ruthe D. Sussman

3310 North Leisure World Blvd., unit # 108

Silver Spring, Maryland 20906

Mutual #17-B

301-438-3790

From: Fred and Madeline Shapiro <fredmad.shapiro@gmail.com>

Subject: Re: Official Complaint - To stay any further

Administration Building and Clubhouse 1 expenditures

Date: February 28, 2015 8:52:10 AM EST

To: JustUs <justus.lwmd@gmail.com>

Sheryl

You can add me to your petition. Since my letter was published in the LW News, I ache had phone calls, e mails and people stopping me to say they support what I said about this whole issue. While your petition only had 514 signatures, I will wager that there are over half of the residents of LW who will agree with you if a community referendum is conducted, possibly 2/3 of the residents.

Fred Shapiro

3200 N Leisure World Blvd.

From: Ethel Jean Kowan Saltz <macnietspingal@airmail.net>

Subject: Add my name to Official Staying of Any Further Spending of Trust Funds for Club House 1 and Administration Building aka FEP

Date: February 28, 2015 5:30:18 AM EST

To: JustUs <justus.lwmd@gmail.com>

ethel jean (kowan) saltz

m15, 15301 wallbrook ct, 48-3F

Leisure World of Maryland unit owner

301-438-3565

From: sam girson <sgirson@comcast.net>

Subject: Re: Official Complaint - To stay any further

Administration Building and Clubhouse 1 expenditures

Date: February 28, 2015 10:46:35 AM EST

To: JustUs <justus.lwmd@gmail.com>

Hello — Please add my wife and I to the subject Petition. Sam and Norma Girson, 3330 N. Leisure World Blvd, Apt, 328.

Sam g.

From: "JustUs" <justus.lwmd@gmail.com>

Date: February 27, 2015 9:51:21 PM EST

To: "LW Exec. Committee" <excomm@lwmc.com>

Cc: David Frager <davidfrager@aol.com>, joel swetlow <jswetlow@gmail.com>, henry jordan <hjordanvpe@aol.com>, Phil Marks <Psmarks2@juno.com>, paul eisenhour <Paule@lwmd.com>, barbara cronin <ba.cronin@comcast.net>, Wachalinda <lwacha66@yahoo.co.nz>, JustUs <justus.lwmd@gmail.com>

Subject: Official Complaint - To stay any further Administration Building and Clubhouse 1 expenditures

"JustUs"

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

February 27, 2015

To the immediate attention of:

LWCC Executive Committee

Official Complaint - To stay any further Administration Building and Clubhouse 1 expenditures

1. On November 25, 2014 the original "JustUs" petition signed by 514 Leisure World residents was presented and entrusted to your care (copy enclosed).

Constituting many times more individuals than the actual members of the LW BOD, 514 resident petition signers voiced their right to direct how resale funds are to be spent.

By their signatures, 514 residents voted in favor of:

- A. placing a hold on the present new construction plan,
- B. an invasive facility conditions Administration Building assessment and report to determine viability of renovation
- C. a resident referendum be held prior to any plan enactment.

2. Without reflection on what they heard, the Leisure World Board of Directors voted on Resolution #40 - "an amount not to exceed \$150,000 be allocated from the Resales Fund to conduct an invasive facility condition assessment on the current Administration Building." The residents were unable to see or count the vote taken by the BOD. Exhibiting total disrespect and callous disregard for the residents whose choice had been made clear via petition, letters and voices in assembly on November 25, 2014, an invalid Leisure World Board of Directors vote occurred. When a concerned resident stood up asking for a roll call vote, her request was denied by the Leisure World Board of Directors. In so doing, the Board of Directors further substantiated resident lack of faith in the undocumented and unsubstantiated vote.

3. Participating complainant parties to this filing against the Leisure World Board of Directors include the 514 resident petition signatories, the attached/enclosed signers and additional individuals to be forthcoming. As such, the hearing of this complaint need be held in a space large enough to accommodate this large number of people as well as a Leisure World front page resident notification of the time, date and location. •

Remedy/Solution:

#1: Upon receipt of this dispute filing, a stay shall be placed on any new Administration Building construction plans and Clubhouse 1 renovation expenditures by the Leisure World Community Corporation and Leisure World Management Corporation until all legal proceedings have concluded.

#2: *This dispute resolution hearing shall be held as an open meeting made available to all Leisure World residents.

#3. Factual based data is to be obtained from a certified structural engineering firm, who will examine the major structural components of the existing Administration Building. The results of this study shall provide the rationale for deciding between renovation or new construction.

#4. LWCC Policies and Procedures shall be amended to reflect all votes involving expenditures and action items are to require roll call documentation of each voting member, the records of which are to be published in the meeting minutes.

3/30/15 Sheryl Katzman
3536 Chiswick Ct MM

Medea Perlow M20A 15101 Interlachen Dr,

Haki Susman M-17B-3310 N. LW Blvd. #108
Frank Fitch 3562 Chiswick Ct. SS 20906
Muntany Mutual
Frank Fitch

Robert E. Ardike 3240 Gleneagles Dr. M-5

Robert E. Ardike

Joyce Temple 3310 Leisureworld Blvd 17B
Joyce Temple

Paul E. Johnson 3407 S LEISURE WORLD BLVD MONT, MD
PAUL E JOHNSON

Elaine Hurley 3625 Gleneagles Dr 1B 20906 M-7
ELAINE HURLEY

Sean A. Westman 15316 Pine Orchard Dr. SD 20906 197
Sean A. Westman

Myra W. Baum 3641 S. Leisure World Blvd 2C MM
myra W. Baum

Joan Hech - 2904 N. Leisure World Blvd - 410 - Turner
Joan Hech +

Linda Carpenter 3627 Gleneagles Dr #1C - Mutual 7
Linda Carpenter

Marybeth Ardike 3240 Gleneagles Drive Mutual 5
Marybeth Ardike

James C. Hurley 3625 Gleneagles Dr 1B Mutual 7
JAMES C. Hurley

On behalf of the residents named herein, we respectfully submit this petition. In canvassing my area, I found most people were opposed to spending \$5 Million for a new administration building. We have not completed the task of obtaining additional signatures and will continue to do so. As additional copies circulate, those will be addressed to this Board as well.

In order to determine renovation viability, we are in full support of the motion to conduct "an invasive facility conditions assessment of the existing Administration building".

Unquestionably, a high level of resident interest and concern has been shown. This presentation adds voice to the already expressed resident apprehension regarding the FEP expenditures. Residents are voicing their right to direct how resale funds are being spent.

In order to assure community preference, unbiased informational forums and a resident referendum should be held upon completion of the engineering study.

In closing, I have the honor of presenting these signatures on behalf of concerned Leisure World residents. Now, it is your duty to comply with their requests.

Leisure World News

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

OF MARYLAND

News Extras

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

Administration Building

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

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

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



■ JustUs Club

To the Residents of Leisure World

by SL Katzman, President

Do you support voluntary co-operation with environmentally sound practices including:

- Restricting/banning toxic chemical ("pesticides") usage and natural lawn care, protecting the tree canopy, use of native plantings, developing rain gardens, protecting the watershed, encouraging alternative power sources, permeable surfacing to decrease the waste water "rain tax" we each pay in monthly fees and in additional property taxes?
- Do you want the Leisure World Board of Directors and LW management to seek out tax advantages and rebate programs to achieve these ends?
- Would you like to have Leisure World designated as a wildlife refuge and bird sanctuary?
- Would you prefer an affordable nine-hole executive golf course to the current golf course, which requires additional resident funded subsidies averaging approximately \$400,000 per year?
- Are you concerned about rising property management fees and deterioration of residential units?
- Would you support creating a program that seeks to develop funds for refurbishment of residential buildings?
- Would you like information on the current \$10+ million Facilities Enhancement Plan?
- Do you support educational training and certification requirements for those who govern LW Mutual Boards of Directors, and the Leisure World Community Corporation Board of Directors?

"JustUs" (justice) advocates to enhance the quality of life for all Leisure World residents. We meet every Friday afternoon at 2 in Clubhouse I (check lobby directory for room assignment). Come meet with us; we welcome your presence. You can contact us by e-mail: Justus.lwmc@gmail.com or call Myra (240-558-4585).

slkatzman

President, JustUs -conscience of the community

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

website: www.justus.group

email: admin@justus.group

town meeting organization (TMO)

website: www.townmeetingorganization.com



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

LEISURE WORLD
COMMUNITY
CORPORATION

3701 Rossmoor Boulevard Silver Spring, Maryland 20906 (301) 598-1000

March 9, 2015

Sheryl Katzman
3536 Chiswick Court
Silver Spring, MD 20906

Dear Ms. Katzman:

The Leisure World Community Corporation (LWCC) Executive Committee has reviewed the materials you and others filed on February 27, 2015, concerning the plans for the Administration Building and Clubhouse I. After consultation with legal counsel, we determined, for the reasons stated below, that the issues you raise and the relief you request do not fall within the scope of issues subject to the Leisure World Community Corporation Dispute Resolution Policy. Principles of proper governance, as established by the governing documents of Leisure World, do not call for a subsequent negotiation between the board and owners/residents of a carefully deliberated decision of the board made in the exercise of its business judgment. Consequently, the Executive Committee will not convene a hearing under the Policy.

Leisure World governing documents include two trust agreements, with several amendments each, and Articles of Incorporation and bylaws establishing LWCC. LWCC became the Trustee under the trust documents in 1983, and has the authority to implement them.

Among the provisions of the governing documents relevant to the Administration Building/Clubhouse I issue are the grant of authority to LWCC to own, develop, and maintain the physical properties in Leisure World and to raise the funds to do so. See, for example, Article FOUR of the LWCC Articles of Incorporation, and the introductory recitals in the Trust Agreement #2 recorded at Liber 5315, folio 249. Under the governing documents for Leisure World, LWCC has full legal authority to make the decisions it made regarding the Administrative Building and Clubhouse I, and to use the funds it has to implement that decision. These are matters squarely within the business judgment and discretion of LWCC as the Trustee under those documents. These governing documents are available on the Leisure World website.

LWCC exercised its authority in good faith, and in a manner the Board of Directors reasonably believed to be in the best interests of owners and residents of Leisure World. It relied upon the opinions and reports of experts and consultants, and of appointed committees of the Board. You and the others who filed materials have not alluded to any facts or circumstances that would even hint at anything other than good faith and rea-

sonable care throughout the process. The governing documents clearly place the authority over the physical properties of Leisure World with the LWCC Board, and not with an owner/resident referendum.

LWCC has encouraged an open process for resident questions and views, and has provided for a number of forums where differing points of view could be, and were presented. These include the most recent forum on November 18, 2014, where over 300 people were present. After receiving a number of presentations by LWCC Management and the architect, StreetSense, the LWCC Board voted to support Alternative 3, a new Administration Building north of Clubhouse I, on three occasions: September 24, 2013 (roll call recorded vote); October 29, 2013, and January 28, 2014. The LWCC Board meeting that considered the proposal for an invasive study of the existing Administration Building was held in the Ballroom, so that an anticipated large resident presence could be accommodated on November 25, 2014. This initiative was defeated by an open Board vote.

The LWCC Board will certainly continue to consider carefully any information the owners and residents of Leisure World present on any issue, as it has on this issue. However, since this matter involves exclusively the business judgment and discretion of the Board, it is not a proper subject of the dispute resolution policy. The governing documents place those decisions solely with the LWCC Board.

Very truly yours



David S. Frager
Chair, Board of Directors
Leisure World Community Corporation

PETITION

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NAME (Print)	SIGNATURE	ADDRESS
JOHN ANDERSON	<i>John Anderson</i>	909
Kevin Meyer	<i>Kevin Meyer</i>	320
Dan Scitvesinger	<i>Dan Scitvesinger</i>	303
Stephen Winters	<i>Stephen Winters</i>	MM 23 1C
Barbara Knight	<i>Barbara Knight</i>	1026
Emily Parks	<i>Emily Parks</i>	724
Ann Bolt	<i>Ann Bolt</i>	Gr 3-726
IRUTH KEAR	<i>Iruth Kear</i>	309
Mary Tsai	<i>Mary Tsai</i>	Bldg 3-602
ADAIR LEDERMAN	<i>Adair Lederman</i>	Bldg 3-810
Josephine Howard	<i>Josephine Howard</i>	
R.E. HAROLD	<i>R.E. Harold</i>	3508 Chiswick Ct
DANIEL KUMASSAI	<i>Daniel Kumassai</i>	3500 Chiswick Ct

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myrabau@aim.com
240-558-4585

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NAME (Print)

SIGNATURE

ADDRESS

Dorothy Breckstein	Dorothy Breckstein	14800 Pennfield Circle #301
Marty Breckstein	Marty Breckstein	" " " "
Robert Dargatzis	Robert Dargatzis	Creekside #319
Robert Dargatzis	Robert Dargatzis	Creekside #403
Stanley Dargatzis	Stanley Dargatzis	3333 So. Leisure World
Stanley Dargatzis	Stanley Dargatzis	3333 Chiswick Ct. #111
Stanley Dargatzis	Stanley Dargatzis	3413 S. Leisure World Blvd.
Philip Hamilton	Philip Hamilton	337 P Chiswick Ct. #52 #1-14
Philip Hamilton	Philip Hamilton	3320 " " #1-1C
Philip Hamilton	Philip Hamilton	3354 Chiswick SE Leisure World
Paul Johnson	Paul Johnson	3407 Leisure World Blvd.
Paul Johnson	Paul Johnson	15210 Elkridge Ln.

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NAME (Print)

SIGNATURE

ADDRESS

GERALD BRAGG	<i>[Signature]</i>	3221 S. LEISURE WORLD BLVD 102-2B
GAIL BRAGG	<i>[Signature]</i>	3221 S. Leisure World Blvd 102-2B
RAY Mollenhoff	<i>[Signature]</i>	3221 S. Leisure World Blvd 1-B
DR. Mollenhoff	<i>[Signature]</i>	3221 S. Leisure World Blvd 1-B
Calina McCune	<i>[Signature]</i>	3575 S. L. W. -
VIVIAN BURNINGHAM	<i>[Signature]</i>	3330 N. L. W.
AP. LIEMAN	<i>[Signature]</i>	3330 N. L. W. Blvd Apt 518
KARLA HALL	<i>[Signature]</i>	3244 Glenridge Dr
ROBERTA RIGGINS	<i>[Signature]</i>	15100 INTER. DR #210
Patricia Duran	<i>[Signature]</i>	3414 Glenridge Dr
Carolyn Oakford	<i>[Signature]</i>	3210 N. Leisure World Apt 814
Paul B. Amyot	<i>[Signature]</i>	3100 " " " Apt 820
Carol H. Lundy	<i>[Signature]</i>	3210 Glenridge apt 213

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NAME (Print)	SIGNATURE	ADDRESS
BARBARA HASKIN	<i>Barbara E. Haskin</i>	3360 GLEN EAGLES DR APT 2-A
Carol Hurday	<i>Carol A. Hurday</i>	3360 Glen Eagles Apt 2B
Suzanne Crock	<i>Suzanne Crock</i>	3362 Glen Eagles Dr Apt 2D
Erwin de Durcan	<i>Erwin de Durcan</i>	3362 Glen Eagles Dr, 1C
Anne-Marie BRETON	<i>Anne-Marie Breton</i>	3364 Glen Eagles Dr. Apt. 2F
RICHARD CHALLIS LAYTON	<i>Richard P. Layton</i>	3364 GLEN EAGLES DR Apt 1B
Cory ARLOTTO	<i>Cory A. Arlotto</i>	3370 GLEN EAGLES DR
PAT SNYDER	<i>Pat Snyder</i>	3453 Chiswick Ct. 2A
FRANK LAMBERT	Frank M. Lambert	3451 Chiswick Ct 2-D
Paula J. J. J.	<i>Paula J. J. J.</i>	3451 Chiswick Ct
Jean Billerback	<i>Jean R. Billerback</i>	3449 Chiswick Ct. Apt 2F
Deloris L. Titus	<i>DELORIS L. TITUS</i>	3449 Chiswick Ct Apt 2E
Jean Cole-Hogan	<i>Jean Cole-Hogan</i>	3449 Chiswick Ct Apt 2E

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lee

JustUs

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NAME (Print)

SIGNATURE

ADDRESS

DIANE CORNISH	Diane Cornish	# 414 15115 Interlachen Dr.
EMILY K. SIMON	Emily K. Simon	#824 15115 Interlachen Dr.
HUDREY FENTON	Audrey Fenton	#1015 15115 Interlachen Dr.
ALBERT L. BEALL	Albert L. Beall	1017 15115 Interlachen
MARYLOU WILKE	VAN WINTER	#1014 " " her
WM. L. RICKS / RUBY RICKS	Ruby Ricks	#901 " " (1
SHARON KEHOE	Sharon Kehoe	#323 " " "
KATHLEEN C. SIMPSON	Kathleen C. Simpson	#902 15115 Interlachen Dr.
ROSALISA SCHULTE	Rosalisa Schulte	1001 " " "
MARIE UNDERSTEIN	MURIEL UNDERSTEIN	
JOHN SCHULIN	JOHN SCHULIN	3272 Glenview Dr.
MARIA P. SORRVEDA	PI. Ricks	3833 Glenview Dr.
GARY SCHOKR	HARRY SCHOKR	3450 CHISWICK CT

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myra.baum@aim.com
240-558-4585

JustUs

1.0000

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NAME (Print)

SIGNATURE

ADDRESS

<i>Massimo Fucitti</i>	MASSIMO FUCITTI	3640 GLENACLES DR 1B
<i>Frank Fitch</i>	FRANK FITCH	3560 CHISWICK CT.
<i>Stephen Finner</i>	STEPHEN FINNICH	3400
<i>E. D. Finner</i>	MARY LEAHY	3400
<i>MARY Leahy</i>	MARY LEAHY	3400
<i>Dorothy R. Finner</i>	DOROTHY R. FINNER	3468
<i>Constance R. Finner</i>	CONSTANCE ROBY	Glenacles Dr
<i>Phyllis Bowen</i>	Phyllis Bowen	3454 GLENACLES DR 1B
<i>Phyllis Demske</i>	Phyllis DEMSKE	3424 GLENACLES DR (77C)
<i>John Fox</i>	John Fox	3410 GLENACLES DR. 76A
<i>Belle Lieberman</i>	Belle Lieberman	3100 N. 10th St
<i>Marcia Phyllis</i>	Marcia Phyllis	3661 Edmonstone
<i>Lamont</i>		15100 INTERLAKES DR

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NAME (Print)	SIGNATURE	ADDRESS
E. St. Louis	[Signature]	3307 Church
Simon Poland	[Signature]	3288 Chesapeake
Karen Poland	[Signature]	3298 " "
Marilyn Reese	[Signature]	3310 Glenview Dr.
Josephine Bautista	[Signature]	3545 S. Leisure World Blvd 24
Josephine Bautista	[Signature]	P.O. Box 1352
Sam Turner	[Signature]	3408 Chiswick
Sam Turner	[Signature]	3377 " "
Dorothy McLean	[Signature]	3501 S.W. #11
Joseph Hooban	[Signature]	3580 Fiske Terrace
Joseph Hooban	[Signature]	3632 GLENACRES DR APT 314
MOSHE SAMBER	[Signature]	3220 Ludham Dr
		15100 INTERLAKEN #72

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NAME (Print)

SIGNATURE

ADDRESS

Mrs. Mrs. W. H. Rime (Mrs. Mrs. W. H. Rime) 15300 S. M. D. C. D.
 Corinne Busch (Corinne Busch) 15101 Interlachen Dr.
 Phyllis Rothstein (Phyllis Rothstein) 3310 N. Leisure World Blvd
 Richard Rothstein (Richard Rothstein) 3310 N. L.W. Blvd SS MD 20908
 Robert Tropp (Robert Tropp) 14621 Edlmar Dr. S.S. MD 20906
 Frances Tropp (Frances Tropp) 14621 Edlmar Dr. S.S. MD 20906
 LUCIA M. AVALLEN 15403 SHORT Ridge CT S.S. 20906
 + CELIA CHEN 15100 Interlachen Dr. Apt. 1026 S.S. 20906 Celia Chen
 E. R. Henkel (E. R. Henkel) 5330 N. L.W. Blvd #707
 * Marion Callaghan 14625 Deerhurst Marion Callaghan
 * Keith Bateman 3404 Chriswick Ct. Rpt IF TX
 * Ann Hunch 15115 Interlachen apt 921

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NAME (Print)

SIGNATURE

ADDRESS

Leshie Williams	Leshie Williams	34915 LWB 81E
Karen Green	Karen Green	3310 N LWB #801
Wendy Archibald	Wendy Archibald	3310 N LWB #801
Pamela D. Malye	Pamela D. Malye	15210 Elkridge Way 2D
PATRICK	Patrick	15210 ELKRIDGEWAY 2D
JOHN A. BOOKER	John A. Booker	3592 Glenview Dr
Pat Brosnan	Pat Brosnan	3376 Chiswick Ct
John Hall	John Hall	3550 Chiswick Ct
William McCleary	William McCleary	3542 Chiswick Ct
Glenn L. Matteson	Glenn L. Matteson	3538 Chiswick Ct
Joseph L. Scholer	Joseph L. Scholer	3450 Chiswick Ct
John Krahn	John Krahn	3458 Chiswick Ct

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NAME (Print)	SIGNATURE	ADDRESS
Jayce C. Briggs	<i>Jayce C. Briggs</i>	3304 Gleneagles Dr. S.S. MD 20906
Patricia Cronin	Patricia Cronin	3400 GLENDALES, SS MD
PATRICIA CRONIN	<i>Patricia Cronin</i>	3400 GLENDALES, SS MD
LOIS BROWN	<i>Lois Brown</i>	3398 " " " 20906
Maria Clark	<i>Maria Clark</i>	3398 Gleneagles Dr. SS Md.
NORMA WEBB	<i>Norma Webb</i>	3381 S. Leisure World Rd " "
Annette Crowe	<i>Annette Crowe</i>	1521 Wallbrook Ct. 2C
Stanley & Joan	Stanley & Joan	323 E. Eaten Ct
Laurie Burdick	<i>Laurie Burdick</i>	7501 Forest Rd Apt 17
Frank & Bill Flynn	<i>Frank & Bill Flynn</i>	3346 Chiswick Ct Apt 2
Wellhouse B Flynn Jr.	<i>Wellhouse B Flynn Jr.</i>	3246 Chiswick Ct Apt 2
CARDI LEMNAH	<i>Cardi Lemnah</i>	15115 Potomac Dr. S.S. 2
ROSE DENEGAL	<i>Rose Denegal</i>	3534 Chiswick Ct
JUNE MATTESON	<i>June Matteson</i>	3538 Chiswick Ct
Janet Kennedy	<i>Janet Kennedy</i>	301-598-401 3548 Chiswick Ct
Margaret Schenkel	<i>Margaret Schenkel</i>	3554 Chiswick Ct

JustUs

Nov 9, '14

FOR THE LEISURE WORLD OF MARYLAND

PETITION

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NAME (Print)SIGNATUREADDRESS

SACHIKO - Sachiko M. Paley		3550 Glenageles Drive
EDWARD P JOHNSON	Edward P Johnson	3300 Glenageles Dr.
DOORHY A DEGIACI	Doorhy A. DeGiaci	3906 Glenageles Dr.
John K. Pugh	John K. Pugh	3308 Glenageles Dr.
Mildred C Brown	Mildred C Brown	3326 Glenageles Dr.
R ABLARD		3330 GLENAGELES DR 2C
MARGOT KILEY		" " " #1D
HELEN P. Saitantelen	Helen P. Saitantelen	3370 Glenageles Dr.
Martina H. Brisse	Martina H. Brisse	same " D.
Phyllis Livingston	Phyllis Livingston	3340 Glenageles Dr. #1B
Mildredson Hayes	Mildredson Hayes	3340 Glenageles Dr. #2A
X Edna V. Mueller	Edna V. Mueller	3350 Glenageles Dr., S.S. Md. 20906 70-20

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NAME (Print)	SIGNATURE	ADDRESS
Abney McKee	Abney McKee	15300 Pine Orchard Dr #1A
AND MARIE MOSES	Marie Moses	15300 Pine Orchard Dr #2F
ROSE TANNACU	Rose Tannacu	15300 Pine Orchard Dr #1K
BELEIDY STOLCHIN	Beleidy Stolchin	" " " 3G
GERARD TROUT	Gerard Trout	15300 Pine Orchard Dr 3G
GRACE WABBY	Grace Wabby	15300 Pine Orchard Dr #1D
JOAN MALONE	Joan Malone	15300 Pine Orchard Dr #1F
HOLLIS HATF	Hollis Hatf	15300 Pine Orchard Dr #1G
TOMIESSENIA WILES	Tomiesse Wiles	15300 Pine Orchard Dr 2C
ELENE BRINK	Elene Brink	15300 Pine Orchard Dr Apt 2J
SHIRLEY SAFRON	Shirley Safron	15300 Pine Orchard Dr 1D
PAMELA BURDICK	Pamela Burdick	15300 Pine Orchard #2G
HELENE IMBERMAN	Hele Imberman	" " " 2K
ROSEMARY IMBERMAN	Rosemary Imberman	" " " 2K
ELINE LATTAR	Eline Lattar	" " " 3K
JUDY MILLER	Judy Miller	" " " 3F

This petition is sponsored by "JustUs" - the activist/advocacy organization on behalf of concerned Leisure World of Maryland residents. For further information email: justus.lwmd.com

Barbara Young Barbara Young 15300 Pine Orchard Dr #1-K

Use reverse side for more signatures

Charles James Charles James 15360 Pine Orchard Dr Apt 1 H

Turn over to sign
JustUs

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NAME (Print)

SIGNATURE

Address

Carol Sloane

Carol Sloane

3602 Tankerton Ln.

JANET SLOAN

Janet Sloan

3100 N. LW Bld. #914

HARVEY JIMMELBOGOSKY

Harvey Jimmels

3637 GEFSE Fr.

Leslie W. D. Leslie

Leslie W. D. Leslie

3491 SLUB Blvd.

June Bar

June Bar

3210 N. LW Bld. #22

Ping Zhang

Ping Zhang

3736 Glen Eagle Dr.

GERY Mendelson

Gery Mendelson

2904 N. LW Bld #2

SHOW Chang

SHOW Chang

3736 Glen Eagle Dr.

JANICE BEITER

Janice Beiter

2900 W. Leisure World

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Susan Evanasky

Susan C. Evanasky

Apt. 3G
15300 Beaverbrook Ctr.

Kathleen Pepin

Kathleen Pepin

3310 N. Leisure Bld
#827

Dorothy Yorke

Dorothy Yorke

#607
14800 Pennfield Cir

Maureen Loughrey

Maureen Loughrey

3310 N. LW Bld #631

Susan W. Taylor

Susan W. Taylor

15401 Bissett Lane #17
Sc back

Name (Print)

Signature

JustUs

Appendix S

Tom Koss

[Signature]

3322 Chiswick Ct
Apt 56

Kathleen A/Hyatt

[Signature]

Kathleen Ricci

[Signature]

Overlook # 226

Debra Brown

[Signature]

15301 Wallbrook
3A

Victoria Lucas

[Signature]

15301 Pine Orchard

NINA PARISH

[Signature]

Dr 14

N Conley

[Signature]

3180 Paddenoy Ct

DOROTHY FOLLOCK

[Signature]

15211 Elkridge Way

Barbara Hagg

[Signature]

3100 N. Lakeside

A. STEF MESSIERE

[Signature]

517 World Blvd

Leslie WILD

[Signature]

3308 Solomons Ct

GAIL BRAGG

[Signature]

3493 S. Leisutawing Blvd.

Bernice D. Martin

[Signature]

3491 S Lin B

CELINE BANKIER. Celine Bankier.

3221 S Lind
15100 Lindenbush Dr

2901 South Seawood
World Blvd

★ Come to the resident meeting

~~W~~ Tues Nov 18 CHI 300pm

it concerns all LW renovation projects

PETITION

Tell the LW Board of Directors and LW Executive Committee:

STOP LEISURE WORLD'S \$5,000,000.00 FOLLY!!!

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3. Funds can be used for other necessary community improvements
4. Keep the L.W. U.S. Post Office in Leisure World.

We the under signed, are in favor of abandoning the present construction plan and seek a resident referendum prior to any subsequent plan being enacted.

NAME (Print)SIGNATUREADDRESS

- | | | |
|------------------------------|---------------------------|--|
| 1. <u>CONSTANCE JONCAS</u> | <u>Constance Joncas</u> | 3330 L.W. BLVD.
#505, SILVER SPRING |
| 2. <u>Elaine Schenberg</u> | <u>Elaine Schenberg</u> | 3330 N. L.W. Blvd |
| 3. <u>Eleanor Rothenberg</u> | <u>Eleanor Rothenberg</u> | 3330 N L.W. Blvd # 905 |
| 4. <u>JOSEPHINE MARCOTTE</u> | <u>Josephine Marcotte</u> | #422 3300 L.W. BLVD |
| 5. <u>GRACE White</u> | <u>Grace White</u> | 15210 Elbridge Way #3B |
| 6. <u>Flora Wolf</u> | <u>Flora Wolf</u> | 3125 Beckenhams Ct |
| 7. <u>MARIAN NEWMAN</u> | <u>(Marian) Newman</u> | 3100 N. L.W. Blvd #225 |
| 8. <u>ROBERTA GORDON</u> | <u>Roberta Gordon</u> | 15310 PINE BACHARD AVE. #3J |
| 9. <u>MARCELLA JOHNSON</u> | <u>Marcella Johnson</u> | 2113 Farnborough LRT |
| 10. <u>Betty Sachs</u> | <u>Betty Sachs</u> | 3005 S.W. Blvd #104 |
| 11. <u>Glaire Gersten</u> | <u>Glaire Gersten</u> | 3100 N. L.W. Blvd # 67 |
| 12. <u>Paula Lipman</u> | <u>Paula Lipman</u> | 5101 Trubach Dr #1003 |
| 13. <u>Sailara Epelto</u> | <u>Sailara Epelto</u> | 3100 N. L.W. Blvd #315 |
| 14. <u>G. N. N.</u> | <u>G. N. N.</u> | 3310 L.W. Blvd |
| 15. <u>BELLE DREYFUSS</u> | <u>Belle Dreyfuss</u> | 3330 N. L.W. Blvd #112 |

NAME (Print)SIGNATUREADDRESS

16. Blanche Cherpack - 301-438-1817 ^{FAIRWAY} SOUTH
17. HERBERT HEDIS ^{Hed} ^{Hed} 3330 LWB #623
18. ^{Wm} ^{Wm} 3330 N 111 LWB 417
19. ^{Wm} ^{Wm} 3330 N Lesire World Blvd
20. ^{Wm} ^{Wm} 301 598 21609-3330 N Lesire World Blvd
21. ^{Wm} ^{Wm} 211 4 615 " " " "
22. ^{Wm} ^{Wm} 3330 N LWB 101 #304
23. ^{Wm} ^{Wm} Theda Rosenblum Theda Rosenblum 117 Fairway So.
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NAME (Print)	SIGNATURE	ADDRESS
Gladys Kibloski	Gladys Kibloski	3103 Adderley Ct SS, MD 20906
ESTHER CHOTINER	Esther Chotiner	2116 " "
Lillian B. McDaniell	Lillian B. McDaniell	3105 ADDERLEY CT. 20906
GARY BAIN	Gary Bain	3114 ADDERLEY CT
Annette M Helgen	Annette M Helgen	15401 Bessie Ln. S.S. MD. ANNETTE HELGEN
Elizabeth Altmann	Elizabeth Altmann	3441 St. Leonards Ch. HILGESSON
Barbara L. Lumbkin	Barbara L. Lumbkin	15115 Interlachen Dr. #804
Ollin Segarra	Ollin Segarra	3005 S. Leisure World, #510
GRACE DAHL	Grace Dahl	9551 S. Leisure World AVE #2F
JOYCE CHIDO	Joyce Chido	15115 Interlachen Dr #806
HELENE	HELENE	"
CAROLINE KUNASSAH	KUNASSAH	3500 Chiswick Ct. MD 20906

This petition is sponsored by "JustUs" - the activist/advocacy organization on behalf of concerned Leisure World of Maryland residents.

For further information email: justus.lwmd.com

myra baum @ aim.com

240-558-4585

JustUs

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NAME (Print)

SIGNATURE

15115 Interlachen
ADDRESS

JOHN ANDERSON	John Anderson	909
Karin Meyer	Karin Meyer	320
Dan Seivingsinger	Dan Seivingsinger	303
Stephen Winters	Stephen Winters	MM 231C
Barbara Knight	Barbara Knight	1026
Emily Parkstift	Emily C. Parkstift	724
Ann Bolt	Ann Bolt	Gr 3-726
Patricia Kean	Patricia Kean	309
Mary Tsai	Mary P. Tsai	Bldg 3-602
Adair Lederman	Adair Lederman	Bldg 3-810
Josephine Howard	Josephine E. Howard	

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NAME (Print)

SIGNATURE

ADDRESS

DIANE CORVISH	<i>Diane Corvish</i>	# 414 15115 Interlachen Dr.
FRANCIS Simon	Francis Simon	#574 15115 Interlachen
Hudrey Fenton	<i>Hudrey Fenton</i>	#1015 15115 Interlachen Dr.
Albert & Beah	<i>Albert & Beah</i>	1017 15115 Interlachen
Nancy & Wanda	<i>Nancy & Wanda</i>	#1014 " " " "
WM. L. Ricks / Ruby Ricks	<i>WM. L. Ricks / Ruby Ricks</i>	#901 " " " "
SHARON KENNE	<i>Sharon Kenne</i>	#323 " " " "
KATHLEEN G. SIMPSON	<i>Kathleen G. Simpson</i>	#902 15115 Interlachen Dr.
ROSALINDA SCHULDEITAN	<i>Rosalinda Schuldeitan</i>	1001 " " " "
MAURICE UNDERSTEIN	<i>Maurice Understein</i>	

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myra baum@aim.com
240-558-4585

Nov 15

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Sullivan A. McDaniel	WILLIAM B. MCDANIEL	3105 ADDERLEY CT. 20906
GARI BAIN	Gari Bain	3114 ADDERLEY CT
Ursula M. Helgeson	15401 Basette Ln. S.S. MD. ANNETTE	HELGESON
Elizabeth ALTMANN	Elizabeth Altmann	3411-54 LEONARDS CR.
Beverly Lumphin	Beverly Lumphin	15115 Interlachen Dr, #804
Olin Segarra	Olin Segarra	3005 S. Leisure World, #510
GRACE DAHL	Grace Dahl	3551 50th Leisure World Blvd NE
JOYCE CHIDO	Joyce Chido	15115 INTERLACHEN DR #804
HELENE	WUDWICK	"

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NAME (Print)	SIGNATURE	ADDRESS
Marv Beth Mason	<i>Marv Beth Mason</i>	3536 Chiswick Ct.
Navis Ann Cantil	<i>Navis Ann Cantil</i>	2921 N. Leisure World Blvd. #30
Edward Greenberg	Edward Greenberg	15001 Oakbrook Ct #3 F
Lawrence S. Galt	<i>Lawrence S. Galt</i>	3346 Chiswick Ct - 1B
Richard W. Webb	Richard W. Webb	3103 E. Leisure World Blvd # 604
BRYAN WEBB	<i>Bryan Webb</i>	3637 EDENMAR TER
Edward Greenberg	Edward Greenberg	2901 S. Leisure World Blvd
Marilyn Sargent	<i>Marilyn Sargent</i>	2901 S. Leisure World Blvd
Milt Wankin	<i>Milt Wankin</i>	1201 S. Leisure World Blvd # 432
10 Jean DESCHRIEVE	<i>Jean Deschrieve</i>	3636 EDELMAR TERR

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NAME (Print)

SIGNATURE

ADDRESS

RUTH WELDON	<i>Ruth Weldon</i>	3618 Longley Dr #27
Dorcas Capeland	<i>Dorcas Capeland</i>	15101 Interlarch Dr #211
Linda Faulkner	<i>Linda Faulkner</i>	3381 S. Leis Blvd #16
Berry Smyth	<i>Berry Smyth</i>	3381 Shepherd MI Rd #10
William Fenton	<i>William Fenton</i>	15115 Interlarch Dr #101
Eva Burger	<i>Eva Burger</i>	3330 N. Leis Blvd #401
Barbara Bill O	<i>Barbara Bill O</i>	3330 N. Leis Blvd Apt 406
Herbert Israel	<i>Herbert Israel</i>	15411 Bassett Lane
Casslyn Boldenston	<i>Casslyn Boldenston</i>	
SAM Brown	<i>Sam Brown</i>	3312 Decade St

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NAME (Print)	SIGNATURE	ADDRESS
T.K. CHU		15310 PINE ORCHARD, 3A
Irene Chu		15310 Pine Orchard #3A.
BRAD SHAW		15310 Pine Orchard 1-E
JEAN KELLER		15310 PINE ORCHARD DR 2F
Vaughan		15310 Pine Orchard Dr 1-D
HERR		15310 Pine Orchard Dr 1-B
Sheshner		15310 Pine Orchard Dr 3-K
Paula Kendras		15310 Pine Orchard 2K
Nick Kendras		" " 2K
ETHEL PRATT		" " 2D
POSHU		" " 2B
ANDREW BARFIELD		" " 2H
Sid Berger		15310 Pine Orchard #312

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Use reverse side for more signatures

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NAME (Print)	SIGNATURE	ADDRESS
VICTORIA LUIAS	[Signature]	15301 Pine Orchard Dr. 1H
CARMEN DOCAL	[Signature]	15301 Pine Orchard Dr. 1A
MIKE BYRAMS	[Signature]	15301 Pine Orchard Dr. 3J
GISELA VON-MULLENBROCK	[Signature]	15301 Pine Orchard Dr. # 1J
Gerslaine Wintomper	[Signature]	15301 Pine Orchard Dr. # 1B
EMERITA A. CARIENS	[Signature]	15301 Pine Orchard Dr. 1F
Nicolas Ioverde	[Signature]	15301 Pine Orchard Dr. 1E
Elizabeth Becker	[Signature]	15301 Pine Orchard Dr. 3H
Dorothy Gortman	[Signature]	15301 Pine Orchard Dr. 1E

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NAME (Print)

SIGNATURE

ADDRESS

- | | | |
|----|--|---|
| 1. | <u>DONNA M. WARD</u> | <u>Donna M. Ward</u>
<u>15101 INTERLACHEN DR APT 404</u> |
| 2. | <u>MARY EMMELE</u>
<u>Mary Emmelle</u> | <u>3651 S Leisure World BLVD</u> |
| 3. | <u>SANDRA L BOYER</u>
<u>Elizabeth Selinger</u> | <u>3234 Ludham Dr, SS (Hurt 10)</u>
<u>3100 N Leisure World Blvd # 613</u> |
| 4. | <u>GEORGE TRESSEL</u> | <u>3100 NLW APT 603 Overlook</u> |

- 5.
- 6.
- 7.

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2. JIM MORE, Robuobmo 3390 CHISWICK CT
 JANE M. KOSER 3392 CHISWICK CT Apt 49C
 LORRAINE MEAD 3396 CHISWICK CT
 VELMA GASKIN Velma Gaskin 3360 Chiswick
 Mildred R. Gray Mildred R. Gray 3362 Chiswick Ct 53B
 CHARMINE 3376 CHISWICK CT Apt 1D
 ELLEN REID Ellen Reid 3376 Chiswick Ct 3-B
 AN HOANG 3376 Chiswick Ct 3C

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NAME (Print)

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ADDRESS

Howard Rothberg	Howard Rothberg	15101 Interlachen Dr
Mildred Perlow	Mildred Perlow	15101 Interlachen Dr 1-5-3
Rockelle ERBick	SERBick	15101 Interlachen Dr I-518
Dorothy J. Saffin	Same	15107 Dr
Wlene Quilich	D. DUOCK	15101 Interlachen 825
Barbara Meyer		15101 Interlachen Dr.
Debra D. Miller		" " "

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ADDRESS

BARBARA STUDDLEY	Barbara Studdley	14845 Pennfield Cir.
LOIS A. JORDAN	Lois A. Jordan	3398 Chiswick Ct
Elizabeth (Betsy) Starks	Elizabeth Starks	3330 N. LWB #601
William Fall	William Fall	15107 Interlachen #407
WEIL ANDREW FALL	Andrew Fall	15107 Interlachen DR #407
Sandra Herzogfeld	Sandra Herzogfeld	15100 Interlachen Dr #723
Charles Frankfort	Charles Frankfort	" " " "
Ellen Sawyer	Ellen Sawyer	2901 S. Leasure World Blvd
MARY ZENCHOFF	Mary Zenchoff	3702 Finsbury Park Dr
PHIL ZENCHOFF	Phil Zenchoff	3702 Finsbury Park Dr
John Holl	John Holl	3490 Chiswick Ct.
CAROLYN MARTES	Carolyn Martes	14921 Pennfield Cir
LARLENA GRUBER	Larlena Gruber	3200 N Leisure World Blvd #201

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NAME (Print)

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ADDRESS

ELAINE BECKER	Elaine Becker	15220 Tottenham Terr.
JOYCE TAVENBAUM	Joyce Tavenbaum	3200 N. Leisure World Blvd #20
Evelyn Dickman	Evelyn Dickman	2904 N. Leisure World Blvd. #517
HOWARD BAYEWITZ	Howard Bayewitz	2901 S. LWB
JOYCE SUSSWEIN	Joyce Susswein	3200 N. L.W.B. #611
RAYMOND KURLANDER	Raymond Kurlander	3310 N. L.W.B. APT 912
SHIRLEY ROSENHAFT	Shirley Rosenhaft	3310 N. LWB APT 301
Violet Batkin	Violet Batkin	3401A Chiswick Ct.
Murray Batkin	Murray Batkin	" " " " " "
MIRIAM RICHTER	Miriam Richter	15700 Interlachen
PAMELA RELKIN	P. Relkin	3330 N. LEISURE WORLD BLVD #4
MURRAY RELKIN	M. Relkin	3330 N. LEISURE WORLD BLVD #1
SUZANNE CHAMBERS	Suzanne Chambers	15616 Cedar River Dr

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SIGNATURE

ADDRESS

MAX DesFov	MAX DesFov	15115 Interlachen Dr 3-1
WILLIAM E. CARR	W.E. Carr	15115 Interlachen Dr 3-10
MARYLYN R. ROBINSON	Marylyn R. Robinson	" " " 10
FLORENCE BERLIN	Florence Berlin	" " " 106
Huda Alhassani	Huda Alhassani	" " " 1002
Rae Ann	Rae Ann	" " " 1012
Rita H. Wicken	Rita H. Wicken	" " " 812
EDITH BANK	Edith Bank	15115 " " 517
ROSALIND SCHULDENFELD	Rosalind Schuldenfeld	" " " 1000
Tanet Salner	Tanet Salner	" " " 1016
Jane Brinser	Jane Brinser	" " " 717
Blanche Kneifeld	Blanche Kneifeld	" " " 824
Thelma Mount	THELMA MOURAT	" " " #425

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Adair LEDERMAN	Adair Lederman	15115 INTERLACHEN DR 810
CHAILOTTE KATZ	Chai Lotte Katz	15115 Interlachen Dr #810
Frances Simon	Frances Simon	15115 Interlachen Dr #810
John D. Ash	John D. Ash	15115 Interlachen Dr #810
Hina MALAYATTA	Hina Malayatta	15115 INTERLACHEN DR #810
FLORENCE BANKS	Florence Banks	Bl 939 #810
MARIAN L BAKER	Marian L Baker	15115 INTERLACHEN DR #418
Adelle Trammey	Adelle Trammey	15115 Interlachen Dr #422
Dorrell Galpin	Dorrell Galpin	15115 Interlachen #610
Dorothy Ellis	Dorothy Ellis	15115 INTERLACHEN #815
Thelma Barmack	Thelma Barmack	" #821
Edwina Brown	Edwina Brown	#808

This petition is sponsored by "JustUs" - the activist/advocacy organization on behalf of concerned Leisure World of Maryland residents.

For further information email: justus.lwmd.com

myrahbaum@aim.com
240-558-4585

PETITION

Tell the LW Board of Directors and LW Executive Committee:

STOP LEISURE WORLD'S \$5,000,000.00 FOLLY!!!

The Leisure World of Maryland Board of Directors voted to expend over \$5 Million of residents' funds to construct a new Administration Building.

Operating without a sense of business acumen and ignoring requisite fiduciary responsibility, the Leisure World Board of Directors has failed to obtain the essential resident mandate.

Viable and economical alternatives have been presented, including renovation of the current Administration building, which would:

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2. Current building footprint has great renovation potential
3. Funds can be used for other necessary community improvements

We the under signed, are in favor of abandoning the present construction plan and seek a resident referendum prior to any subsequent plan being enacted.

NAME (Print)

SIGNATURE

ADDRESS

Robert ARWIK	Robert Arwike	5240 61st Ave. E. S.W.
SANDRA HAZEL	Sandra Hazel	3384 Chiswick Ct 2F
VIRGINIA H. LE FORT	Virginia H. Le Fort	3270 Newington N.
Deborah M. Markin	Deborah Markin	3089 S.W. 6th
Jay Harding	Jay Harding	3310 N. LWB
Wendell Jayson	Wendell Jayson	3310 N. Leisure World Blvd Apt 230
John F. Cooke	John F. Cooke	3100 N. Leisure World Blvd. Apt 514
Marvin Eskin	Marvin Eskin	15100 Interlachen Dr. #570
Charlotte Eskin	Charlotte Eskin	15100 Interlachen Dr. #510
Phyllis H. Hershman	Phyllis H. Hershman	15101 Interlachen Dr. #621
Elizabeth Brooks-Evans	Elizabeth Brooks-Evans	15100 Glade Rd
Marge LeRoy	Marge LeRoy	15115 Interlachen Dr.
Golande M. Hershman	Golande M. Hershman	3330 N. Leisure World Blvd. Silver Spring, MD

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PETITION

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NAME (Print)	SIGNATURE	ADDRESS
MARY C LLOYD	Mary C Lloyd	15320 Pine Orchard Dr 3C Silver Spring, MD
Dorothy Lloyd	Dorothy Lloyd	15320 Pine Orchard Dr, 1F Silver Spring, MD
Mary Gear	Mary Gear	15320 Pine Orchard Dr Silver Spring, MD
ANN MAHAN	Ann Mahan	15320 Pine Orchard Dr Silver Spring, MD
Carole Bernstein	Carole Bernstein	15320 Pine Orchard Dr 3B Silver Spring, MD
Bernard Lloyd	Bernard Lloyd	15320 Pine Orchard Dr 1F S.S.
STEPHANIE LOVELL	Stephanie Lovell	15320 Pine Orchard Dr 3K
Don W. J. ...	Don W. J. ...	15320 Pine Orchard Dr 2G
BOB RICHARDSON	Bob Richardson	15320 PINE ORCHARD DR 1-B
Gladys Klein	Gladys Klein	15320 Pine Orchard Dr 2D
Carolene Cottone	Carolene Cottone	15320 Pine Orchard Dr #2B SS Md 20906
Andrea S. Jacobson	Andrea S. Jacobson	15320 Pine Orchard Dr #2J
HARRY P. HARALAMIS	Harry P. Haralamis	15320 Pine Orchard Drive Apt 1-D
Carolyn Haralamis	Carolyn Haralamis	15320 Pine Orchard Drive Apt 1-D Silver Spring, MD 20906

This petition is sponsored by "JustUs" - the activist/advocacy organization on behalf of concerned Leisure World of Maryland residents. For further information email: justus.lwmd.com

Use reverse side for more signatures

PETITION

(22)

Tell the LW Board of Directors and LW Executive Committee:

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NAME (Print)	SIGNATURE	ADDRESS
CARLOS F MENA	<i>Carlos F Mena</i>	15311 Pine Orchard Dr. 2-K
Karen Thompson	<i>Karen Thompson</i>	15311 Pine Orchard Dr. 3-K
CHEXYL HOTCHENS	<i>ChexyL Hotchens</i>	15311 PINE ORCHARD DR, 1K
YOLANDA VIGIL	<i>Y. Vigil</i>	" " " " 3G
Steven Clough	<i>Steven Clough</i>	15311 Pine Orchard Dr. 1E
Nancy Clough	<i>Nancy Clough</i>	15311 Pine Orchard Dr. 1E
Arlene Shatavsky	<i>Arlene Shatavsky</i>	15311 Pine Orchard Dr. 1G
Charles Warner	<i>Charles Warner</i>	15311 Pine Orchard Dr. 3A
Linda & Kevin Stith	<i>Linda Stith</i>	15311 Pine Orchard Dr. 2J
LARRY STEARMAN	<i>Larry Stearman</i>	15311 PINE ORCHARD DR 1D
Karen/Karla Halpern	<i>Karla Halpern</i>	" " " " 3E
Rose MANCO	<i>Rose Manco</i>	15311 PINE ORCHARD DR. 2C
Nicole Stephens	<i>Nicole Stephens</i>	15311 Pine Orchard Dr. 1B
SANG SOOK BAE	<i>Sang Sook Bae</i>	15311 pine orchard Dr. 2-H
Paul B Bae	<i>Paul B Bae</i>	15311 pine orchard Dr. 87-34

This petition is sponsored by "JustUs" - the activist/advocacy organization on behalf of concerned Leisure World of Maryland residents. For further information email: justus.lwmd.com

Use reverse side for more signatures

SEE BACK

Al & Sally Wersinfeldt
Jean Wersinfeldt
J. Hernandez
Allis Radosh
Lewis Radosh

JustUs

Appendix S

15311 PINE OZCITATED Apt 20
15311 " " " 3 3A
15311 " " " 1 B.G
15311 " " " 1 F

PETITION

17

Tell the LW Board of Directors and LW Executive Committee:

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Please leave PEN

NAME (Print)	SIGNATURE	ADDRESS
Dorothy S. Hurley	Dorothy S. Hurley	15316 Pine Orchard Dr, 3B
Judith Rosenthal	Judith Rosenthal	" " " " 3-F
Catherine Spaulman	Catherine Spaulman	" " " " 1F
STAN ROSENTHAL	Stan Rosenthal	15316 PINE ORCHARD DR 3B
Diane Blacker	Diane Blacker	15316 Pine Orchard Dr 2F
Frank Davis	Frank Davis	" " " " 11C
Larry Watson	Larry Watson	" " " " 1-D
Robert + Patricia Rupp	Robert + Patricia Rupp	" " " " 1K
Marilyn Klevit	Marilyn Klevit	" " " " 3F
Patricia Hagan	Patricia Hagan	" " " " 2F
Donna Perry	Donna Perry	" " " " 2B
BETTY R JACKSON	Betty R Jackson	" " " " 2A

Use other side if necessary

This petition is sponsored by "JustUs" - the activist/advocacy organization on behalf of concerned Leisure World of Maryland residents. For further information email: justus.lwmd.com

— 0VER —

HELEN DEPORTER Helen Deforke
 Barry Blacker

15316 Pine Orchard
 #1B

15316 T/2C
 Pine orch.

Signed
 on front

~~PATRICIA HAGAN Patricia Hagan~~ 15316 Pine Orchard 2C
 ANITA VANDERACK Anita VanHank
 Dorothy Gwynn Dorothy Gwynn 35 15316 Pine Orchard
 #1B

JustUs

PETITION

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NAME (Print)

SIGNATURE

ADDRESS

JEANNE KERDASH	<i>Jeanne Kerdash</i>	# 17A #616
CANDY MARCUS	<i>Candy Marcus</i>	17A
Grace Elliott	<i>Grace Elliott</i>	17A
JOAN M THOMAS	<i>Joan M Thomas</i>	17A-3330N L.W. Bld. #901
ANNE R PHOENIX	<i>Anne R Phoenix</i>	#918 3330N LEISURE Bld.

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JustUs

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NAME (Print)

SIGNATURE

ADDRESS

JANET BLECK	<i>Janet Bleck</i>	3552 Chriswick
PATRICIA EVANS	<i>Patricia Evans</i>	15301 Wallbrook Ct

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*JustUs**Justice • Justice • Justice*

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NAME (Print)

SIGNATURE

ADDRESS

WALTER HAASS

Walter Haass

383 GLEN EAGLES DR. (M-25)

This petition is sponsored by "JustUs" - the activist/advocacy organization on behalf of concerned Leisure World of Maryland residents.

For further information email: justus.lwmd.com

Shirley, Lori

From: JustUs admin <admin@justus.group>
Sent: Tuesday, July 31, 2018 10:47 AM
To: Shirley, Lori
Cc: Mills, Matthew; justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; ben kramer; vaughn stewart; Sanders, Carrie; Butler, Patrick
Subject: Re: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Lori:

I have not received notification from you identifying receipt of LW re-submission. However, just now @ the LW BOD meeting, Tom Snyder, LWMD Asst. Gen. Manager announced that there will be a hearing in Sept.

Your reply upon receipt is requested.

slk

On Fri, Jul 20, 2018 at 2:33 PM, Shirley, Lori <lori.shirley@montgomeryplanning.org> wrote:

Hi Sheryl,

This morning after receiving your e-mail (below) I checked in the DARC Division and no submittals have been received for the updated site plan. A meeting between the Applicant and Area 2 Regulatory review staff has not been scheduled. Your request that the rescheduled site plan hearing be held at Leisure World should be made to Planning Board Chairman Anderson's office, similar to the request you made last year for the November 30, 2017.

Please let me know if you have any other questions. Thanks.

Lori Shirley

Planner Coordinator

Area 2 Division

Montgomery County Planning Department

8787 Georgia Avenue

Silver Spring, Maryland 20910

T 301-495-4557

F 301-495-1313

E Lori.Shirley@montgomeryplanning.org

W MontgomeryPlanning.org



From: admin@justus.group <admin@justus.group>
Sent: Friday, July 20, 2018 9:21 AM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Cc: Mills, Matthew <matthew.mills@mncppc.org>; justus organization <justus@justus.group>;
members@townmeetingorganization.com; LW Green <lwgreen@justus.group>; lwdogs@justus.group; ben kramer
<kramerdelegate19@aol.com>; vaughn stewart <vaughnstewart3@gmail.com>
Subject: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

1. what is the status of the "updated" LW site plan resubmission?
2. when is the meeting with P&P staff & LW scheduled.
3. this is to request that the rescheduled site plan hearing be held in Leisure World.

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.”

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

Date: July 11, 2018 6:32:12 PM EDT

To: Lori Shirley <lori.shirley@montgomeryplanning.org>, Matt Mills <matthew.mills@mncppc.org>, mont.co.planningboard@justus.group

Cc: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, lwdogs@justus.group, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, vaughn stewart <vaughnstewart3@gmail.com>

Subject: : Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

According to Nicole Gerke - the revised site plan documents were to have been submitted yesterday--- have you received the documents and when will staff/applicant meeting be held?

All Montgomery County Planning Board staff and Commissioners need note:

AT NO TIME HAS THERE EVER BEEN A REQUEST FOR COMMUNITY MEMBER/UNIT OWNER CONSENSUS.

when asked publicly, LW General Manager Kevin Flannery continues to deny that the Planning Board ever called for community consensus.

slk

From: JustUs admin <admin@justus.group>

Date: July 9, 2018 9:57:52 AM EDT

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

Subject: Gerke just said @ CPAC meeting

site plan expected to be submitted tomorrow to Park & Planning staff

4 binders to also be presented to P&P staff to include:

- history of FEP - spec. Admin. Bldg - CH 1

meeting min. from all advisory comm. back to 2012

LW News articles published over the years

comm. activities - Board activities - mutual presentations - news clippings -

no mention of CONSENSUS!

From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>

Date: June 14, 2018 10:40:21 AM EDT

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

Subject: RE: Site Plan 820170120 - staff and applicant meeting

Hi Sheryl,

This is the first that I've heard that the revised plans have been resubmitted. I will go to the DARC Division later today and check on that status. It's possible it could be in "intake" at this time. To answer your question about a meeting scheduled with Area 2 staff and the Applicant, no, a meeting has not been scheduled.

Lori Shirley

Planner Coordinator

Area 2 Division

Montgomery County Planning Department

8787 Georgia Avenue

Silver Spring, Maryland 20910

T 301-495-4557

F 301-495-1313

E Lori.Shirley@montgomeryplanning.org

W MontgomeryPlanning.org



From: JustUs admin <admin@justus.group>

Sent: Thursday, June 14, 2018 9:49 AM

To: Mills, Matthew <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>; LW Dogs <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>

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)

From: admin@justus.group <admin@justus.group>
Sent: Friday, June 01, 2018 12:54 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Cc: justus organization <justus@justus.group>; members <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

From: "admin@justus.group" <admin@justus.group>
Date: May 30, 2018 10:26:00 AM EDT
To: Matt Mills <matthew.mills@mncppc.org>
Cc: Lori Shirley <lori.shirley@montgomeryplanning.org>, justus organization <justus@justus.group>, members <members@townmeetingorganization.com>, LW Green <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>
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)

Error! Filename not specified.



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.

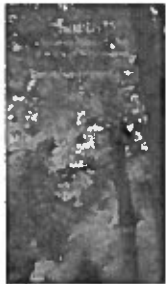
slkatzman

President, JustUs

admin@justus.group

conscience of the community

"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."**

slkatzman

President,

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

admin@justus.group

Shirley, Lori

From: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Tuesday, July 31, 2018 4:19 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; patti; Ellen Solomon; Person #1; Person #2; oldinkie@gmail.com; Person #3; Person #4; Person #5; john feldmann; Paul M Bessel; joan_hecht@yahoo.com; Hawki Redawg; carolee.rowse@gmail.com; richard Thornell; Carole Portis; tfisher@cruzio.com; JudyR; janice McLean; lagresti@jgllaw.com; norman Holly; Darlene Hamilton; SHARON CAMPBELL; Diane Knott; Valerie Williams; Natalie Brodsky; sparky; ben kramer; vaughn stewart; Marc Elrich
Cc: LW Board of Directors
Subject: ONE MORE THOUGHT...AS AUGUST LOOMS...Bob Ardike

I've had mixed feelings about what I am about to write. But No More!
Some might disagree with me. So be it!

Here goes...

I firmly believe...Every Single Leisure World Board Member...

is a FOE!!

OMG! OMG!!

Did you just write what you wrote?

YES!

But Why?

Because I believe deep down 'Everyone' is a FOE...FRIEND OF EARTH!

Whew! I thought you meant that....

NO! **NO!** I'll explain. Pay attention...

Look! The **34** members of the Leisure World Board of Directors are not "bad people." Granted! They were 'selected' and not 'elected'. That's all true...& this must eventually dealt with...BUT...for the moment I want to focus *just* on the matter of **Leisure World's Site Plan No. 820170120**.

Appendix S

Just as new technology is hard to keep up with, so too is the awareness of factors pertaining to when a building should be demolished and how cost effective & **"earth friendly"** renovating a building can be.

That's "the beauty" of residing in a location such as Montgomery County(MC). The 'elected' officials of MC have put in place, let's call it, a **"confirmatory mechanism,"** to ensure "best practices" are considered & in conformity with sound planning. That mechanism is the Montgomery County Planning Board (MCPB). **It was not created to serve as a "rubber stamp."**...although some believe it was. Think 'quality control' instead.

In the Leisure World **Site Plan No. 820170120** case, heard November 30, the MCPB deferred giving its approval for the project. Explicit expectations were stated as necessary before a return engagement would prove successful.

Eight months have passed since that initial case hearing. Did Leisure World management do what the MCPB directed be done? That question can best be answered by "Begging the Question"... **Does a Pig really look much better with lipstick applied?...**

Let's move on...

August can be a **month of 'reset'**. The MCPB will be in official recess. The Leisure World Board of Directors, who we all should consider to be foe(s)...Friends of Earth...can reflect on some matters that **may not** have been considered before a vote was last taken...such as...**see the article below....AND THEN ASK THE MCPB to CANCEL any hearing that may have been set for the month of September.**

This would accomplish 2 things. First! It would avoid embarrassment to the Leisure World Board by having its representatives trying to "fudge" why seeking community *consensus* did not take place, as it was directed to do by the MCPB. **Second!** It would provide an opportunity to look at the concept of "Refreshing" the existing Leisure World Administration building as the County has done with Libraries. That's what a FOE would do.

Bob Ardike

The Greenest Building is the One Already Built

By Scott Sidler

"The greenest building is the one that is already built." Architect Carl Elefante who is the Director of Sustainable Design at Qunin Evans Architects in Washington, D.C. said it very succinctly.

Shirley, Lori

From: admin@justus.group
Sent: Tuesday, July 31, 2018 10:54 PM
To: paul eisenhour; LW Exec. Committee; LW Board of Directors
Cc: mont.co.planningboard@justus.group; Montgomery County Council; members@townmeetingorganization.com; justus organization
Subject: resident call for referendum vote - GM Flannery employment agreement/contract

The LWCC has failed to reply

slk

From: "admin@justus.group" <admin@justus.group>
Date: July 26, 2018 10:28:36 PM EDT
To: paul eisenhour <p_eisenhour@comcast.net>, "LW Exec. Committee" <execcomm@lwmc.com>, LW Board of Directors <board@lwmc.com>
Cc: mont.co.planningboard@justus.group, justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, lwdogs@justus.group, Montgomery County Council <county.council@montgomerycountymd.gov>, ccOC@montgomerycountymd.gov
Subject: resident call for referendum vote - GM Flannery employment agreement/contract

WE, the member/unit owner/residents of Leisure World call for a referendum vote on the continued employment and/or renewal of the General Manager Kevin Flannery's employment agreement/contract to be held prior to any vote taken by the Leisure World Board of Directors.

Kevin Flannery is to be terminated FOR CAUSE or in the alternative, his employment agreement not be renewed for the following reasons, including but not limited to:

- intentional neglect of administration building
- incompetent oversight of trust property maintenance
- obfuscation of factual information including concealing Montgomery Planning Board Commissioners instruction that LW obtain resident consensus before resubmitting revised site plans and seeking a re-hearing of the Commissioners deferred administration building site plan approval
- unprotected and unsecured storage of personnel, financial and management archival records - failure to conform to proper standards and best practices
- lack of innovative concepts and ideas relative to the residents
- unlawful employment practice, procedure, policy and behavior intending to discriminate against or harass a specific employee or group of employees
- knowingly complicit in allowing nepotism among employee selection and staffing
- fined by Montgomery County for committing civil perjury resulting from his failure as President, Maryland Clubhouse Services, Inc.(owner, Leisure World alcoholic beverage license) to file required State of Maryland annual reports, thereby placing the corporation in "forfeited" status - yet, under penalty of perjury continued filing Montgomery County annual liquor license renewal applications for which he was cited and fined for committing civil perjury - using resident funds to pay fines
- concealing and withholding years of violations cited in failed restaurant health inspection reports and other county agency violation notices, including Leisure World contractors working in LW without required county licenses
- selection of certain mutual BOD's as targets to become "Executive Vice President" for undisclosed purposes without mutual bylaw authorization and/or LWCC knowledge or approval

- targeted retaliation of employees, mutual board members and residents, including unlawfully blocking resident emails
- rude, threatening, intimidating and demeaning residents, and in one documented case, assault upon a Senior resident

slkatzman

President, JustUs -conscience of the community

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

website: www.justus.group

email: admin@justus.group

town meeting organization (TMO)

website: www.townmeetingorganization.com



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