Appendix W – November 2018

Appendix W

Shirley, Lori

From:	admin@justus.group
Sent:	Thursday, November 1, 2018 4:40 PM
To:	justus organization; tmo@townmeetingorganization.com; LW Green; lwdogs@justus.group
Cc:	LW BOD; mont.co.planningboard@justus.group
Subject:	OMG! ... from Bob Ardike

From: "Feldmann" <jjf3353@comcast.net>
Date: November 1, 2018 3:58:34 PM EDT
Subject: RE: OMG! ... from Bob Ardike

Thank you Bob. I know of no logical person who would tear down their million dollar asset because of a 5K to 10K repair (new roof) on a building and spend millions to build a new building--except maybe 34 or so illogical people. Who spiked their kool aid?

John

From:Bob Ardike <marybeth.bob@gmail.com>
Sent: Thursday, November 1, 2018 3:24 PM
Subject: OMG! ... from Bob Ardike

SIMPLY BEAUTIFUL!

Thankfully! Finally it all.makes sense... **One more reason why Leisure World needs a "new" building... is now clear.**

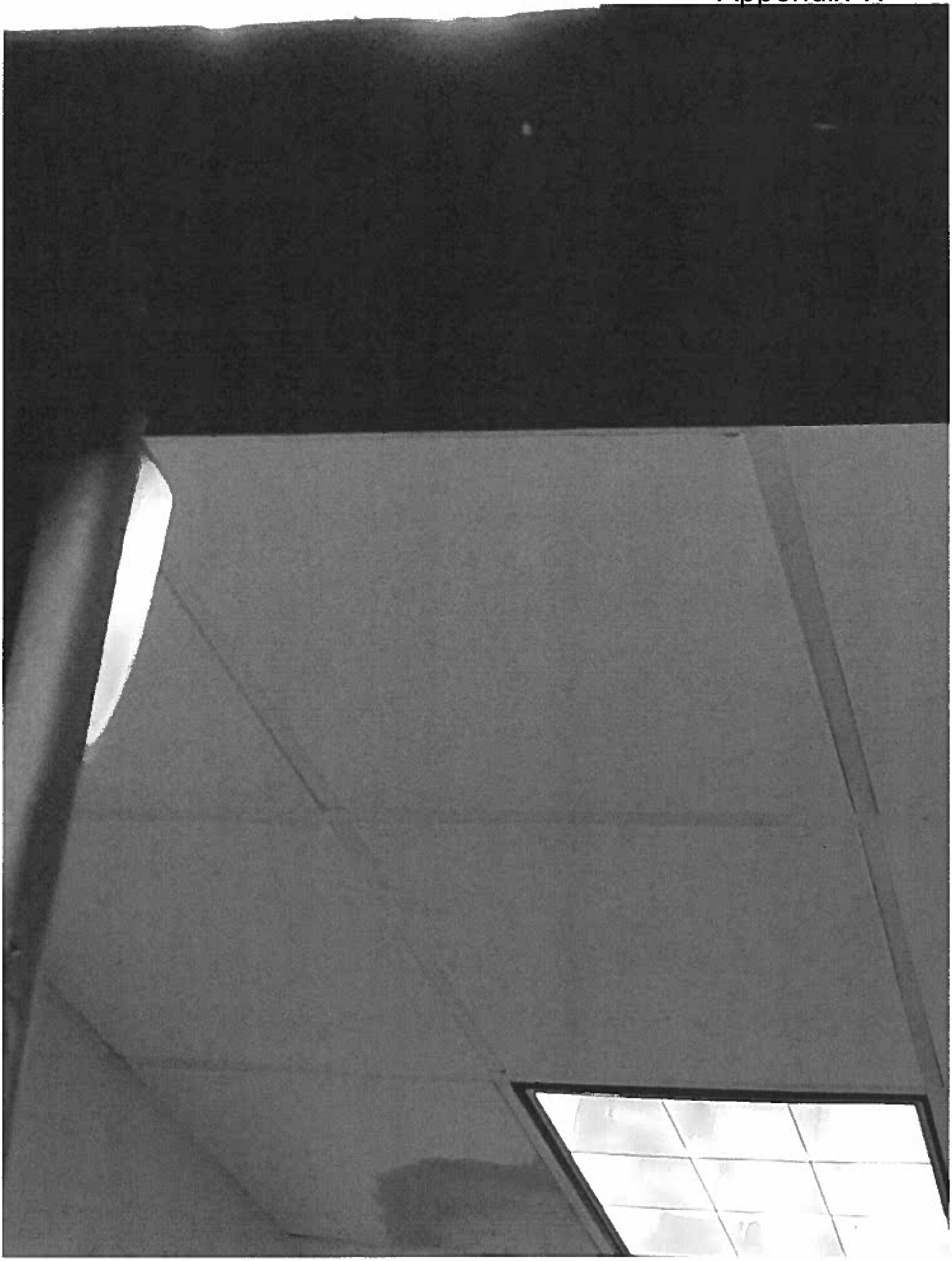
In reading the above statement, one is inclined to say, "Pray tell! **What** is the '**one** more **reason** why we need a new building?"

Furthermore! **who is the 'vigilant resident'** to be credited with making this statement? Who took the time to bring this discovery to the attention of other Leisure World residents through the most widely read website in the County (Nextdoor Leisure World)?

Here are the 2 answers to those questions...

There appears to be a "leak" on the roof. This is likely the cause of 4 ceiling panels showing water stains, around a ceiling light fixture, in the space occupied by the Signal Financial Credit Union, the area **that should have been remodeled** to relieve the needless crowding of LW staff...

Make no mistake! This is a very serious revelation. Few realize, a **roof, leak,** & other modernization needs the current administration building needs, are damn good, logical reasons for demolishing the 50 year structure, worth several millions of$$$, and then spending millions of $$$ to build a new one.



And! The person CREDITED for providing the "One More Reason" is...

[x] Karen Poland, Leisure World

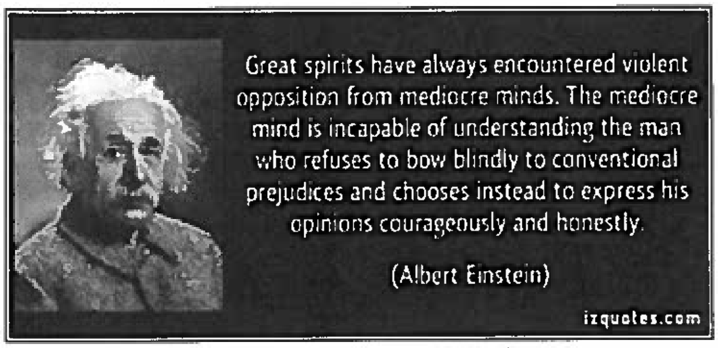
"One more reason why we need a new building"

I know, I do not not just speak for myself when I say, "Thank you very much! It's this kind of thinking that has brought Leisure World to the point where we are today. One can only wonder what Leisure World would be like absent such insight...

**** The leak should be part of the "ending salvo" of Leisure World's management presentation in any subsequent meeting before the County Planning Commission, as sort of the "Coup de gras...?"...**

Bob Ardike

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

Appendix W

Appendix W

Shirley, Lori

From: admin@justus.group
Sent: Friday, November 2, 2018 1:49 PM
Subject: Just Think About It! from Bob Ardike

From: "admin@justus.group" <admin@justus.group>
Date: November 2, 2018 1:17:09 PM EDT
To: justus organization <justus@justus.group>, tmo@townmeetingorganization.com, LW Green <lwgreen@justus.group>, lwdogs@justus.group,mont.co.planningboard@justus.group, LW News Committee <lwnewscommittee@lwmc.com>
Cc: paul eisenhaur <p_eisenhaur@comcast.net>, LW Board of Directors <board@lwmc.com>
Subject: Just Think About It! from Bob Ardike

FOR THOSE WHO MAY REMEMBER?

There once was a well known eatery and "watering hole" (restaurant & lounge) in the "Big Apple" (NYC) located at Streets "51-51." Even famous patrons, during the Restaurant's **"heyday,"** waited to be seated at a table **UNLESS...** 'One' was known to be on the Owner's **(Toots)** considerable list of favorites. It was packed with clientele daily. That was the Toots Shor's Restaurant. It closed decades ago.

Notable Comment Made By A Famous N.Y. Baseball Player About The Restaurant...

"Nobody goes to Toots' anymore. It's too Crowded."

A story carried on page 2 of the Nov. 2, edition of the Leisure World News is

Spotlight on...

Duckpin Bowling

Duckpin bowlers stretch their skills and their muscles during a friendly competition at White Oak Bowling Lanes in Silver Spring on Oct. 29. Photos by Stacy Smith, Leisure World News

FOR THOSE WHO MAY REMEMBER

Leisure World **had** a Duck Pin bowling alley. It had to be closed...WHY?

Had It Become TOO Crowded to Continue? * I have every confidence a **"non - fact based reason"** will be provided. My first
guess would be that the person "providing the reason will have the first name of...Phil or Kevin...?...mind you...just a guess...

Let's Continue...

Every edition of the Leisure World Newspaper carries an up to date article on the status of the Duck Pin bowling league.

Must be that Residents are interested in this sport, exercise activity enough to travel a significant distance & spend money to engage in it? Might restoration of this activity here attract a significant number of Leisure World residents today? **Could it be a revenue generator?** We already know that current residents travel and are willing to pay $11.00 to bowl 3 games.

Finding a competent architect, for once, to do as shown below could prove worthwhile for the whole Community.

The location where the Leisure World Duck Pin bowing alley was located still exists. It's been "repurposed." A "double repurposing" could occur?

It could look like...

Duckpin bowling is "friendly activity." It is conducive **to a group** of people having fun and a social experience.
There is no high labor expense for full-time mechanics. Duckpin bowling is even a little "retro," including its above lane ball returns, very fashionable.

Does the Number of People Who Participate in a Leisure World Activity Matter? THINK...?

Go to Clubhouse II. Enter the new Fitness Center. Check the sign-in log showing the number of Residents who use the center, on any given day, and the number of Residents using the Center between the hours of 4:00am & 7:30am. You will be amazed!

One resident! That's right! **One** resident wanted the Center hours changed. She got the change she wanted. The Fitness Center began opening **3 &1/2 hours earlier than previously** (7:30 am.). This change, in "opening hours," happened in spite of Leisure World's Insurance Carrier writing a letter recommending keeping "fitness hours" consistent with the Clubhouse II "operating" hours.

Ignoring the LW carrier's **advice,** the change in Fitness Center opening hours happened. Then occurred the ***irony of ironies.*** The very person, a Leisure World Board member & former Chair of the Leisure World board, alleged a claim of "negligence" against Leisure World. The claim was along the lines of "stumbling" over a chair in a dimly lit hallway outside the Fitness Center, on the way to the restroom, in the "wee" early hours & injuring herself. Leisure World's Insurance Carrier, it appears, disagreed with the claim. So she brought suit against Leisure World in the County Circuit Court?

Do you recall this "Item" ever being carried in the Leisure World Newspaper? Some in the know compared it to the equivalent of a story about an "Owner Bitting Their Dog." It was a newsworthy story.

This might reasonably have been brought to the attention of Residents. It was not. Furthermore! The Fitness Center hours need to return to what they once were. Reason is based on "insufficient use" & additional potential lawsuits.

OF FURTHER NOTE...

There are 2 Resident letters in today's edition of the LW new. **One** is by Bob Namovicz. It is thoughtful & well reasoned. It **deserves** careful consideration.

Then there is a 2nd letter. Regarding this letter, the Leisure World **News staff are,** found to be **derelict regarding "fact checking and their own guidelines"** All should read the letter. You might reasonably conclude it is a "diatribe" of personal misunderstanding about the "way things are." It would be understandable if Alan J.Goldstein were the author. For he enjoys, as Chair of the Communications Advisory Committee, "certain prerogatives." He, however, is **not** the author.

Leisure World Staff... Shame On You!... For Not Following Your Own Guidelines.

<u>On A More Pleasant Note...</u>

...let's close by returning to the topic of Duck Pin Bowling...think if you will...

- Leisure World continues to maintain a golf course. It's existence has required **endless $$$ subsidies.** Membership in the Club is minuscule.

- By the end of this year, there will be approx. **5 million Dollars...in the Leisure World vault...**

All that remains is for the Montgomery County Planning Commission to approve or "green light" the folly of a new administration building. Then, this waste of money will proceed. Once the upcoming Election takes place on Nov. 6, **assurances** have been provided, that any obstacles will "vanish," this in spite of failure to do what the Planning Commission stated in its previous meeting on this matter...**seek Community Consensus.**

Reinstatement of the CCOC complaint regarding an illegal Leisure World Board will go...Puff...and also the "class action" lawsuit. **The fantasy will prevail that...**

"the current Administration Building is insufficient to meet the current needs of residents" ...

...these words are attributed to an answer provided by Paul Eisenhaur at one of his "Chat With The Chair" meetings

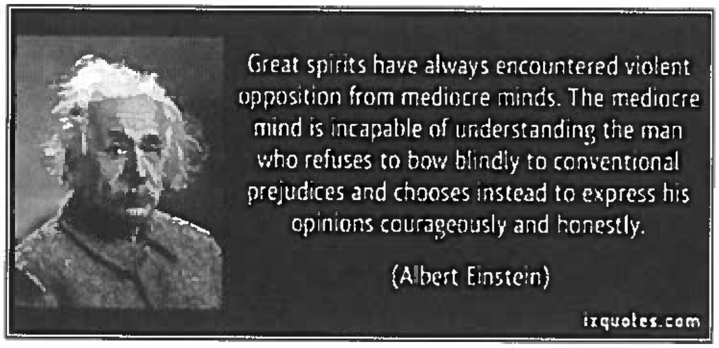
Paul well knows. His statement is pure and simply "horse hockey! On the other hand. If he were intimating that, buried secretly in the proposed plan **2** Duck Pin bowling lanes would be included...well then...?

Nah! Just kidding. Those 2 Duck Pin bowling lanes could be constructed in at least two different existing locations. That could happen; the present Administration building thoroughly "rehabed/modernized and a substantial amount of that **5 million** would still remain for other critical needs which exist or might arise...keep in mind...it continues to increase in $$$ with every Leisure World unit sold.

With so much in mind, let's see what happens. Tuesday's election may well affect Leisure World for the better OR "keep the past present..."

Bob Ardike

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

Shirley, Lori

From: admin@justus.group
Sent: Saturday, November 3, 2018 12:33 PM
To: mont.co.planningboard@justus.group; vaughn stewart; Marc Elrich
Cc: justus organization; tmo@townmeetingorganization.com; LW Green; lwdogs@justus.group
Subject: Admin building

Diane Knot

What is the logic for preferring to tear down and construct an administration building (AB) in a NEW location? Remodel the AB on it's current site. The mold and asbestos (if found) would have to be removed even if the AB is torn down.

We are within steps of a wonderful shopping center. We don't need an on-site real estate office, credit union, or a larger parking lot (AB current site). If the current AB is moved, it will take decades for the saplings replacing the 60 destroyed trees, to mature.

LW employees have had to work in an environment with unhealthy mold for a long time. The mold is due to property neglect by LW management. Do some research. To see how the Trust properties have been neglected you can look at this website https://www.justus.group/gallery/drainage/drainage-whats-new. While there, check out the complete gallery.

Love or hate the group JustUs, these photos and videos don't lie. You will see it's not just the AB in need of attention. LW management must correct what their neglect has caused to all LW Trust properties. With proper management these properties would have been in great shape. As you look at the website, remember what you did as a homeowner. For example, you would never live with mold and to that end you made sure your gutters were properly installed and rain was directed AWAY from your foundation.

Dee Smith

Have you forgotten how many years teachers and children attending MCPS k-12 were exposed to ASBESTOS and in some cases MOLD! We where told this was not a health issues. As long as asbestos containing materials were not disturbed or damaged there wouldn't be a problem with fibers getting into the air. Due to lack of funds the asbestos was removed and schools were refurbished. So if this was a satisfactory solution for schools, why not for our administration building. How many trust property still have asbestos?

York Van Nixon III

Renovation of the Admin Building is more fiscally responsible than replacing it. A comprehensive feasibility has not been conducted by an independent company. Has anyone seen three competitive bids for replacement or renovation? This plan or lack thereof reeks of chicanery.

babs gould

Of course the roof will need replacement - as do all roofs -- the General Manager made the decision he didn't want renovation -convincing the BOD to go along with his plan while leaving the building to remain in a state of disrepair

Kathy Harris

We need a new building.

babs gould

Kathy - are you a professional engineer that has conducted a feasiblity study of the building?

Dee Smith

We want a professional engineer to conduct a feasible study!

Norman Holly

Yeah, get a new building because a pipe is pouring water onto a roof that reveals it inside. Or maybe we should repair the pipe? It's difficult to make a decision.

babs gould

LW BOD has twice rubber stamped General Manager's plan that no study be conducted - of course such a study would reveal the years of neglect and failure to maintain.

York Van Nixon III

Burying our heads in pillows of silence is exactly the hope of LWMC and complicit members of our all-not-knowing LWCC. Keep the thread going until ears burn with guilt.

Armeda Nosal

I wish they would hurry up. We need parking spaces closer to the restaurants.

babs gould

oh yes, parking spaces close to the restaurants is absolutely the reason to spend at least 10 million dollars when all it would take is redoing the parking lot when renovating the building for $3million - brilliant reason!

babs gould

what "we" need is a professional engineering cost assessment to renovate the rare Prairie architectural style (originally derived from architects including Frank Lloyd Wright). In a meeting held with the Mont. Park & Planning, the Historical Preservation director advised that Leisure World submit an application for historical preservation of the building - which would provide grants and funding for renovation as well as tax benefits. The response by those board of directors behind the game plan to destroy the building was their laughing out loud.

Kathy Harris

No Babs, I'm not a professional engineer. It's beating a dead horse. Where do you think the money will come from to pay for professional engineers or anything else that needs to be studied? LW residents, out of our dues. The people that started a class action lawsuit or something, who does everyone think paid for the lawyers for LW? We did. And each study that you want, I bet is not free where do think LW will get the money from. The more people hold this thing up, the more it will cost. I guess no one has problem with them spending money about every 3 years to repair our main road that doesn't need it.

Kathy Harris

Fees, dues, basically the same. I have a place someplace else and they refer to it as dues. Like Carl said, let's stop the repetitive posts.

Kathy Harris

Maybe the people who want a professional study should pay for it. Seems like I see pretty much the same names that are against a new building.

babs gould

just another example of management failure to maintain trust property-

York Van Nixon III

What happened to Comparison Shopping?

For many, if not most of us, purchasing a home was our biggest investment. I wonder how many of you bought the first house on your realtor's list. And unless you were buying new construction, chances are high you calculated the costs to update the dwelling as opposed tearing down the existing structure and building from the ground up. And when it came to deciding on a contractor, did you take a bid from only one company? Of course not! We comparison-shop for just about everything we buy, including a final resting place. Not doing so can lead to grave consequences. Streetsense, the same company that gave us the shoddy work for the renovations of the Crystal Ballroom, the Terrace Room, the Stein Room, the Café Bistro, and the restrooms, has been picked from a list of none for one of the largest single expenditures in Leisure World history.

Why did Streetsense recommend a new building instead of renovation? The answer is obvious: The difference is about 4-5 million dollars more in their pockets and out of ours. You do cannot know the true cost of anything without price comparison. The lack of competitive bidding is not limited to LWMC. Not price and service shopping is ingrained in Leisure World culture. Many LW Mutuals just call PPD without thinking they could get a better price because their property manager is an employee of LWCC, which owns PPD. I recently listened to a blind LW resident asking their shopping helper at Giant about the price and color of bananas. They were on sale. One does not need eyes to see the green ones (new ones) are not ripe.

John Feldmann

Mr. Nixon, what you say is perfectly logical. It refers to being reasonable and prudent with expenditures. However, the LW leadership's attitude of money is no object demonstrates that logic is not a consideration. The justification for a new building seriously lacks substance. Just because it was in some plan years ago to build a new building, doesn't mean it is needed. A professional-ethical manager would never conduct business the way LW does. LW needs a professional company, that has the requisite skills and experience to run LW. A real company has a reputation and its survival at stake. The company can be held accountable/liable unlike the current situation where no one is held accountable or liable except the owners who end up with the short end of the stick.

Sharon Campbell

John, I agree with you that whatever entity is charged with managing LW must be educated, experienced, ethical, and use best practices in all they do, including contracting, where there may be the most problems. It is most shocking to me how our current GM and staff have been able to get away with not maintaining our property properly, especially our buildings. We did a search for a management company where I lived in SW DC until coming here in 205, and it was a difficult process. Often, there are community management companies that handle the "back room" work for a community as well as functioning sort of like a management search company for a general manager. Most often, they have a "stable" of general manager types with a variety of backgrounds. (The rest of this post is kind of long.) I guess what I would like to share is, that first, there is the Request for Information (which we did not do) that goes out to many companies with more macro data regarding the parameters of what is needed, and then a Request for Proposal (which is where we started) which is longer and more specific to what will be in a contract, and then you evaluate the proposals and have those who've responded in for interviews.

But a full due diligence must be used at each stage in determining what a community needs and how various companies might meet those needs. Are their resources deep enough? All along this process, a contract should be in the works establishing a ton of detail about responsibilities, expectations, etc.

None of this is easy because the misunderstandings begin at the start of the process where very few people at any level in a community understand any or all of these steps, much less how to implement them. Also, people simply don't want to do the work. We were lucky at least in the fact that our Board only required one Board member to be on the search committee (and he was honest in his communications with the board and supportive of our work) and otherwise we were about 6 people with varying degrees of knowledge of these processes working well together and understanding what was needed. But, we didn't really have proper oversight on what we did. I think we could have greatly benefited from having a talented highly knowledgeable consultant to review our work, but it turned out mostly good. They're still using the same management company, altho I know there were "getting on the same page" growing pains.

If we plan on being around for another 50 years, these are the processes that need to happen. The "Strategic Planning" committee is several steps ahead of this because, in my experience, they have not been allowed to take a step back and view LW holistically to determine what needs to occur. In the meeting I attended where they were letting us know what they were going to do, they certainly seemed to have the knowledge and background necessary, but when the survey came out, unfortunately it was not at all what they had discussed and in fact was an "invalid" survey. (That takes another long post to describe why, but my masters project was a company survey and there are some quite basic things that make a survey valid or not.) That was really disappointing because I'm pretty sure they could have done it correctly, if allowed.

Anyway, sorry this is so long; probably not too many folks will be interested.

Shirley, Lori

From: admin@justus.group
Sent: Saturday, November 3, 2018 6:42 PM
To: mont.co.planningboard@justus.group; vaughn stewart; Marc Elrich
Cc: justus organization; LW Green; tmo@townmeetingorganization.com; lwdogs@justus.group
Subject: more re: Admin building---"there is the need for a full forensic audit of LW of Maryland"

further comments from a realtor and former state prosecuting attorney:

From: RENATE CASKEY <RENATE.CASKEY@**Longandfoster.com**>
Date: November 3, 2018 6:27:00 PM EDT
To: "mont.co.planningboard@justus.group" <mont.co.planningboard@justus.group>, vaughn stewart <vaughnstewart3@gmail.com>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, "admin@justus.group" <admin@justus.group>
Cc: justus organization <justus@justus.group>, "tmo@townmeetingorganization.com" <tmo@townmeetingorganization.com>, LW Green <lwgreen@justus.group>, "lwdogs@justus.group" <lwdogs@justus.group>
Subject: Re: Admin building

Since Club House 1 is of the same "Vintage", I am puzzled that the Board decided to renovate that property. Why did they not recommend to tear it down too?????? What was their explanation to their renovation decision???????

York Van Nixon III

One has to wonder to whom some consulting checks from Streetsense are made. Follow the money

Jerry Joyce

Where there is no competitive bidding and where stakeholders are denied requests to see the books, one must ask if some mischief is afoot. If a new administration building is set to be constructed, there will be, as always, cost overruns that may costs millions more- to be paid for by residents here who are little prepared on fixed incomes to have their monthly condo fees increased - maybe doubled? It's time to wake up to what's going on here.

babs gould

there is the need for a full forensic audit of LW of Maryland

Dee Smith

ABSOLUTLY !

From: admin@justus.group
Date: November 3, 2018 12:32:34 PM EDT

To: mont.co.planningboard@justus.group, vaughn stewart <vaughnstewart3@gmail.com>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>
Cc: justus organization <justus@justus.group>, tmo@townmeetingorganization.com, LW Green <lwgreen@justus.group>, lwdogs@justus.group
Subject: Admin building

Diane Knot

What is the logic for preferring to tear down and construct an administration building (AB) in a NEW location? Remodel the AB on it's current site. The mold and asbestos (if found) would have to be removed even if the AB is torn down.

We are within steps of a wonderful shopping center. We don't need an on-site real estate office, credit union, or a larger parking lot (AB current site). If the current AB is moved, it will take decades for the saplings replacing the 60 destroyed trees, to mature.

LW employees have had to work in an environment with unhealthy mold for a long time. The mold is due to property neglect by LW management. Do some research. To see how the Trust properties have been neglected you can look at this website https://www.justus.group/gallery/drainage/drainage-whats-new. While there, check out the complete gallery.

Love or hate the group JustUs, these photos and videos don't lie. You will see it's not just the AB in need of attention. LW management must correct what their neglect has caused to all LW Trust properties. With proper management these properties would have been in great shape. As you look at the website, remember what you did as a homeowner. For example, you would never live with mold and to that end you made sure your gutters were properly installed and rain was directed AWAY from your foundation.

From: admin@justus.group <admin@justus.group>
Sent: Saturday, November 3, 2018 12:32:34 PM
To: mont.co.planningboard@justus.group; vaughn stewart; Marc Elrich
Cc: justus organization; tmo@townmeetingorganization.com; LW Green; lwdogs@justus.group
Subject: Admin building

Diane Knot

What is the logic for preferring to tear down and construct an administration building (AB) in a NEW location? Remodel the AB on it's current site. The mold and asbestos (if found) would have to be removed even if the AB is torn down.

We are within steps of a wonderful shopping center. We don't need an on-site real estate office, credit union, or a larger parking lot (AB current site). If the current AB is moved, it will take decades for the saplings replacing the 60 destroyed trees, to mature.

LW employees have had to work in an environment with unhealthy mold for a long time. The mold is due to property neglect by LW management. Do some research. To see how the Trust properties have been neglected you can look at this website https://www.justus.group/gallery/drainage/drainage-whats-new. While there, check out the complete gallery.

Love or hate the group JustUs, these photos and videos don't lie. You will see it's not just the AB in need of attention. LW management must correct what their neglect has caused to all LW Trust properties. With proper management these properties would have been in great shape. As you look at the website, remember what you did as a homeowner. For example, you would never live with mold and to that end you made sure your gutters were properly installed and rain was directed AWAY from your foundation.

Dee Smith

Have you forgotten how many years teachers and children attending MCPS k-12 were exposed to ASBESTOS and in some cases MOLD! We where told this was not a health issues. As long as asbestos containing materials were not disturbed or damaged there wouldn't be a problem with fibers getting into the air. Due to lack of funds the asbestos was removed and schools were refurbished. So if this was a satisfactory solution for schools, why not for our administration building. How many trust property still have asbestos?

York Van Nixon III

Renovation of the Admin Building is more fiscally responsible than replacing it. A comprehensive feasibility has not been conducted by an independent company. Has anyone seen three competitive bids for replacement or renovation? This plan or lack thereof reeks of chicanery.

babs gould

Of course the roof will need replacement - as do all roofs -- the General Manager made the decision he didn't want renovation -convincing the BOD to go along with his plan while leaving the building to remain in a state of disrepair

Kathy Harris

We need a new building.

babs gould

Kathy - are you a professional engineer that has conducted a feasiblity study of the building?

Dee Smith

We want a professional engineer to conduct a feasible study!

Norman Holly

Yeah, get a new building because a pipe is pouring water onto a roof that reveals it inside. Or maybe we should repair the pipe? It's difficult to make a decision.

babs gould

LW BOD has twice rubber stamped General Manager's plan that no study be conducted - of course such a study would reveal the years of neglect and failure to maintain.

York Van Nixon III

Burying our heads in pillows of silence is exactly the hope of LWMC and complicit members of our all-not-knowing LWCC. Keep the thread going until ears burn with guilt.

Armeda Nosal

I wish they would hurry up. We need parking spaces closer to the restaurants.

babs gould

oh yes, parking spaces close to the restaurants is absolutely the reason to spend at least 10 million dollars when all it would take is redoing the parking lot when renovating the building for $3million - brilliant reason!

babs gould

what "we" need is a professional engineering cost assessment to renovate the rare Prairie architectural style (originally derived from architects including Frank Lloyd Wright). In a meeting held with the Mont. Park & Planning, the Historical Preservation director advised that Leisure World submit an application for historical preservation of the building - which would provide grants and funding for renovation as well as tax benefits. The response by those board of directors behind the game plan to destroy the building was their laughing out loud.

Kathy Harris

No Babs, I'm not a professional engineer. It's beating a dead horse. Where do you think the money will come from to pay for professional engineers or anything else that needs to be studied? LW residents, out of our dues. The people that started a class action lawsuit or something, who does everyone think paid for the lawyers for LW? We did. And each study that you want, I bet is not free where do think LW will get the money from. The more people hold this thing up, the more it will cost. I guess no one has problem with them spending money about every 3 years to repair our main road that doesn't need it.

Kathy Harris

Fees, dues, basically the same. I have a place someplace else and they refer to it as dues. Like Carl said, let's stop the repetitive posts.

Kathy Harris

Maybe the people who want a professional study should pay for it. Seems like I see pretty much the same names that are against a new building.

babs gould

just another example of management failure to maintain trust property-

York Van Nixon III

What happened to Comparison Shopping?

For many, if not most of us, purchasing a home was our biggest investment. I wonder how many of you bought the first house on your realtor's list. And unless you were buying new construction, chances are high you calculated the costs to update the dwelling as opposed tearing down the existing structure and building from the ground up. And when it came to deciding on a contractor, did you take a bid from only one company? Of course not! We comparison-shop for just about everything we buy, including a final resting place. Not doing so can lead to grave consequences. Streetsense, the same company that gave us the shoddy work for the renovations of the Crystal Ballroom, the Terrace Room, the Stein Room, the Café Bistro, and the restrooms, has been picked from a list of none for one of the largest single expenditures in Leisure World history.
Why did Streetsense recommend a new building instead of renovation? The answer is obvious: The difference is about 4-5 million dollars more in their pockets and out of ours. You do cannot know the true cost of anything without price comparison. The lack of competitive bidding is not limited to LWMC. Not price and service shopping is ingrained in Leisure World culture. Many LW Mutuals just call PPD without thinking they could get a better price because their property manager is an employee of LWCC, which owns PPD. I recently listened to a blind LW resident asking their shopping helper at Giant about the price and color of bananas. They were on sale. One does not need eyes to see the green ones (new ones) are not ripe.

John Feldmann

Mr. Nixon, what you say is perfectly logical. It refers to being reasonable and prudent with expenditures. However, the LW leadership's attitude of money is no object demonstrates that logic is not a consideration. The justification for a new building seriously lacks substance. Just because it was in some plan years ago to build a new building, doesn't mean it is needed. A professional-ethical manager would never conduct business the way LW does. LW needs a professional company, that has the requisite skills and experience to run LW. A real company has a reputation and its survival at stake. The company can be held accountable/liable unlike the current situation where no one is held accountable or liable except the owners who end up with the short end of the stick.

Sharon Campbell

John, I agree with you that whatever entity is charged with managing LW must be educated, experienced, ethical, and use best practices in all they do, including contracting, where there may be the most problems. It is most shocking to me how our current GM and staff have been able to get away with not maintaining our property properly, especially our buildings. We did a search for a management company where I lived in SW DC until coming here in 205, and it was a difficult process. Often, there are community management companies that handle the "back room" work for a community as well as functioning sort of like a management search company for a general manager. Most often, they have a "stable" of general manager types with a variety of backgrounds. (The rest of this post is kind of long.) I guess what I would like to share is, that first, there is the Request for Information (which we did not do) that goes out to many companies with more macro data regarding the parameters of what is needed, and then a Request for Proposal (which is where we started) which is longer and more specific to what will be in a contract, and then you evaluate the proposals and have those who've responded in for interviews.

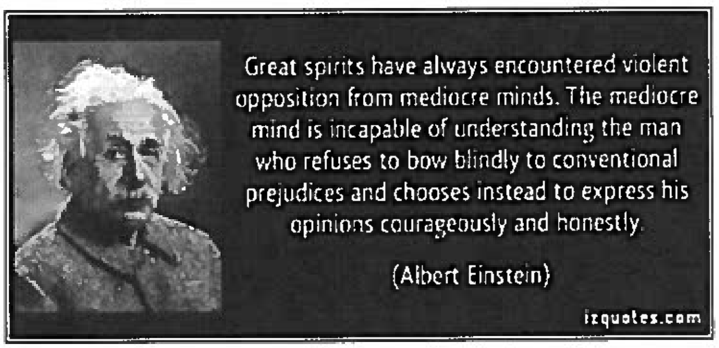
But a full due diligence must be used at each stage in determining what a community needs and how various companies might meet those needs. Are their resources deep enough? All along this process, a contract should be in the works establishing a ton of detail about responsibilities, expectations, etc.

None of this is easy because the misunderstandings begin at the start of the process where very few people at any level in a community understand any or all of these steps, much less how to implement them. Also, people simply don't want to do the work. We were lucky at least in the fact that our Board only required one Board member to be on the search committee (and he was honest in his communications with the board and supportive of our work) and otherwise we were about 6 people with varying degrees of knowledge of these processes working well together and understanding what was needed. But, we didn't really have proper oversight on what we did. I think we could have greatly benefited from having a talented highly knowledgeable consultant to review our work, but it turned out mostly good. They're still using the same management company, altho I know there were "getting on the same page" growing pains.

If we plan on being around for another 50 years, these are the processes that need to happen. The "Strategic Planning" committee is several steps ahead of this because, in my experience, they have not been allowed to take a step back and view LW holistically to determine what needs to occur. In the meeting I attended where they were letting us know what they were going to do, they certainly seemed to have the knowledge and background necessary, but when the survey came out, unfortunately it was not at all what they had discussed and in fact was an "invalid" survey. (That takes another long post to describe why, but my masters project was a company survey and there are some quite basic things that make a survey valid or not.) That was really disappointing because I'm pretty sure they could have done it correctly, if allowed.

Anyway, sorry this is so long; probably not too many folks will be interested.

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

Appendix W

Shirley, Lori

From: admin@justus.group
Sent: Sunday, November 4, 2018 4:05 PM
To: mont.co.planningboard@justus.group; justus organization; tmo@townmeetingorganization.com; LW Green; lwdogs@justus.group; vaughn stewart; Montgomery County Council
Subject: I'M JUST A MESSENGER - SO DON'T BLAME ME...Newsworthy it is! ..from Bob Ardike

From: Marybeth Ardike <marybeth.bob@gmail.com>
Date: November 4, 2018 3:47:02 PM EST
To: Admin JustUs <admin@justus.group>, john feldmann <jjf3353@comcast.net>
Cc: LW Board of Directors <board@lwmc.com>, Leisure World News <lwnews@lwmc.com>, Montgomery County Council <county.council@montgomerycountymd.gov>, CCOC@montgomerycountymd.gov, vaughn stewart <vaughnstewart3@gmail.com>, bonniecullison@yahoo.com, ben kramer <kramerdelegate19@aol.com>
Subject: I'M JUST A MESSENGER - SO DON'T BLAME ME...Newsworthy it is! ..from Bob Ardike

It was about 10:00 am. Saturday morning. I was driving on Georgia Ave. Noticing a person, maybe 55 - 65 years old, walking on the median of the road holding a sign, I slowed down in order to read the sign. It read...

NOT ALLOWED TO Vote So I Pray!

I Own A Unit In Leisure World

I continued driving. The message on the sign was resonating. A question was surfacing. What was it? The words were clear enough. But what was the real story?

Can't be an "ex-con." Voting rights are restored automatically upon release from prison in Maryland. Besides! One ex-con was once placed on Leisure World's Executive Committee until that fact was pointed out by a NON Board Resident. After feeling embarrassed by the revelation, because there is no vetting of Board members, the person was dropped or expelled by the Board. Then the answer came...this was **not** a message **about** voting on **November 6.**

OMG! Yes! Then I Understood ...

It was a **message about Leisure World.** People driving north & south on Georgia Ave. were pausing. They were being made aware. The message was about the 8,000 **Residents of Leisure World** being **Denied the Right to Vote** for members of the Leisure World Board of Directors who make Leisure World decisions.

I decided to park my vehicle in the Leisure World Plaza, well known to be the **"Mercado of many Banks."** I wanted to learn more. So...

...using caution I approached the person. I began to speak using the 6th word from the Sign being carried.."**Pray! Tell** me friend...

What has 'driven you' to do what you are doing?" **Here was the response...**

"I moved to Leisure World a few years ago. I love the Unit I purchased. The people I meet are generally pleasant. There are many interesting activities and events. After a time, though, I began to understand the **"Governance"** of the Community, why it operates the way it does and the basis behind it. "What I learned **was not affirming.** Here's what I discovered...

The **State** of Maryland **passed Home Owners Association** (HOA) **legislation well over 2 decades ago.** Among other particulars of that law, the Maryland Homeowners Association **Act, is a provision** requiring a **"meeting of the members of the Homeowners Association to elect a governing body of the homeowners association."**

In 1988, Leisure World **conceded** to **being an HOA.** Yet, **21** years passed BEFORE Leisure World **filed** all necessary documents called for in order to be in compliance with the **HOA** law. **Filing,** required documents**,** is **one thing,** but **'abiding'** by the provisions, required by the law, was another matter."

This prompted me to ask...

"So how does Leisure World get away **with not abiding by the law?"**...

"Simple! **Leisure World redefined the law's reality to suit itself.** Worst of all, they were able, and **continue** to be able, to get away with doing this. They hired lawyers, using Community, Resident money, to perpetuate their redefined reality. **Here's how** that is accomplished... **how reality gets redefined...**the reasoning is **convoluted** so pay close attention...

There is an **"entity"** called **the Leisure World Community Corporation (LWCC).** A Corporation is an entity that is **owned by its shareholder(s),** who elect a Board of Directors. Since individuals who purchase Units, within Leisure World are deemed, by Leisure World, NOT to be shareholders, they have **no right to vote,** to **elect** a Board of Directors of the the Corporation...the LWCC, BOD.

Leisure World makes the claim that those who purchase Units in Leisure World, the 8,000 owners who live in the 29 Mutuals, who are Residents living within the 610 acres called Leisure World, **are not, *de facto,*** members of the Leisure World Community **Corporation (LWCC).**

Corporations have "bylaws. Since, Leisure World is a corporation, it has bylaws. Leisure World attorneys **cite the "bylaws"** of the Corporation as having superior authority over Maryland State law. So! They make no bones about stating, on the official LW website, that 'Representatives **appointed** by each of the 29 Mutuals serve as the community-wide Leisure World Board of Directors'...in other words the LWCC Board of Directors. The bottom line is that members of the LWCC Board of Directors are **not 'ELECTED'.** And therein lies the Rub.

There's at the least one major problem with this line of reasoning. Here it is...State of Maryland law **"trumps"** the "the bylaws of Leisure World.

Left unstated is also this. The Leisure World Community Corporation, the **LWCC,** collects and spends **$$$** from LW residents, owning Leisure World units in the various LW Mutuals, who the **LWCC** claims are not members of the Corporation. Best of All! Now get this! It additionally uses the $$$ it collects from the residents, **it claims are not** members of the Leisure World Corporation, to hire lawyers to fight **the travesty** that has been perpetuated. What a Scam!

"**OMG!** Who knew this," I ask.

"Leisure World's Erin Brockovich (**remember the movie from the year 2000?**), Sheryl Katzman. She is **aka.** *"kat-woman."*

She put the pieces together to bring attention to this absurdity. She even filed extensive material detailing the Absurdity of the matter with the Montgomery County Commission On Common Ownership Communities (**CCOC**).

This was done after a **class action lawsuit** was filed in the Circuit Court of the County in June, addressing these very issues, appeared "stuck in gear."

Since she was **not among** the plaintiffs, in the class action lawsuit, she did the next best thing of the options available. She filled extensive material presenting the claim to the CCOC.

At first, the CCOC issued a "stay order." Then the Leisure World lawyers, retained by the LWCC, using resident $$$ who allegedly were not shareholders as defined by the corporation bylaws, fought back.

What did the County CCOC do? Why they simply "Lifted the Stay!" Leisure World attorneys successfully "snowed" the Commission.

Not a single comment was provided by the Commission explaining the action. How could the Commission comment on a matter it never really understood after the "snow job." There simply was not enough time to scrutinize all of the subtleties, and there are subtleties! So there everything sits."

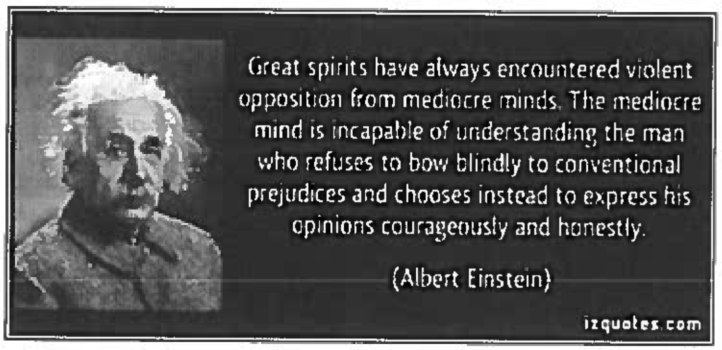
...I walked back to my vehicle. We agreed to meet again...not on the road median. I await hearing more...

***** The Commission is scheduled to meet on Wednesday, November 7, at 7:00pm. Katzman v Leisure World is on the agenda.

Let's see what happens...

Bob Ardike

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

Shirley, Lori

From: admin@justus.group
Sent: Sunday, November 4, 2018 10:21 PM
To: mont.co.planningboard@justus.group; Montgomery County Council; justus organization; LW Green; lwdogs@justus.group; TMO@townmeetingorganization.com
Subject: more re: Admin building---"there is the need for a full forensic audit of LW of Maryland"

Arsenetta Hawthorne

Fix the roof.

Dee Smith:

Just a suggestion: Would free Valet Parking assist those residence who need help entering the restaurants? Resale funds could pick up the cost.

babs gould

at County and/or State expense - as part of an investigation

John Feldmann

Checks can be traced, but cash is much more difficult to trace.

Sharon Campbell

Re: Forensic Audits...they're nice to contemplate but enormously expensive to do and usually would be worthless in terms of finding monies or favors flowing in any direction. Even if people care more about themselves than those for whom they work, they aren't usually stupid enough to leave a trail. And, to dig deep enough to get law suit proof evidence is virtually impossible, altho I'm sure it's been done somewhere at some time. My concerns were ignored by a Board where I lived in DC and they began a forensic audit on a manager...about 6 months and $100k later, they dropped it because they had barely dusted off half the documents they might need, couldn't find most of what they were looking for, etc.

further comments from a realtor and former state prosecuting attorney:

From: RENATE CASKEY <RENATE.CASKEY@Longandfoster.com>
Date: November 3, 2018 6:27:00 PM EDT
To: "mont.co.planningboard@justus.group" <mont.co.planningboard@justus.group>, vaughn stewart <vaughnstewart3@gmail.com>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, "admin@justus.group" <admin@justus.group>
Cc: justus organization <justus@justus.group>, "tmo@townmeetingorganization.com" <tmo@townmeetingorganization.com>, LW Green <lwgreen@justus.group>, "lwdogs@justus.group" <lwdogs@justus.group>
Subject: Re: Admin building

Since Club House 1 is of the same "Vintage", I am puzzled that the Board decided to renovate that property. Why did they not recommend to tear it down too?????? What was their explanation to their renovation decision???????

York Van Nixon III

One has to wonder to whom some consulting checks from Streetsense are made. Follow the money

Jerry Joyce

Where there is no competitive bidding and where stakeholders are denied requests to see the books, one must ask if some mischief is afoot. If a new administration building is set to be constructed, there will be, as always, cost overruns that may costs millions more- to be paid for by residents here who are little prepared on fixed incomes to have their monthly condo fees increased - maybe doubled? It's time to wake up to what's going on here.

babs gould

there is the need for a full forensic audit of LW of Maryland

Dee Smith

ABSOLUTLY !

Diane Knot

What is the logic for preferring to tear down and construct an administration building (AB) in a NEW location? Remodel the AB on it's current site. The mold and asbestos (if found) would have to be removed even if the AB is torn down.

We are within steps of a wonderful shopping center. We don't need an on-site real estate office, credit union, or a larger parking lot (AB current site). If the current AB is moved, it will take decades for the saplings replacing the 60 destroyed trees, to mature.

LW employees have had to work in an environment with unhealthy mold for a long time. The mold is due to property neglect by LW management. Do some research. To see how the Trust properties have been neglected you can look at this website https://www.justus.group/gallery/drainage/drainage-whats-new. While there, check out the complete gallery.

Love or hate the group JustUs, these photos and videos don't lie. You will see it's not just the AB in need of attention. LW management must correct what their neglect has caused to all LW Trust properties. With proper management these properties would have been in great shape. As you look at the website, remember what you did as a homeowner. For example, you would never live with mold and to that end you made sure your gutters were properly installed and rain was directed AWAY from your foundation.

Diane Knot

What is the logic for preferring to tear down and construct an administration building (AB) in a

NEW location? Remodel the AB on it's current site. The mold and asbestos (if found) would have to be removed even if the AB is torn down.

We are within steps of a wonderful shopping center. We don't need an on-site real estate office, credit union, or a larger parking lot (AB current site). If the current AB is moved, it will take decades for the saplings replacing the 60 destroyed trees, to mature.

LW employees have had to work in an environment with unhealthy mold for a long time. The mold is due to property neglect by LW management. Do some research. To see how the Trust properties have been neglected you can look at this website https://www.justus.group/gallery/drainage/drainage-whats-new. While there, check out the complete gallery.

Love or hate the group JustUs, these photos and videos don't lie. You will see it's not just the AB in need of attention. LW management must correct what their neglect has caused to all LW Trust properties. With proper management these properties would have been in great shape. As you look at the website, remember what you did as a homeowner. For example, you would never live with mold and to that end you made sure your gutters were properly installed and rain was directed AWAY from your foundation.

Dee Smith

Have you forgotten how many years teachers and children attending MCPS k-12 were exposed to ASBESTOS and in some cases MOLD! We where told this was not a health issues. As long as asbestos containing materials were not disturbed or damaged there wouldn't be a problem with fibers getting into the air. Due to lack of funds the asbestos was removed and schools were refurbished. So if this was a satisfactory solution for schools, why not for our administration building. How many trust property still have asbestos?

York Van Nixon III

Renovation of the Admin Building is more fiscally responsible than replacing it. A comprehensive feasibility has not been conducted by an independent company. Has anyone seen three competitive bids for replacement or renovation? This plan or lack thereof reeks of chicanery.

babs gould

Of course the roof will need replacement - as do all roofs -- the General Manager made the decision he didn't want renovation -convincing the BOD to go along with his plan while leaving the building to remain in a state of disrepair

Kathy Harris

We need a new building.

babs gould

Kathy - are you a professional engineer that has conducted a feasiblity study of the building?

Dee Smith

We want a professional engineer to conduct a feasible study!

Norman Holly

Yeah, get a new building because a pipe is pouring water onto a roof that reveals it inside. Or maybe we should repair the pipe? It's difficult to make a decision.

babs gould

LW BOD has twice rubber stamped General Manager's plan that no study be conducted - of course such a study would reveal the years of neglect and failure to maintain.

York Van Nixon III

Burying our heads in pillows of silence is exactly the hope of LWMC and complicit members of our all-not-knowing LWCC. Keep the thread going until ears burn with guilt.

Armeda Nosal

I wish they would hurry up. We need parking spaces closer to the restaurants.

babs gould

oh yes, parking spaces close to the restaurants is absolutely the reason to spend at least 10 million dollars when all it would take is redoing the parking lot when renovating the building for $3million - brilliant reason!

babs gould

what "we" need is a professional engineering cost assessment to renovate the rare Prairie architectural style (originally derived from architects including Frank Lloyd Wright). In a meeting held with the Mont. Park & Planning, the Historical Preservation director advised that Leisure World submit an application for historical preservation of the building - which would provide grants and funding for renovation as well as tax benefits. The response by those board of directors behind the game plan to destroy the building was their laughing out loud.

Kathy Harris

No Babs, I'm not a professional engineer. It's beating a dead horse. Where do you think the money will come from to pay for professional engineers or anything else that needs to be studied? LW residents, out of our dues. The people that started a class action lawsuit or something, who does everyone think paid for the lawyers for LW? We did. And each study that you want, I bet is not free where do think LW will get the money from. The more people hold this thing up, the more it will cost. I guess no one has problem with them spending money about every 3 years to repair our main road that doesn't need it.

Kathy Harris

Fees, dues, basically the same. I have a place someplace else and they refer to it as dues. Like Carl said, let's stop the repetitive posts.

Kathy Harris

Maybe the people who want a professional study should pay for it. Seems like I see pretty much the same names that are against a new building.

babs gould

just another example of management failure to maintain trust property-

York Van Nixon III

What happened to Comparison Shopping?

For many, if not most of us, purchasing a home was our biggest investment. I wonder how many of you bought the first house on your realtor's list. And unless you were buying new construction, chances are high you calculated the costs to update the dwelling as opposed tearing down the existing structure and building from the ground up. And when it came to deciding on a contractor, did you take a bid from only one company? Of course not! We comparison-shop for just about everything we buy, including a final resting place. Not doing so can lead to grave consequences. Streetsense, the same company that gave us the shoddy work for the renovations of the Crystal Ballroom, the Terrace Room, the Stein Room, the Café Bistro, and the restrooms, has been picked from a list of none for one of the largest single expenditures in Leisure World history.
Why did Streetsense recommend a new building instead of renovation? The answer is obvious: The difference is about 4-5 million dollars more in their pockets and out of ours. You do cannot know the true cost of anything without price comparison. The lack of competitive bidding is not limited to LWMC. Not price and service shopping is ingrained in Leisure World culture. Many LW Mutuals just call PPD without thinking they could get a better price because their property manager is an employee of LWCC, which owns PPD. I recently listened to a blind LW resident asking their

shopping helper at Giant about the price and color of bananas. They were on sale. One does not need eyes to see the green ones (new ones) are not ripe.

John Feldmann

Mr. Nixon, what you say is perfectly logical. It refers to being reasonable and prudent with expenditures. However, the LW leadership's attitude of money is no object demonstrates that logic is not a consideration. The justification for a new building seriously lacks substance. Just because it was in some plan years ago to build a new building, doesn't mean it is needed. A professional-ethical manager would never conduct business the way LW does. LW needs a professional company, that has the requisite skills and experience to run LW. A real company has a reputation and its survival at stake. The company can be held accountable/liable unlike the current situation where no one is held accountable or liable except the owners who end up with the short end of the stick.

Sharon Campbell

John, I agree with you that whatever entity is charged with managing LW must be educated, experienced, ethical, and use best practices in all they do, including contracting, where there may be the most problems. It is most shocking to me how our current GM and staff have been able to get away with not maintaining our property properly, especially our buildings. We did a search for a management company where I lived in SW DC until coming here in 205, and it was a difficult process. Often, there are community management companies that handle the "back room" work for a community as well as functioning sort of like a management search company for a general manager. Most often, they have a "stable" of general manager types with a variety of backgrounds. (The rest of this post is kind of long.) I guess what I would like to share is, that first, there is the Request for Information (which we did not do) that goes out to many companies with more macro data regarding the parameters of what is needed, and then a Request for Proposal (which is where we started) which is longer and more specific to what will be in a contract, and then you evaluate the proposals and have those who've responded in for interviews.

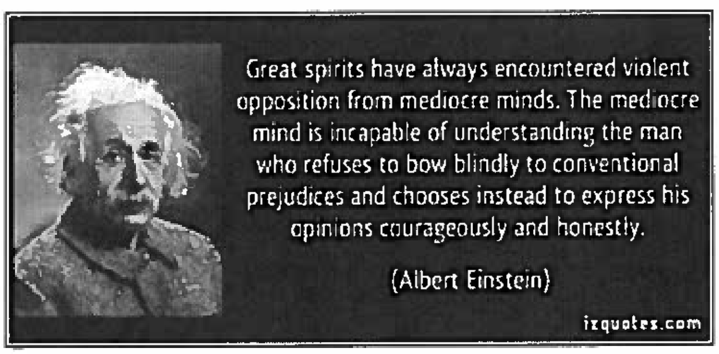
But a full due diligence must be used at each stage in determining what a community needs and how various companies might meet those needs. Are their resources deep enough? All along this process, a contract should be in the works establishing a ton of detail about responsibilities, expectations, etc.

None of this is easy because the misunderstandings begin at the start of the process where very few people at any level in a community understand any or all of these steps, much less how to implement them. Also, people simply don't want to do the work. We were lucky at least in the fact that our Board only required one Board member to be on the search committee (and he was honest in his communications with the board and supportive of our work) and otherwise we were about 6 people with varying degrees of knowledge of these processes working well together and understanding what was needed. But, we didn't really have proper oversight on what we did. I think we could have greatly benefited from having a talented highly knowledgeable consultant to review our work, but it turned out mostly good. They're still using the same management company, altho I know there were "getting on the same page" growing pains.

If we plan on being around for another 50 years, these are the processes that need to happen. The "Strategic Planning" committee is several steps ahead of this because, in my experience, they have not been allowed to take a step back and view LW holistically to determine what needs to occur. In the meeting I attended where they were letting us know what they were going to do, they certainly seemed to have the knowledge and background necessary, but when the survey came out, unfortunately it was not at all what they had discussed and in fact was an "invalid" survey. (That takes another long post to describe why, but my masters project was a company survey and there are some quite basic things that make a survey valid or not.) That was really disappointing because I'm pretty sure they could have done it correctly, if allowed.

Anyway, sorry this is so long; probably not too many folks will be interested.

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

Appendix W

Shirley, Lori

From: Shirley, Lori
Sent: Monday, November 5, 2018 4:28 PM
To: 'admin@justus.group'
Cc: justus organization; tmo@townmeetingorganization.com; LW Green
Subject: RE: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Hi Sheryl,

The Area 2 review team has completed a review of the revised plans in ePlans. We have made these comments available to the Applicant's consultants (Stantec) in the ePlans system. The revised plans are not in DAIC because these technically haven't been accepted as ready to take back to the Planning Board. Once these have been accepted in ePlans, after the consultant addresses our review comments, the latest version of the plans will be available in DAIC. Thank you for your inquiry.

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

EXCELLENCE
M-NCPPC 90

From: admin@justus.group <admin@justus.group>
Sent: Monday, November 5, 2018 4:04 PM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Cc: justus organization <justus@justus.group>; tmo@townmeetingorganization.com; LW Green <lwgreen@justus.group>
Subject: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!
Importance: High

Lori:

From: "admin@justus.group" <admin@justus.group>
Date: October 31, 2018 10:33:21 AM EDT
To: Lori Shirley <lori.shirley@montgomeryplanning.org>
Cc: justus organization <justus@justus.group>, tmo@townmeetingorganization.com, LW Green <lwgreen@justus.group>
Subject: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Kevin Flannery announced yesterday that your staff will have completed review of the LW site plan and that comments should be posted yesterday - however, I find no comments or updates: http://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=820170120

oh and by the way - they have still failed to seek or obtain community CONSENSUS!!

slk

From: "admin@justus.group" <admin@justus.group>
Date: October 22, 2018 12:17:52 PM EDT
To: Lori Shirley <lori.shirley@montgomeryplanning.org>
Cc: justus organization <justus@justus.group>, members <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>
Subject: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Thank you Lori:

1. there is still no update showing LW submission(s) nor does the site reflect the numerous LW resident emails opposing the building and/or those citing LW failure to obtain unit owner consensus:

http://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=820170120

slk

From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
Date: October 22, 2018 11:40:22 AM EDT
To: "admin@justus.group" <admin@justus.group>
Cc: justus organization <justus@justus.group>, LW Green <lwgreen@justus.group>, members <members@townmeetingorganization.com>
Subject: RE: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Hi Sheryl,

Yes, the ePlans system is a paperless, electronic process where review staff make mark-up change comments in it. After the reviewers complete their tasks, the comments are available for the consultant to view and address with further revisions to the plans/materials. In this review, there is no face-to-face meeting. Please let me know if you have any other questions.

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

EXCELLENCE
M-NCPPC 90

From: admin@justus.group <admin@justus.group>
Sent: Thursday, October 18, 2018 9:35 AM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Cc: justus organization <justus@justus.group>; LW Green <lwgreen@justus.group>; members <members@townmeetingorganization.com>
Subject: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Thank you Lori.

Does "Review comments will then be provided to the Applicant's (Leisure World) consultant in ePlans" - mean that all Park & Planning comments will be made online and NOT in a face to face meeting?

slk

From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
Date: October 18, 2018 9:22:40 AM EDT
To: JustUs admin <admin@justus.group>
Subject: RE: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Sheryl,
The revised plans and materials are under review. We anticipate completing the review by early to mid-next week. Review comments will then be provided to the Applicant's consultant in ePlans. Thanks for your inquiry.

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

EXCELLENCE
M-NCPPC 90

From: JustUs admin <admin@justus.group>
Sent: Wednesday, October 17, 2018 10:31 AM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Subject: Fwd: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

status please.

slk

From: **Shirley, Lori** <lori.shirley@montgomeryplanning.org>
Date: Fri, Oct 5, 2018 at 11:44 AM
Subject: RE: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!
To: "admin@justus.group" <admin@justus.group>

Sheryl,

The revised plans and materials are under review. The materials include many documents that we requested in January. The Department went paperless in 2013 and so ePlans is the electronic plan/records system for this type of development plan. No meeting between the Applicant and Area 2 staff has been scheduled.

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

EXCELLENCE
M-NCPPC 90

From: admin@justus.group <admin@justus.group>
Sent: Tuesday, October 2, 2018 4:19 PM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Cc: justus organization <justus@justus.group>; members@townmeetingorganization.com; LW Green <lwgreen@justus.group>; lwdogs@justus.group
Subject: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Thank you Lori:

Yes, as identified in email sent yesterday - the 1/2/18 filing shows as an item on DAIC -

The question asked was, haw LW has filed their "revised site plans", to which you have responded, yes and that it is now "under review in ePlans".

What is "ePlans"? Have you reviewed the submission(s)? Have there been any meetings and/or are there any meetings scheduled between staff and LW?

slk

From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
Date: October 2, 2018 4:01:07 PM EDT
To: "admin@justus.group" <admin@justus.group>

Cc: justus organization <justus@justus.group>, "members@townmeetingorganization.com" <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>
Subject: RE: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Hi Sheryl,

I want to clarify with you the statement that "DAIC fails to reflect any filings since Jan. 2018." Please tell me whether or not you can access/view the 1.2.2018, 46-page Leisure World of Maryland Administration Building Space Needs Assessment and Preliminary Systems Review (dated 8.8.12)? On my end I can view and access this document. It's the only document uploaded in 2018 under the **Submitted Supporting Documents** category. If you can't view it, that may be because the metadata was not loaded, and if that's the situation, it's probably my oversight.

The recent submittal of the revised site plan and other materials in ePlans is under review. The quote you provided below is from a phone conversation I had yesterday with Carl Shoolman, a Leisure World resident. He called me to check on the status of the revised site plan submittal. And yes, I told him a revised submittal came in late last week and it's under review in ePlans. The materials have to be reviewed before these can be "accepted" and eventually made available for the public in DAIC.

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

EXCELLENCE

From: admin@justus.group <admin@justus.group>
Sent: Monday, October 1, 2018 8:13 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 - there is NO CONSENSUS!
Importance: High

Lori:

DAIC fails to reflect any filings since Jan. 2018

http://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=820170120

The following was reported on an online site, is it correct?

"Leisure World submitted its revised proposal on Friday to the County Planning Board. The Board's Project Manager, Lori Shirley, told me today that she would look at everything to see if it's acceptable. Apparently, was quite a lot, including sign-in sheets for meetings and meeting notes. === I don't know of any community-wide efforts to obtain resident views on the proposed administration building or the the proposed plan changes? Were there any?"

slk

From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
Date: September 24, 2018 3:36:21 PM EDT
To: "admin@justus.group" <admin@justus.group>
Cc: justus organization <justus@justus.group>, "members@townmeetingorganization.com" <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>, "Mills, Matthew" <matthew.mills@mncppc.org>
Subject: RE: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Sheryl,

The Department has not received the revised site plan submittal as of today.

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

From: admin@justus.group <admin@justus.group>
Sent: Thursday, September 20, 2018 9:44 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 - there is NO CONSENSUS!
Importance: High

Lori:

Despite that which Tom Snyder announced at the Aug. 28, 2018 LWCC BOD meeting and this FEP Update contained in the LWCC 9/25/18 BOD Agenda Packet, I have just checked and see nothing documented on the DAIC:

http://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=820170120

what is the status?

slk

From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
Date: July 20, 2018 2:33:59 PM EDT
To: "admin@justus.group" <admin@justus.group>
Cc: "Mills, Matthew" <matthew.mills@mncppc.org>, justus organization <justus@justus.group>, "members@townmeetingorganization.com" <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>, "lwdogs@justus.group" <lwdogs@justus.group>, ben kramer <kramerdelegate19@aol.com>, vaughn stewart <vaughnstewart3@gmail.com>, "Sanders, Carrie" <carrie.sanders@montgomeryplanning.org>, "Butler, Patrick" <patrick.butler@montgomeryplanning.org>
Subject: RE: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

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
M-NCPPC

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)

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"*-**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

Shirley, Lori

From:	admin@justus.group
Sent:	Monday, November 5, 2018 8:43 PM
To:	mont.co.planningboard@justus.group; justus organization; tmo@townmeetingorganization.com; LW Green; lwdogs@justus.group
Cc:	vaughn stewart; Marc Elrich
Subject:	Admin building---"there is the need for a full forensic audit of LW of Maryland"

I send this in response to what Sharon Campbell wrote below...It is reported that a person, a Robert Mueller(?), should soon be completing some work he has been doing? Who knows? Age wise, he would be eligible to own in Leisure World. He does have an established record of ferreting scofflaws. Seems quite good at what he does? Bet LW Management would love his type.

As a CT Scan reveals concealed anatomical anomalies when used in the field of Medicine - a forensic audit can find things missing from the body of bookkeeping. Bean Counters nestled in Corporations get hives just thinking about such a thing happening...you might too if you were a "hider"...

Bob Ardike

Arsenetta Hawthorne

Fix the roof.

Dee Smith:

Just a suggestion: Would free Valet Parking assist those residence who need help entering the restaurants? Resale funds could pick up the cost.

babs gould

at County and/or State expense - as part of an investigation

John Feldmann

Checks can be traced, but cash is much more difficult to trace.

Sharon Campbell

Re: Forensic Audits...they're nice to contemplate but enormously expensive to do and usually would be worthless in terms of finding monies or favors flowing in any direction. Even if people care more about themselves than those for whom they work, they aren't usually stupid enough to leave a trail. And, to dig deep enough to get law suit proof evidence is virtually impossible, altho I'm sure it's been done somewhere at some time. My concerns were ignored by a Board where I lived in DC and they began a forensic audit on a manager...about 6 months and $100k later, they dropped it because they had barely dusted off half the documents they might need, couldn't find most of what they were looking for, etc.

further comments from a realtor and former state prosecuting attorney:

From: RENATE CASKEY <RENATE.CASKEY@Longandfoster.com>
Date: November 3, 2018 6:27:00 PM EDT
To: "mont.co.planningboard@justus.group" <mont.co.planningboard@justus.group>, vaughn stewart <vaughnstewart3@gmail.com>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, "admin@justus.group" <admin@justus.group>
Cc: justus organization <justus@justus.group>, "tmo@townmeetingorganization.com" <tmo@townmeetingorganization.com>, LW Green <lwgreen@justus.group>, "lwdogs@justus.group" <lwdogs@justus.group>
Subject: Re: Admin building

Since Club House 1 is of the same "Vintage", I am puzzled that the Board decided to renovate that property. Why did they not recommend to tear it down too?????? What was their explanation to their renovation decision???????

York Van Nixon III

One has to wonder to whom some consulting checks from Streetsense are made. Follow the money

Jerry Joyce

Where there is no competitive bidding and where stakeholders are denied requests to see the books, one must ask if some mischief is afoot. If a new administration building is set to be constructed, there will be, as always, cost overruns that may costs millions more- to be paid for by residents here who are little prepared on fixed incomes to have their monthly condo fees increased - maybe doubled? It's time to wake up to what's going on here.

babs gould

there is the need for a full forensic audit of LW of Maryland

Dee Smith

ABSOLUTLY !

Diane Knot

What is the logic for preferring to tear down and construct an administration building (AB) in a NEW location? Remodel the AB on it's current site. The mold and asbestos (if found) would have to be removed even if the AB is torn down.

We are within steps of a wonderful shopping center. We don't need an on-site real estate office, credit union, or a larger parking lot (AB current site). If the current AB is moved, it will take decades for the saplings replacing the 60 destroyed trees, to mature.

LW employees have had to work in an environment with unhealthy mold for a long time. The mold is due to property neglect by LW management. Do some research. To see how the Trust properties have been neglected you can look at this website https://www.justus.group/gallery/drainage/drainage-whats-new. While there, check out the complete gallery.

Love or hate the group JustUs, these photos and videos don't lie. You will see it's not just the AB in need of attention. LW management must correct what their neglect has caused to all LW Trust properties. With proper management these properties would have been in great shape. As you look at the website, remember what you did as a homeowner. For example, you would never live with mold and to that end you made sure your gutters were properly installed and rain was directed AWAY from your foundation.

Diane Knot

What is the logic for preferring to tear down and construct an administration building (AB) in a NEW location? Remodel the AB on it's current site. The mold and asbestos (if found) would have to be removed even if the AB is torn down.

We are within steps of a wonderful shopping center. We don't need an on-site real estate office, credit union, or a larger parking lot (AB current site). If the current AB is moved, it will take decades for the saplings replacing the 60 destroyed trees, to mature.

LW employees have had to work in an environment with unhealthy mold for a long time. The mold is due to property neglect by LW management. Do some research. To see how the Trust properties have been neglected you can look at this website https://www.justus.group/gallery/drainage/drainage-whats-new. While there, check out the complete gallery.

Love or hate the group JustUs, these photos and videos don't lie. You will see it's not just the AB in need of attention. LW management must correct what their neglect has caused to all LW Trust properties. With proper management these properties would have been in great shape. As you look at the website, remember what you did as a homeowner. For example, you would never live with mold and to that end you made sure your gutters were properly installed and rain was directed AWAY from your foundation.

Dee Smith

Have you forgotten how many years teachers and children attending MCPS k-12 were exposed to ASBESTOS and in some cases MOLD! We where told this was not a health issues. As long as asbestos containing materials were not disturbed or damaged there wouldn't be a problem with fibers getting into the air. Due to lack of funds the asbestos was removed and schools were refurbished. So if this was a satisfactory solution for schools, why not for our administration building. How many trust property still have asbestos?

York Van Nixon III

Renovation of the Admin Building is more fiscally responsible than replacing it. A comprehensive feasibility has not been conducted by an independent company. Has anyone seen three competitive bids for replacement or renovation? This plan or lack thereof reeks of chicanery.

babs gould

Of course the roof will need replacement - as do all roofs -- the General Manager made the decision he didn't want renovation -convincing the BOD to go along with his plan while leaving the building to remain in a state of disrepair

Kathy Harris

We need a new building.

babs gould

Kathy - are you a professional engineer that has conducted a feasiblity study of the building?

Dee Smith

We want a professional engineer to conduct a feasible study!

Norman Holly

Yeah, get a new building because a pipe is pouring water onto a roof that reveals it inside. Or maybe we should repair the pipe? It's difficult to make a decision.

babs gould

LW BOD has twice rubber stamped General Manager's plan that no study be conducted - of course such a study would reveal the years of neglect and failure to maintain.

York Van Nixon III

Burying our heads in pillows of silence is exactly the hope of LWMC and complicit members of our all-not-knowing LWCC. Keep the thread going until ears burn with guilt.

Armeda Nosal

I wish they would hurry up. We need parking spaces closer to the restaurants.

babs gould

oh yes, parking spaces close to the restaurants is absolutely the reason to spend at least 10 million dollars when all it would take is redoing the parking lot when renovating the building for $3million - brilliant reason!

babs gould

what "we" need is a professional engineering cost assessment to renovate the rare Prairie architectural style (originally derived from architects including Frank Lloyd Wright). In a meeting held with the Mont. Park & Planning, the Historical Preservation director advised that Leisure World submit an application for historical preservation of the building - which would provide grants and funding for renovation as well as tax benefits. The response by those board of directors behind the game plan to destroy the building was their laughing out loud.

Kathy Harris

No Babs, I'm not a professional engineer. It's beating a dead horse. Where do you think the money will come from to pay for professional engineers or anything else that needs to be studied? LW residents, out of our dues. The people that started a class action lawsuit or something, who does everyone think paid for the lawyers for LW? We did. And each study that you want, I bet is not free where do think LW will get the money from. The more people hold this thing up, the more it will cost. I guess no one has problem with them spending money about every 3 years to repair our main road that doesn't need it.

Kathy Harris

Fees, dues, basically the same. I have a place someplace else and they refer to it as dues. Like Carl said, let's stop the repetitive posts.

Kathy Harris

Maybe the people who want a professional study should pay for it. Seems like I see pretty much the same names that are against a new building.

babs gould

just another example of management failure to maintain trust property-

York Van Nixon III

What happened to Comparison Shopping?

For many, if not most of us, purchasing a home was our biggest investment. I wonder how many of you bought the first house on your realtor's list. And unless you were buying new construction, chances are high you calculated the costs to update the dwelling as opposed tearing down the existing structure and building from the ground up. And when it came to deciding on a contractor, did you take a bid from only one company? Of course not! We comparison-shop for just about everything we buy, including a final resting place. Not doing so can lead to grave consequences. Streetsense, the same company that gave us the shoddy work for the renovations of the Crystal Ballroom, the Terrace Room, the Stein Room, the Café Bistro, and the restrooms, has been picked from a list of none for one of the largest single expenditures in Leisure World history.
Why did Streetsense recommend a new building instead of renovation? The answer is obvious: The difference is about 4-5 million dollars more in their pockets and out of ours. You do cannot know the true cost of anything without price comparison. The lack of competitive bidding is not limited to LWMC. Not price and service shopping is ingrained in Leisure World culture. Many LW Mutuals just call PPD without thinking they could get a better price because their property manager is an employee of LWCC, which owns PPD. I recently listened to a blind LW resident asking their shopping helper at Giant about the price and color of bananas. They were on sale. One does not need eyes to see the green ones (new ones) are not ripe.

John Feldmann

Mr. Nixon, what you say is perfectly logical. It refers to being reasonable and prudent with expenditures. However, the LW leadership's attitude of money is no object demonstrates that logic is not a consideration. The justification for a new building seriously lacks substance. Just because it was in some plan years ago to build a new building, doesn't mean it is needed. A professional-ethical manager would never conduct business the way LW does. LW needs a professional company, that has the requisite skills and experience to run LW. A real company has a reputation and its survival at stake. The company can be held accountable/liable unlike the current situation where no one is held accountable or liable except the owners who end up with the short end of the stick.

Sharon Campbell

John, I agree with you that whatever entity is charged with managing LW must be educated, experienced, ethical, and use best practices in all they do, including contracting, where there may be the most problems. It is most shocking to me how our current GM and staff have been able to get away with not maintaining our property properly, especially our buildings. We did a search for a management company where I lived in SW DC until coming here in 205, and it was a difficult process. Often, there are community management companies that handle the "back room" work for a community as well as functioning sort of like a management search company for a general manager. Most often, they have a "stable" of general manager types with a variety of backgrounds. (The rest of this post is kind of long.) I guess what I would like to share is, that first, there is the Request for Information (which we did not do) that goes out to many companies with more macro data regarding the parameters of what is needed, and then a Request for Proposal (which is where we started) which is longer and more specific to what will be in a contract, and then you evaluate the proposals and have those who've responded in for interviews.

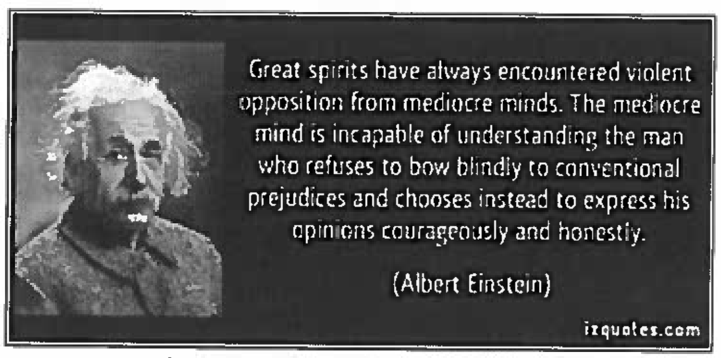
But a full due diligence must be used at each stage in determining what a community needs and how various companies might meet those needs. Are their resources deep enough? All along this process, a contract should be in the works establishing a ton of detail about responsibilities, expectations, etc.

None of this is easy because the misunderstandings begin at the start of the process where very few people at any level in a community understand any or all of these steps, much less how to implement them. Also, people simply don't want to do the work. We were lucky at least in the fact that our Board only required one Board member to be on the search committee (and he was honest in his communications with the board and supportive of our work) and otherwise we were about 6 people with varying degrees of knowledge of these processes working well together and understanding what was needed. But, we didn't really have proper oversight on what we did. I think we could have greatly benefited from having a talented highly knowledgeable consultant to review our work, but it turned out mostly good. They're still using the same management company, altho I know there were "getting on the same page" growing pains.

If we plan on being around for another 50 years, these are the processes that need to happen. The "Strategic Planning" committee is several steps ahead of this because, in my experience, they have not been allowed to take a step back and view LW holistically to determine what needs to occur. In the meeting I attended where they were letting us know what they were going to do, they certainly seemed to have the knowledge and background necessary, but when the survey came out, unfortunately it was not at all what they had discussed and in fact was an "invalid" survey. (That takes another long post to describe why, but my masters project was a company survey and there are some quite basic things that make a survey valid or not.) That was really disappointing because I'm pretty sure they could have done it correctly, if allowed.

Anyway, sorry this is so long; probably not too many folks will be interested.

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

Shirley, Lori

From: admin@justus.group
Sent: Tuesday, November 6, 2018 11:02 AM
To: mont.co.planningboard@justus.group; Montgomery County Council; vaughn stewart; Marc Elrich
Cc: justus organization; tmo@townmeetingorganization.com; LW Green; lwdogs@justus.group; communicationsadvisorycommittee@justus.group
Subject: MORE FROM THE "MEDIAN" PERSON...from Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Date: November 5, 2018 11:47:47 PM EST
Cc: LW Board of Directors <board@lwmc.com>, Leisure World News <lwnews@lwmc.com>
Subject: MORE FROM THE "MEDIAN" PERSON...from Bob Ardike

Do you recall an email I sent to you? It dealt with an occurrence from Saturday. Remember...? Ok! This should help...

NOT ALLOWED TO Vote So I Pray!

I Own A Unit In Leisure World

Well! The conversation continued yesterday(Sunday) **in Clubhouse II** by the fireplace. I will refer to the individual expressing **"OPINIONS"** as **"Median Person"**...here's how that went...

Median Person...begins speaking...

"Bob! You're how old? **What...**mid 70s, maybe older (**Bob thinking...Damn! So it really shows..**)**?** Well! I'm **20** years your **junior.** Your generation, and the one before yours, are the 2 largest cohorts presently living in Leisure World. This, however, will change faster than you might imagine. Permit me to speculate...

Governance is Leisure World's 2018 **"hot button"** issue. The "issue" has been percolating for a few years now. It has finally and seriously surfaced. The number of **"closed"** Leisure World Board member **meetings,** on the matter, **attest** to this fact. So too are the numerous instances, by individual Board members, who are requesting assurances of personal indemnification should pending legal challenges prevail....

Here in essence is what Board members have been told...

"Don't worry! All of us are "shielded." We are protected by an indemnification insurance policy. You never have to be concerned about being subject to financial liability, due to actions taken while acting as a Board member.

As with everything else. This shielding is provided to you though the $$$ we, the LWCC, collect/take from all of the residents who, we claim, are NOT members/shareholders of the Leisure World Community Corporation. And as such, the 8,000 residents, who purchase Units in Leisure World, have no entitlement to ELECT Leisure World Board members. The LWCC bylaws make that clear.

But if the matter ever comes to a Jury trial things could change. Truth be known. It might be decided our bylaws DON'T trump the State of Maryland's HOA legislation. All we have to do is "hang tight." Spending whatever money it takes to drag the case out is not a problem. Remember, you, as Leisure World Board members, have unlimited access to whatever amount of $$$ it takes." ...

==

So, Bob! Do you get it? Do you really understanding what I am saying? Success pertaining to this GOVERNANCE issue is 'a Mountain Pretty High to Climb'.

While "hope" itself is never a viable strategy, at present you have little more than that. Yeah! I even know **'kat-woman' (slkatzman).**

She outflanked the Board just as their September Board meeting was starting. No one on the Board "had a clue" about what to do when **Katzman**, at the start of the meeting, brought attention to the fact that the Montgomery County Commission On Common Ownership Communities **(CCOC) had issued a 'Stay Order.'**

Chairperson, Paul E. seemed as confused & frozen as a deer caught in oncoming car headlights; Secretary/Treasurer, Henry J. seemed on the verge of 'setting his hair on fire, & General Manager Kevin F. appeared to simply be "lost!"

You want to know what the leadership of the Board did that day after they stopped 'hyperventilating'? They pretended they knew nothing about what they knew about. Then they blew the bugle to summon their legal team.

Here's what that accomplished. The Leisure World legal team inundated the CCOC with a 'flurry of counter intuitive argumentation."

What did that accomplish? **Katzman** was soon informed by the CCOC that the 'Stay' was lifted. And like I believe I told you, Katzman wasn't provided a single reason or explanation as to **why** the **CCOC turned 180 degrees** regarding the Stay.

That same CCOC meets the evening of Nov. 7, and the **Katzman v Leisure World** case is listed on the agenda. Hope, again I use that word. Hopes should not be raised for a ruling that restates the Stay. Why? Politics is one of the main reason. The **other** are the **machinations** that have 'shrouded' and seemingly immunized the Leisure World Community Corp. & its wholly owned subsidiary the LWMC. **Both seem Untouchable by either County or State officials.** Strange? Very Strange!

What remains as the last best hope for Change? Well! There is that supposedly 'class action lawsuit'. I can't recall the name of the law firm that filed the case, but I've heard it said that a number of the Board members have been told by Leisure World attorneys not to "sweat it." The reasoning being that **after several months without being 'served'**, one thing is clear. **That the opposing Law Firm is only capable of 'Firing Blanks!**

True or not? I cannot say. When rumors of pending legal action first began, a number of people claimed the Law Firm & the lead attorney, that would be handling the case, are as solid as the Rock of Gibraltar. Since the filing, not hearing of any subsequent action, doubt is developing. All that's left is to wait and see if anything happens…as the sand of time dribbles though the hour glass…

Bob! I know what I have narrated is not upbeat. So! Let me close on an entirely different note. With tomorrow being Election Day, a brief story about George Washington, first President, **when he was a boy** is in order. Here it comes…

George's father asks. "George! Yesterday, did you **push the family outhouse** into the River?" Young George responds.

"Yes, father. It was I who did that. For I cannot tell a lie."

A scowl crosses father's face. He says, "George! You are 'grounded' for the next month. There will be no cell phone use and you cannot invite friends over"

George responds! "**Why, father?** When I admitted I was the one who chopped down the cherry tree your reaction was different."

Father's response. **"When you chopped the cherry tree down, I was not sitting in it…"**

Bob Ardike

*** Please exercise your Civic Duty. Get out and Vote, if you already haven't, Tomorrow!!**

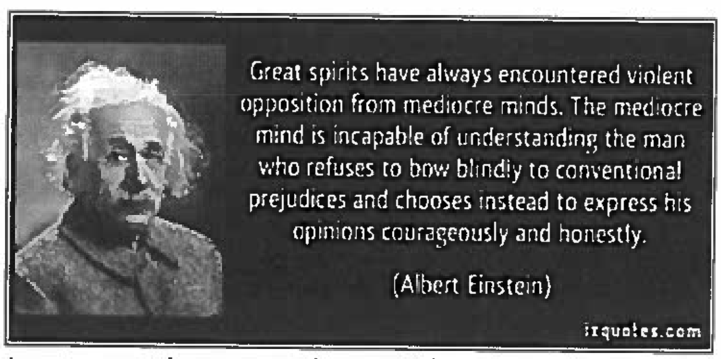
Challenging whatever IS… is not a "hallmark" noted for your generation or for the one that preceded you.

On the other hand, my younger generation, already locating in Leisure World, shows growing differences from the other 2 mentioned. At the present, small in numbers, but growing in size. And keep this in mind. The generation coming after mine will show even more differences.

Mine and their's will stay actively employed longer. We will not tolerate matters we see, deemed to be illogical, allowed to continue. We will more **generously band together,** using the skills we have acquired, to alter what you & others docilely accept, like the Governance issue existent in Leisure World.

Here's what I mean. There must be a number of lawyers residing in Leisure World among the current population of 8,000

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

Shirley, Lori

From: admin@justus.group
Sent: Wednesday, November 7, 2018 9:07 AM
To: mont.co.planningboard@justus.group; vaughn stewart; justus organization; tmo@townmeetingorganization.com; LW Green; lwdogs@justus.group; communicationsadvisorycommittee@justus.group
Subject: I WAS AT ANOTHER TABLE & OVERHEARD THE CONVERSATION...Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Date: November 7, 2018 8:26:32 AM EST
To: Admin JustUs <admin@justus.group>
Cc: LW Board of Directors <board@lwmc.com>, Leisure World News <lwnews@lwmc.com>, Montgomery County Council <county.council@montgomerycountymd.gov>, CCOC@montgomerycountymd.gov, vaughn stewart <vaughnstewart3@gmail.com>, bonniecullison@yahoo.com, ben kramer <kramerdelegate19@aol.com>, mark.anders@montgomerycountymd.gov, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>
Subject: I WAS AT ANOTHER TABLE & OVERHEARD THE CONVERSATION...Bob Ardike

TWO OWNERS CONVERSING WHILE PLAYING POOL IN LEISURE WORLD'S CLUBHOUSE II

Owner # 1. Did you hear about the Leisure Resident walking on the Georgia Ave. median Saturday & what he told that guy, Ardike, over a 2 day discussion?

Owner # 2. Yeah!

Owner # 1. What he told Ardike about how all of us residents at Leisure World are being "scammed" by the Leisure World Community Corporation ((LWCC) is true. When a Board of Directors is appointed or selected... bad, unfair things happen that shouldn't happen. The Leisure World Board of Directors really is **selected & NOT elected.** The Governance of Leisure World is a **mess,** being contrary to Maryland State Law, and needs to be changed. Know what I mean?

Owner # 2. Yeah!

Owner # 1. I know you follow the news of the day. Remember all that **mess** at the Univ. of Maryland, at College Park a couple of weeks ago? The Football Coach is **suspended;** then the Coach is **reinstated;** then One Day, just **One Single Day later,** the Coach is basically **fired.** That ***"donneybrook"*** came about when another **selected, & NOT elected,** Board, like the Leisure World Board, didn't know what they were doing. That Board is **not elected.** It is called the Board of Regents. It is made up of **17 appointed** members.

Hey! That has just reminded me. **Remember** the old **"jingle"** advertising **Wrigley's Doublemint** chewing gum? It was **"Double Your Pleasure With Doublemint!"** Well! Leisure World's **LWCC, Board of Directors** is **double** the size of the Board of Regents...**17** members for the Regents; **34** for the LW, BOD. The "jingle" advertising Leisure World could be **"We Can Double Any Mess... Cause We Got 34."** Nice touch, right?

Owner # 2. Yeah!

Owner # 1. Politics was responsible for changing the "situation" at the Univ. of Maryland. Politics was responsible for lifting the "Stay Order" imposed by the Montgomery County Commission on Common Ownership Communities (CCOC) on Leisure World's **LWCC's Board of Directors.** The "Stay Order" was imposed on Leisure World's **LWCC,** by the **CCOC** in the first place, because her, slkatzman's, *aka*

kat-woman, **case & its "line of reasoning" were unimpeachable.** Then "local politics" reared its ugly head. Katzman is notified the Stay Order is lifted. Here's the "Kicker." The "notification," **from the CCOC,** comes to Katzman **WITHOUT A SINGLE REASON OF EXPLANATION PROVIDED.**

Today, Nov. 7, at 7:00pm., the **CCOC,** holds a meeting in Rockville. The **Katzman v Leisure World** case is on the agenda. The only purpose for doing this is to "Publicly" confirm the decision it made without written comment. If, by chance, the **CCOC,** does something else, consider **"The Age of Miracles Has Returned."**

"Politics" are taking the side of Leisure World's **LWCC,** instead of the "Merits" of Maryland's HOA's provisions. **The specious, & "stupefying"** claim, that Owners of Units in Leisure World are not members of the Leisure World Corporation, will prevail. **Therefore,** the bylaws of the Corporation will be declared determinative. The result...owners of Units in Leisure World have no entitlement **to elect** Leisure World Board members.

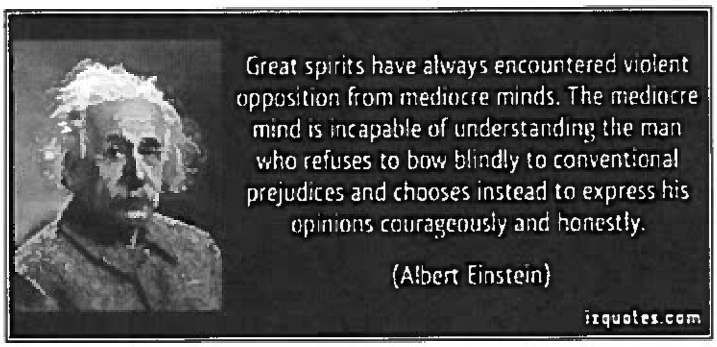
So! The November elections are now history. Unless some "political type" shows the courage to finally say, "the long ignored Leisure World matter needs careful scrutiny," the situation becomes "**Match, Set, Game! Leisure World Wins! Absurdity and the Past Prevail...Yet...If that class action lawsuit filed against Leisure World could be Resuscitated ...?** Well then. Who knows what the outcome might be...? Possibly "reset?"...

Say! Yo! Have you been paying attention to what I have been saying...or has your concentration been on making the last shot & winning this "8 Ball" game we've been playing?

Owner # 2 Yeah!

Bob Ardike

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

Appendix W

Shirley, Lori

From: admin@justus.group
Sent: Thursday, November 8, 2018 8:13 AM
To: mont.co.planningboard@justus.group; justus organization; LW Green; tmo@townmeetingorganization.com; lwdogs@justus.group; CCOC
Subject: Leisure World Putting Green...Conversation Overheard by Bob Ardike

From: Marybeth Ardike <marybeth.bob@gmail.com>
Date: November 8, 2018 6:59:15 AM EST
To: Admin JustUs <admin@justus.group>
Cc: LW Board of Directors <board@lwmc.com>, Leisure World News <lwnews@lwmc.com>, Montgomery County Council <county.council@montgomerycountymd.gov>, CCOC@montgomerycountymd.gov, vaughn stewart <vaughnstewart3@gmail.com>, bonniecullison@yahoo.com, ben kramer <kramerdelegate19@aol.com>, mark.anders@montgomerycountymd.gov, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>
Subject: Leisure World Putting Green...Conversation Overheard by Bob Ardike

I was at the Leisure World **putting green yesterday.** Not for long, though. Two other owners showed up. One guy did **more conversing** with the other guy **than** practice putts. **Here is what I overheard....**
==

Owner # 1. I'm glad the election is over. My mail box "needs a rest!" Day after day. Campaign material filled it. Sure glad Marc Elrich won. Turned out to be no real contest. Won handily. He swamped the opposition. Good man; smart man; caring individual. Montgomery County is fortunate to have him as a County Executive.

You know who else won? Well! I'll tell you. Sid Katz won. Leisure World is in the District he represents. That's the 3rd District?

He retained his seat on the Council. **Had no opposition** on the ballot. Except...I was told by an "insider." Turns out a lot of people wrote in, on the ballot, the name of a Leisure World resident. Seems the person received votes **even beyond** Leisure World. **Total Surprise!** The write-in was Leisure World resident

slkatzman, aka, "kat-woman."

People are attempting to keep that information from Sid K. It is said he has thin skin. He takes any, **perceived**, affront **too** personally. They also want to keep it from the Leisure World resident, Phil Marks. Did you know he has **deep ties** to Sid Katz? Does his name "ring a bell for you?" He's the Guy at Leisure World who sees every Leisure World Advisory Committee needing the benefit of his personal expertise. He must be on 8 or 10 of those Committees?

Hey! I got one for you. Do you know why male golfers playing on the Leisure World Golf Course wear 2 sets of pants? It's in case they get a "Hole in One." Had you heard that one?

Owner # 2 Nah!

Owner # 1. Say! Another thing. A lot of folks who play the golf course at Leisure World generally make an observation. They claim the golf ball they hit here seems to get less and less distance, on each hole, with every passing year. They say the reason for this may be that **the "air"** at Leisure World has **developed a "SAG?"** This could be due to less oxygen in the air? You know! Could be?
For years now, there has been a lot of needless cutting down of trees on the golf course. Trees use CO2 to produce Oxygen. Less oxygen; greater the sag. After a while it shows. Ever hear of the phenomenon?

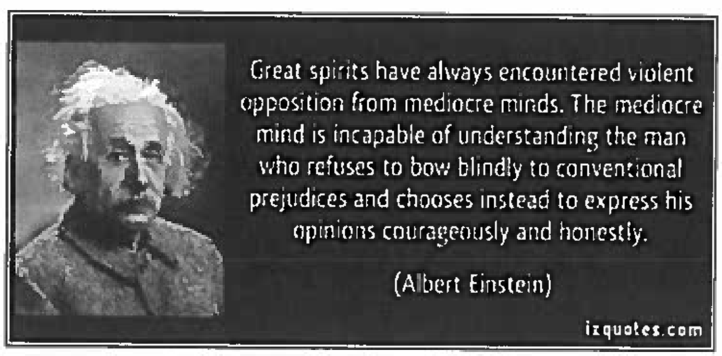
Owner # 2. Nah!

Owner # 1. It's gotten chilly. **I'm leaving.** You, too?

Owner # 2. Nah! I like to **putt when** IT'S **QUIET.**
======================================

I also began to putt...the "conversation(?)" was over...Bob Ardike

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

Shirley, Lori

From: admin@justus.group
Sent: Thursday, November 8, 2018 12:25 PM
To: Marc Elrich
Cc: Hadi Mansouri; George Muste; David Burch; Feldmann; James.Sackett@montgomerycountymd.gov; Jerry Joyce; justus organization; tmo@townmeetingorganization.com; LW Green; diane.jones@montgomerycountymd.gov; clark.beil@montgomerycountymd.gov; Montgomery County Council; mont.co.planningboard@justus.group
Subject: Question re: invasive engineering study on a Leisure World building

the question is:

when a private (not County/State) inspection is conducted and upon opening building walls/floors,ceilings, the inspection reveals rust/asbestos, etc. - would the openings be permitted to be closed or does County (or State) law require the work be done once documented?

From: Joan Hecht <joan_hecht@yahoo.com>
Date: November 8, 2018 11:05:04 AM EST
To: admin@justus.group
Subject: Re: : Question re: invasive engineering study on a Leisure World building

How many people does it take to answer a simple question? As I see it you have stated it clearly.

Joan

From: JustUs admin <admin@justus.group>
Date: November 8, 2018 10:07:05 AM EST
To: Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, justus organization <justus@justus.group>, vaughn stewart <vaughnstewart3@gmail.com>, LW Green <lwgreen@justus.group>
Subject: Fwd: : Question re: invasive engineering study on a Leisure World building
Reply-To: admin@justus.group

Marc: congratulations to us all in your election!

again request that you/your staff address this asap.

slk

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

Appendix W

Date: Wed, Nov 7, 2018 at 4:31 PM
Subject: : Question re: invasive engineering study on a Leisure World building
To: Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>

Your reply is requested.

slk

From: "admin@justus.group" <admin@justus.group>
Date: November 5, 2018 12:58:02 PM EST
To: Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>
Cc: Hadi Mansouri <hadi.mansouri@montgomerycountymd.gov>
Subject: Question re: invasive engineering study on a Leisure World building

Marc: your office is requested to obtain the answer to this question:

when a private (not County/State) inspection is conducted and upon opening building walls/floors,ceilings, the inspection reveals rust/asbestos, etc. - would the openings be permitted to be closed or does County (or State) law require the work be done once documented?

slk

From: "admin@justus.group" <admin@justus.group>
Date: November 2, 2018 12:33:44 PM EDT
To: Hadi Mansouri <hadi.mansouri@montgomerycountymd.gov>
Cc: Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>
Subject: Question re: invasive engineering study on a Leisure World building

From: "admin@justus.group" <admin@justus.group>
Date: November 1, 2018 9:48:29 AM EDT
To: Hadi Mansouri <hadi.mansouri@montgomerycountymd.gov>
Cc: George Muste <George.Muste@montgomerycountymd.gov>, David Burch <David.Burch@montgomerycountymd.gov>, john feldmann <jjjf1234@gmail.com>, James.Sackett@montgomerycountymd.gov, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, Feldmann <jjf3353@comcast.net>, Jerry Joyce <jerryjoyce40@gmail.com>
Subject: Question re: invasive engineering study on a Leisure World building

now you are saying that the County will perform a free invasive engineering study to determine the viability and cost of renovating a building?

slk

From: "Mansouri, Hadi" <Hadi.Mansouri@montgomerycountymd.gov>
Date: November 1, 2018 9:31:46 AM EDT
To: "admin@justus.group" <admin@justus.group>
Cc: "Muste, George" <George.Muste@montgomerycountymd.gov>, "Burch, David" <David.Burch@montgomerycountymd.gov>, "Elrich's Office, Councilmember" <Councilmember.Elrich@montgomerycountymd.gov>, john feldmann <jjjf1234@gmail.com>, "Sackett, James" <James.Sackett@montgomerycountymd.gov>
Subject: RE: Question re: invasive engineering study on a Leisure World building

If one is doing these types of work then why there is no permit! if you have permit then why there is a private inspector in lieu of free inspection that county must do!

Can you please tell me exactly what is that you trying to get answer for?

Hadi Mansouri
Chief Operating Officer
Department of Permitting Services
255 Rockville Pike, 2nd floor
Rockville, Maryland 20850
240 777 6233
240 777 6258 FAX
240 777 0311 TTY

From: admin@justus.group [mailto:admin@justus.group]
Sent: Thursday, November 1, 2018 9:15 AM
To: Mansouri, Hadi <Hadi.Mansouri@montgomerycountymd.gov>
Cc: Muste, George <George.Muste@montgomerycountymd.gov>; Burch, David <David.Burch@montgomerycountymd.gov>; Elrich's Office, Councilmember <Councilmember.Elrich@montgomerycountymd.gov>; john feldmann <jjjf1234@gmail.com>
Subject: Question re: invasive engineering study on a Leisure World building

From: "admin@justus.group" <admin@justus.group>
Date: October 31, 2018 3:50:21 PM EDT
To: "Mansouri, Hadi" <Hadi.Mansouri@montgomerycountymd.gov>
Cc: "ames.Sackett@montgomerycountymd.gov" <ames.Sackett@montgomerycountymd.gov>, "Muste, George" <George.Muste@montgomerycountymd.gov>, "Burch, David" <David.Burch@montgomerycountymd.gov>, "Elrich's Office, Councilmember" <Councilmember.Elrich@montgomerycountymd.gov>, john feldmann <jjjf1234@gmail.com>, Jerry Joyce <jerryjoyce40@gmail.com>
Subject: Re: Question re: invasive engineering study on a Leisure World building

you are stating that in having a private engineering inspection done, one that includes drilling, cutting into the privately owned community building, finding areas that include mold, rust and asbestos - the owners can simply close up the openings without any County/State regulations requiring repair, correct?

slk

From: "Mansouri, Hadi" <Hadi.Mansouri@montgomerycountymd.gov>
Date: October 31, 2018 3:27:07 PM EDT
To: "admin@justus.group" <admin@justus.group>
Cc: "ames.Sackett@montgomerycountymd.gov" <ames.Sackett@montgomerycountymd.gov>, "Muste, George" <George.Muste@montgomerycountymd.gov>, "Burch, David" <David.Burch@montgomerycountymd.gov>, "Elrich's Office, Councilmember" <Councilmember.Elrich@montgomerycountymd.gov>, john feldmann <jjjf1234@gmail.com>, Jerry Joyce <jerryjoyce40@gmail.com>
Subject: RE: Question re: invasive engineering study on a Leisure World building

It is a civil issue.

Hadi Mansouri
Chief Operating Officer
Department of Permitting Services
255 Rockville Pike, 2nd floor
Rockville, Maryland 20850
240 777 6233
240 777 6258 FAX
240 777 0311 TTY

From: admin@justus.group [mailto:admin@justus.group]
Sent: Wednesday, October 31, 2018 2:36 PM
To: Mansouri, Hadi <Hadi.Mansouri@montgomerycountymd.gov>
Cc: ames.Sackett@montgomerycountymd.gov; Muste, George <George.Muste@montgomerycountymd.gov>; Burch, David <David.Burch@montgomerycountymd.gov>; Elrich's Office, Councilmember <Councilmember.Elrich@montgomerycountymd.gov>; john feldmann <jjjf1234@gmail.com>; Jerry Joyce <jerryjoyce40@gmail.com>
Subject: Re: Question re: invasive engineering study on a Leisure World building

privately contracted invasive engineering study to determine the viability and cost of renovating a community owned building.

From: "Mansouri, Hadi" <Hadi.Mansouri@montgomerycountymd.gov>
Date: October 31, 2018 2:26:38 PM EDT
To: "admin@justus.group" <admin@justus.group>, "ames.Sackett@montgomerycountymd.gov" <ames.Sackett@montgomerycountymd.gov>, "Muste, George" <George.Muste@montgomerycountymd.gov>, "Burch, David" <David.Burch@montgomerycountymd.gov>, "Elrich's Office, Councilmember" <Councilmember.Elrich@montgomerycountymd.gov>
Cc: john feldmann <jjjf1234@gmail.com>, Jerry Joyce <jerryjoyce40@gmail.com>
Subject: RE: Question re: invasive engineering study on a Leisure World building

Again your question can't be answered as stated. What is the scope of work for the private inspector? Why the private inspector is at the site? What type of inspection is he/she doing? Is it a home buying inspection? Or is it a third party inspection approved by county under building permit?

Hadi Mansouri
Chief Operating Officer
Department of Permitting Services
255 Rockville Pike, 2nd floor
Rockville, Maryland 20850
240 777 6233
240 777 6258 FAX
240 777 0311 TTY

From: admin@justus.group [mailto:admin@justus.group]
Sent: Wednesday, October 31, 2018 1:17 PM
To: Mansouri, Hadi <Hadi.Mansouri@montgomerycountymd.gov>; ames.Sackett@montgomerycountymd.gov; Muste, George <George.Muste@montgomerycountymd.gov>; Burch, David <David.Burch@montgomerycountymd.gov>; Elrich's Office, Councilmember <Councilmember.Elrich@montgomerycountymd.gov>
Cc: john feldmann <jjjf1234@gmail.com>; Jerry Joyce <jerryjoyce40@gmail.com>
Subject: Question re: invasive engineering study on a Leisure World building

the question is - **when a private (not County/State) inspection is conducted and upon opening building walls/floors,ceilings, the inspection reveals rust/asbestos, etc. - would the openings be permitted to be closed or does County (or State) law require the work be done once documented?**

From: "Mansouri, Hadi" <Hadi.Mansouri@montgomerycountymd.gov>
Date: October 31, 2018 12:57:33 PM EDT
To: "admin@justus.group" <admin@justus.group>
Cc: "Sackett, James" <James.Sackett@montgomerycountymd.gov>, "Muste, George" <George.Muste@montgomerycountymd.gov>, "Burch, David" <David.Burch@montgomerycountymd.gov>
Subject: RE: Question re: invasive engineering study on a Leisure World building

Your question is too general and cannot be answered as stated!
But these points may help:
If the rusted member is part of the existing structural and the rusted member is part of the scope of work then the question is how much rust is on the member. The degree that the member has been rusted is the kay factor for the inspector to take any action.
In regard to asbestos, State of Maryland is in charge of enforcing the requirements of working with asbestos, and it is not the county. The requirements of working with asbestos become enforceable only if asbestos has been disturb during construction. In that case if an inspector has noticed such a condition he or she would inform the project managers to contact the State.
I hope this would you

Hadi Mansouri
Chief Operating Officer
Department of Permitting Services

255 Rockville Pike, 2nd floor
Rockville, Maryland 20850
240 777 6233
240 777 6258 FAX
240 777 0311 TTY

From: admin@justus.group [mailto:admin@justus.group]
Sent: Wednesday, October 31, 2018 10:23 AM
To: Mansouri, Hadi <Hadi.Mansouri@montgomerycountymd.gov>; Bajan, Marilena <Marilena.Bajan@montgomerycountymd.gov>
Subject: Question re: invasive engineering study on a Leisure World building

From: "Jones, Diane" <Diane.Jones@montgomerycountymd.gov>
Date: October 31, 2018 10:18:27 AM EDT
To: "admin@justus.group" <admin@justus.group>
Subject: Automatic reply: Question re: invasive engineering study on a Leisure World building

I am out of the office without access to email.

If you need assistance, please contact Hadi Mansouri at hadi.mansouri@montgomerycountymd.gov or Marilena Bajan at marilena.bajan@montgomerycountymd.gov. Thank you.

From: "admin@justus.group" <admin@justus.group>
Date: October 23, 2018 1:35:47 PM EDT
To: diane schwartz jones <Diane.Jones@montgomerycountymd.gov>
Subject: Question re: invasive engineering study on a Leisure World building

From: "admin@justus.group" <admin@justus.group>
Date: October 22, 2018 10:12:43 AM EDT
To: diane schwartz jones <Diane.Jones@montgomerycountymd.gov>
Cc: Clark Beil <Clark.Beil@montgomerycountymd.gov>, john feldmann <jjjf1234@gmail.com>
Subject: Question re: invasive engineering study on a Leisure World building

Diane:

Clark suggests that your office might be able to answer this question:

if after opening building walls/floors,ceilings, and inspection reveals rust/asbestos, etc. - and the determination is that the work needed is extensive, would the openings be permitted to be closed or would the county require the work be done once documented?

slk

From: "Beil, Clark" <Clark.Beil@montgomerycountymd.gov>
Date: October 22, 2018 10:05:30 AM EDT
To: "admin@justus.group" <admin@justus.group>
Subject: Re: Question re: invasive engineering study on a Leisure World building

I'm sorry I'm not qualified to answer your question. Perhaps the Department of Permitting Services could be of assistance.

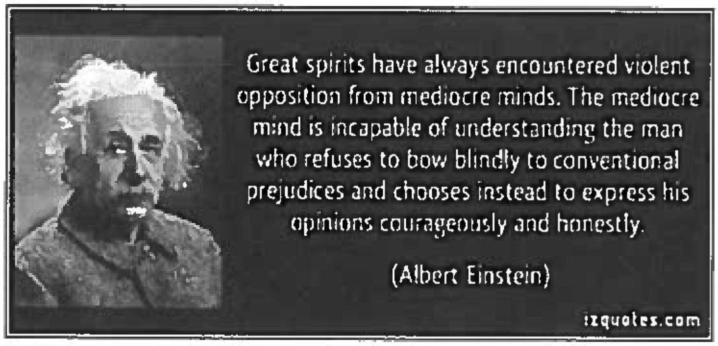
Clark R. Beil, MHA, FACHE
Sr. Administrator
Licensure and Regulatory Services
Montgomery County Dept. of Health and Human Serv.
255 Rockville Pike, Suite 100
Rockville, Md. 20850
clark.beil@montgomerycountymd.gov
o: 240-777-3831
c: 240-832-6823
f: 240-777-3088

From: admin@justus.group <admin@justus.group>
Sent: Friday, October 19, 2018 1:28 PM
To: Beil, Clark
Cc: john feldmann
Subject: Question re: invasive engineering study on a Leisure World building

Clark;

if after opening building walls/floors,ceilings, and inspection reveals rust/asbestos, etc. - and the determination is that the work needed is extensive, would the openings be permitted to be closed or would the county require the work be done once documented?

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

Shirley, Lori

From: Shirley, Lori
Sent: Thursday, November 8, 2018 2:31 PM
To: admin@justus.group
Cc: justus organization; LW Green; TMO@townmeetingorganization.com
Subject: RE: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Hi Sheryl,
In response to your two questions:

1. No, in my 11.5.18 email to you (below) I didn't say what you suggested in your reply email the same day. Please know that Stantec is not the Applicant's contractor; instead, Stantec is a consulting firm with engineers, planners and landscape architects.
2. Over the many years I've been working in regulatory review in public sector planning, I haven't had a resident ask this question. Our review comments to a consultant are based on regulatory requirements from the County Zoning Ordinance for them to use to make revisions to their plan. A staff report's format and flow of the document (in the Analysis and Findings part) refers to the specific sections from the Zoning Ordinance required in a site plan review. As the required findings are analyzed and discussed in the report, these become the basis of a staff recommendation.

Please also see our website: www.montgomeryplanning.org/development and a recently available eight-page brochure called "Development Applications in Montgomery County – Demystifying the Development Review Process for Applicants and Neighbors." The brochure can be downloaded from your computer. I hope this helps increase your understanding of the Department's development review process.

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

EXCELLENCE
M-NCPPC 90

From: admin@justus.group <admin@justus.group>
Sent: Monday, November 5, 2018 5:15 PM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Cc: justus organization <justus@justus.group>; LW Green <lwgreen@justus.group>; TMO@townmeetingorganization.com
Subject: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Thank you Lori:

Are you saying: 1.that the comments reflect staff's lack of approval of Leisure World contractor (Stantec) and 2. staff comments are not available to the public?

slk

From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
Date: November 5, 2018 4:27:48 PM EST
To: "admin@justus.group" <admin@justus.group>
Cc: justus organization <justus@justus.group>, "tmo@townmeetingorganization.com" <tmo@townmeetingorganization.com>, LW Green <lwgreen@justus.group>
Subject: RE: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Hi Sheryl,

The Area 2 review team has completed a review of the revised plans in ePlans. We have made these comments available to the Applicant's consultants (Stantec) in the ePlans system. The revised plans are not in DAIC because these technically haven't been accepted as ready to take back to the Planning Board. Once these have been accepted in ePlans, after the consultant addresses our review comments, the latest version of the plans will be available in DAIC. Thank you for your inquiry.

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

EXCELLENCE
M-NCPPC

From: admin@justus.group <admin@justus.group>
Sent: Monday, November 5, 2018 4:04 PM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Cc: justus organization <justus@justus.group>; tmo@townmeetingorganization.com; LW Green <lwgreen@justus.group>
Subject: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!
Importance: High

Lori:

From: "admin@justus.group" <admin@justus.group>
Date: October 31, 2018 10:33:21 AM EDT
To: Lori Shirley <lori.shirley@montgomeryplanning.org>
Cc: justus organization <justus@justus.group>, tmo@townmeetingorganization.com, LW Green <lwgreen@justus.group>

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

Kevin Flannery announced yesterday that your staff will have completed review of the LW site plan and that comments should be posted yesterday - however, I find no comments or updates: http://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=820170120

oh and by the way - they have still failed to seek or obtain community CONSENSUS!!

slk

From: "admin@justus.group" <admin@justus.group>
Date: October 22, 2018 12:17:52 PM EDT
To: Lori Shirley <lori.shirley@montgomeryplanning.org>
Cc: justus organization <justus@justus.group>, members <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>
Subject: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Thank you Lori:

1. there is still no update showing LW submission(s) nor does the site reflect the numerous LW resident emails opposing the building and/or those citing LW failure to obtain unit owner consensus:

http://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=820170120

slk

From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
Date: October 22, 2018 11:40:22 AM EDT
To: "admin@justus.group" <admin@justus.group>
Cc: justus organization <justus@justus.group>, LW Green <lwgreen@justus.group>, members <members@townmeetingorganization.com>
Subject: RE: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Hi Sheryl,

Yes, the ePlans system is a paperless, electronic process where review staff make mark-up change comments in it. After the reviewers complete their tasks, the comments are available for the consultant to view and address with further revisions to the plans/materials. In this review, there is no face-to-face meeting. Please let me know if you have any other questions.

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

EXCELLENCE
M-NCPPC90

From: admin@justus.group <admin@justus.group>
Sent: Thursday, October 18, 2018 9:35 AM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Cc: justus organization <justus@justus.group>; LW Green <lwgreen@justus.group>; members <members@townmeetingorganization.com>
Subject: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Thank you Lori.

Does "Review comments will then be provided to the Applicant's (Leisure World) consultant in ePlans" - mean that all Park & Planning comments will be made online and NOT in a face to face meeting?

slk

From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
Date: October 18, 2018 9:22:40 AM EDT
To: JustUs admin <admin@justus.group>
Subject: RE: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Sheryl,
The revised plans and materials are under review. We anticipate completing the review by early to mid-next week. Review comments will then be provided to the Applicant's consultant in ePlans. Thanks for your inquiry.

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

EXCELLENCE
M-NCPPC90

From: JustUs admin <admin@justus.group>
Sent: Wednesday, October 17, 2018 10:31 AM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Subject: Fwd: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

status please.

slk

From: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Date: Fri, Oct 5, 2018 at 11:44 AM
Subject: RE: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!
To: "admin@justus.group" <admin@justus.group>

Sheryl,

The revised plans and materials are under review. The materials include many documents that we requested in January. The Department went paperless in 2013 and so ePlans is the electronic plan/records system for this type of development plan. No meeting between the Applicant and Area 2 staff has been scheduled.

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

EXCELLENCE

From: admin@justus.group <admin@justus.group>
Sent: Tuesday, October 2, 2018 4:19 PM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Cc: justus organization <justus@justus.group>; members@townmeetingorganization.com; LW Green <lwgreen@justus.group>; lwdogs@justus.group
Subject: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Thank you Lori:

Yes, as identified in email sent yesterday - the 1/2/18 filing shows as an item on DAIC -

The question asked was, haw LW has filed their "revised site plans", to which you have responded, yes and that it is now "under review in ePlans".

What is "ePlans"? Have you reviewed the submission(s)? Have there been any meetings and/or are there any meetings scheduled between staff and LW?

slk

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

Date: October 2, 2018 4:01:07 PM EDT
To: "admin@justus.group" <admin@justus.group>
Cc: justus organization <justus@justus.group>, "members@townmeetingorganization.com" <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>
Subject: RE: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Hi Sheryl,

I want to clarify with you the statement that "DAIC fails to reflect any filings since Jan. 2018." Please tell me whether or not you can access/view the 1.2.2018, 46-page Leisure World of Maryland Administration Building Space Needs Assessment and Preliminary Systems Review (dated 8.8.12)? On my end I can view and access this document. It's the only document uploaded in 2018 under the **Submitted Supporting Documents** category. If you can't view it, that may be because the metadata was not loaded, and if that's the situation, it's probably my oversight.

The recent submittal of the revised site plan and other materials in ePlans is under review. The quote you provided below is from a phone conversation I had yesterday with Carl Shoolman, a Leisure World resident. He called me to check on the status of the revised site plan submittal. And yes, I told him a revised submittal came in late last week and it's under review in ePlans. The materials have to be reviewed before these can be "accepted" and eventually made available for the public in DAIC.

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

EXCELLENCE
M NCPPC 90

From: admin@justus.group <admin@justus.group>
Sent: Monday, October 1, 2018 8:13 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 - there is NO CONSENSUS!
Importance: High

Lori:

DAIC fails to reflect any filings since Jan. 2018

http://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=820170120

The following was reported on an online site, is it correct?

"Leisure World submitted its revised proposal on Friday to the County Planning Board. The Board's Project Manager, Lori Shirley, told me today that she would look at everything to see if it's acceptable. Apparently, was quite a lot, including sign-in sheets for meetings and meeting notes. === I don't know of any community-wide efforts to obtain resident views on the proposed administration building or the the proposed plan changes? Were there any?"

slk

From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
Date: September 24, 2018 3:36:21 PM EDT
To: "admin@justus.group" <admin@justus.group>
Cc: justus organization <justus@justus.group>, "members@townmeetingorganization.com" <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>, "Mills, Matthew" <matthew.mills@mncppc.org>
Subject: RE: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Sheryl,

The Department has not received the revised site plan submittal as of today.

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

From: admin@justus.group <admin@justus.group>
Sent: Thursday, September 20, 2018 9:44 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 - there is NO CONSENSUS!
Importance: High

Lori:

Despite that which Tom Snyder announced at the Aug. 28, 2018 LWCC BOD meeting and this FEP Update contained in the LWCC 9/25/18 BOD Agenda Packet, I have just checked and see nothing documented on the DAIC:

http://eplans.montgomeryplanning.org/daiclinks/pdoxlinks.aspx?apno=820170120

what is the status?

slk

From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
Date: July 20, 2018 2:33:59 PM EDT
To: "admin@justus.group" <admin@justus.group>
Cc: "Mills, Matthew" <matthew.mills@mncppc.org>, justus organization <justus@justus.group>, "members@townmeetingorganization.com" <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>, "lwdogs@justus.group" <lwdogs@justus.group>, ben kramer <kramerdelegate19@aol.com>, vaughn stewart <vaughnstewart3@gmail.com>, "Sanders, Carrie" <carrie.sanders@montgomeryplanning.org>, "Butler, Patrick" <patrick.butler@montgomeryplanning.org>
Subject: RE: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

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
M-NCPPC

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

Appendix W

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)

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.

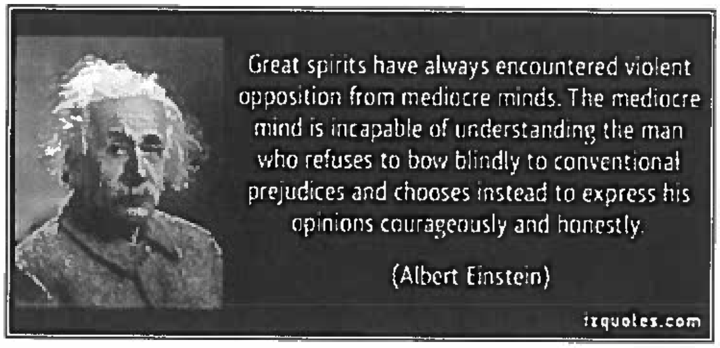
Is there any rule/regulation that would preclude stakeholder/resident representatives from being in attendance at that meeting for the purpose of observation.

slkatzman
President, "*JustUs*"-**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

Appendix W

Shirley, Lori

From:	admin@justus.group
Sent:	Friday, November 9, 2018 8:53 AM
To:	mont.co.planningboard@justus.group; Montgomery County Council; vaughn stewart; justus organization; tmo@townmeetingorganization.com; lwdogs@justus.group; LW Green; communicationsadvisorycommittee@justus.group
Subject:	At Leisure World The "Mutual" has The Right to Vote...Not The PEOPLE!

From: Bob Ardike <marybeth.bob@gmail.com>
Date: November 9, 2018 8:09:15 AM EST
To: admin JustUs <admin@justus.group>
Cc: LW Board of Directors <board@lwmc.com>, Leisure World News <lwnews@lwmc.com>
Subject: TWO REVELATIONS! from Bob Ardike

It's a cloudy day; a damp day; a few days from "Armistice Day." **Then its revealed.** Leisure World readies "Announcements, "Both **Unbelievable!"**

Later today, in the studio of Leisure World News, the Nation will be informed that Oil has been discovered on the 94 acre track known as the Leisure World Golf Course. Located under this confined area, is estimated to be an oil reserve **extending** downward approx. **4,000 miles,** about **one half the Earth's diameter.**

This discovery could not come at a more timely moment. **Why?** The temporary decision, issued Thursday evening, to block the Keystone XL "pipe dream" says it all. Seems "climate related impacts" were the basis for postponing construction.

Also the Federal judge states that "outdated information" about **environment impact consequences** has been ignored. Thus the ruling.

Well, that's one of the beauties at Leisure World. **No decisions** are made at Leisure World **using "outdated information."** Leisure World cannot be faulted using that criterion. Why? At Leisure World **decisions** are made **ignoring information &, particularly, common sense**...so "outdated' simply can't be a criticism.

Finally, and here's the best part. Leisure World Trust documents "proclaim" that Owners of Leisure World Units are not considered to be "members" of the Leisure World Community Corporation" **(LWCC).** The only members of the Corporation are the entities called **"The Mutuals of Leisure World."** There are 29 of these of entities.

So! Let's follow that reasoning to it's logical conclusion. **People** (Residents owning their Units in Leisure World **) are not Members of the Corporation.** Only a **"Singularity Entity,"** called a "Mutual" **(of which there are 29),** is a Member of the Leisure Word Community Corp.

Several years ago there was a ruling "In the Land" declaring that a Corporation **"be"** a person. Think that Supreme Court decision extended **(certain)** constitutional protections to Corporations. It can be said, **therefore, Companies "Became" People.**

Using convoluted Logic, **surrogates** of the Leisure World Community Corporation are stating **"People"** are not the Corporation-Members **(of the Corp. LWCC) only** the **"Entity"** (Mutual) is a **(Person)** Member of the **LWCC.**

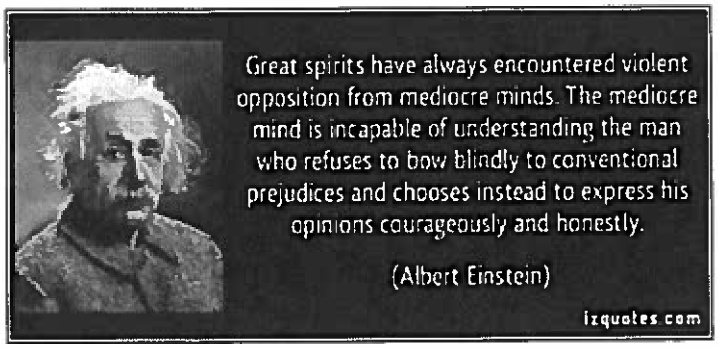
Ergo! There will be no "people" protesting when Oil Rigs start being constructed on the Leisure World Golf Course. Why?

Because the People owning homes in Leisure World are NOT members of the Corporation...only the Mutuals they reside in are...

New Leisure World motto: **At Leisure World The "Mutual" has The Right to Vote...Not The PEOPLE!**

Bob Ardike

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

Appendix W

Appendix W

Shirley, Lori

From: Tom Conger <taconger41@gmail.com>
Sent: Friday, November 9, 2018 11:39 AM
To: Shirley, Lori; JustUs admin
Subject: Leisure World Administration Building

Dear Ms Shirley, MNCPPC's brochure about Site Plan Review contains a section called "How to Participate Effectively in the Review Process." It states that community representatives are encouraged to work with staff and the applicant throughout the process to resolve issues. As you may recall, at the November 30, 2017, hearing on the site plan, planning board members admonished the applicant to return to Leisure World and obtain CONSENSUS on the proposal. They did not do this. Instead, Kevin Flannery and Nicole Gerke "tweaked" the November 30 site plan, and proceeded to go before all of Leisure World's mutuals with their "dog and pony show." When asked at these meetings why they had not attempted to gain CONSENSUS, they replied that they had never been instructed to do so. How can this site plan still be proceeding when the ONE THING that the commissioners requested has been ignored? In my opinion, you as the lead planner in this process, should tell the applicant, "Look, we've made a grave mistake in proceeding in the manner we've been going since last November 30. You never did what the commissioners told you to do, so go back to the community and reach a CONSENSUS." And, by the way, an ideal way to accomplish this is to conduct a referendum on the proposed building, which has been requested by over 2,200 residents of Leisure World. Tom Conger Mutual 18

Appendix W

Shirley, Lori

From: admin@justus.group
Sent: Friday, November 9, 2018 11:50 AM
To: mont.co.planningboard@justus.group; Montgomery County Council; vaughn stewart; Marc Elrich
Cc: justus organization; tmo@townmeetingorganization.com; LW Green; lwdogs@justus.group
Subject: Leisure World Administration Building-- there is NO CONSENSUS

From: Tom Conger <taconger41@gmail.com>
Date: November 9, 2018 11:38:33 AM EST
To: lori.shirley@montgomeryplanning.org, JustUs admin <admin@justus.group>
Subject: Leisure World Administration Building

Dear Ms Shirley,

MNCPPC's brochure about Site Plan Review contains a section called "How to Participate Effectively in the Review Process." It states that community representatives are encouraged to work with staff and the applicant throughout the process to resolve issues.

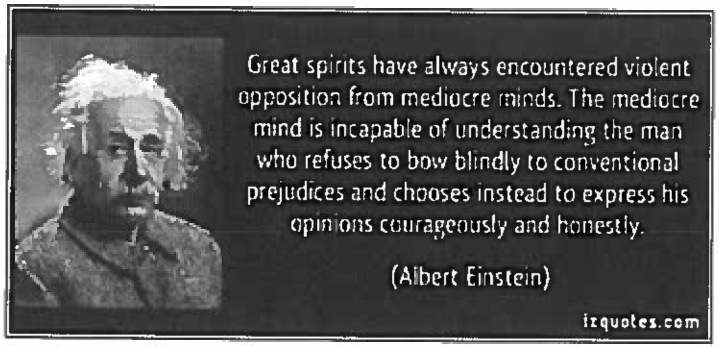
As you may recall, at the November 30, 2017, hearing on the site plan, planning board members admonished the applicant to return to Leisure World and obtain **CONSENSUS** on the proposal. They did not do this. Instead, Kevin Flannery and Nicole Gerke "tweaked" the November 30 site plan, and proceeded to go before all of Leisure World's mutuals with their "dog and pony show." When asked at these meetings why they had not attempted to gain **CONSENSUS**, they replied that they had never been instructed to do so.

How can this site plan still be proceeding when the ONE THING that the commissioners requested has been ignored?

In my opinion, you as the lead planner in this process, should tell the applicant, "Look, we've made a grave mistake in proceeding in the manner we've been going since last November 30. You never did what the commissioners told you to do, so go back to the community and reach a CONSENSUS." And, by the way, an ideal way to accomplish this is to conduct a referendum on the proposed building, which has been requested by over 2,200 residents of Leisure World.

Tom Conger - Mutual 18
Masters of Community Planning - Univ. of Cincinnati
Former City Planning Director - Charlottesville, Virginia

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

Shirley, Lori

From: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Saturday, November 10, 2018 6:31 AM
To: admin JustUs
Cc: LW Board of Directors; Leisure World News; Richard Thornell; Valerie Williams; Fred Shapiro; prchenoweth@verizon.net; jordanharding29@gmail.com; Natalie Brodsky; Maritza M. Carmona; Timothy Maloney; CCOC@montgomerycountymd.gov; Marc Elrich; Montgomery County Council; Shirley, Lori
Subject: LEISURE WORLD...WHERE COMMUNIST GOVERNANCE REMAINS...by Bob Ardike

Yesterday's email was about... **"Revelations At Leisure World... The 'Mutual' Has A Right To Vote...But Not The Residents Of The Mutual!"**, sparked a great deal of "commentary."

Two revelations were made. The **first was the discovery of Oil** underneath the Leisure World Golf Course. **The second was about... Governance... at Leisure World.**

Further commentary about these matters would normally be to delve into **the issue of most importance."** That issue, of course, would be the implications for continued playing of Golf on the Leisure World links, "golfing around Oil Rigs." This would involve explaining how **Golf/Oil** can be compatible!

I, however, will dispense with that customary practice. **Readers** of yesterday's email **insisted** I present the overwhelming viewpoint expressed. And so I have attempted to do that.

The issue of... GOVERNANCE ...in Leisure World

It must be stated! The preponderance of comments received were about how Leisure World's Community Corp **(LWCC) denies** the Residents **(people, who own homes)** in Leisure World the right **to elect** members of the LW Board of Directors. The reasons can essentially be summed up by the following:

OMG! Who Would Swallow That?

The Leisure World Community Corporation(**LWCC)** is using discredited **Communist ("C") principles...asserting** that 29 **Collectives,** called The Mutuals, **take precedence over Individuals,** who are Owners of homes in Leisure World. **Very Un-Americal Contrary to the American Way! Not Good! Bad! Very, very bad!**

Make no mistake. The "C" System is operative & remains strong in Leisure World. The "tactics" used in Leisure World are the same ones we all learned about in school. **Those who challenge** the "C" system in Leisure World, **are labeled** as...Disgruntled, Malcontents, Dissidents, or worse...**e.g.**

slkatzman, aka, kat-woman.

Much like the "labels" used to describe individuals who, behind the "Iron Curtain," yearned for change.

The current Governance system in Leisure World is maintained by "Masking" the Truth." The documents provided to perspective buyers of homes in Leisure World are voluminous. The matter of **"Governance"** is cloaked in **Deception.** Individuals are "Taxed" on the purchase price, of the home, an additional 2%. At the time, few realize, "Why?"

Many are given the explanation that the 2%, above the sold price, represents a sort of "entrance payment?" You know! Like, kind of an "Initiation fee?"

Ah! But **not so!** For, as an owner, you are NOT **a member** of the Leisure World Community Corp.(**LWCC).** You have **no direct say** in how **YOUR MONEY IS SPENT.** The **LWCC** bylaws reserve that **privilege to** the **selected,** not elected, **privileged 34 members of Leisure World's version of the "Politburo."**

A "class action" lawsuit has been filed against Leisure World in Montgomery County Circuit Court. The lawsuit challenges the validity of the Leisure World Governance structure, as being unlawful & not in compliance with Maryland State HOA provisions. Should the case ever go to trial, I have been told something astonishing.

Leisure World lawyers are prepared to call, **Mordecai C. Jones** to provide "Expert Witness" testimony for the Defense. Some of you may recall him, as **"the drifting confidence trickster who makes his living defrauding people,"** from the 1967 film entitled ***"The Flim-Flam Man."*** Couldn't Be **More Appropriate!**

That's all for now folks! If "readership demands" **more,** then **more** will be forthcoming. Simply because **"much more"** remains to be disclosed. Your choice!

I expect comments…?

Bob Ardike

Shirley, Lori

From:	admin@justus.group
Sent:	Saturday, November 10, 2018 9:15 AM
To:	LW Board of Directors; Maureen Freeman; richard thornell; valerie williams; fred shapiro; priscilla chenoweth; jordanharding29@gmail.com; natalie b.; MCarmona@jgllaw.com; Tim Maloney; CCOC; Marc Elrich; Montgomery County Council; Shirley, Lori; mont.co.planningboard@justus.group; communicationsadvisorycommittee@justus.group; justus organization; tmo@townmeetingorganization.com; LW Green; lwdogs@justus.group; list@justus.group
Subject:	LEISURE WORLD...WHERE COMMUNIST GOVERNANCE REMAINS...by Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Date: November 10, 2018 6:31:06 AM EST
To: admin JustUs <admin@justus.group>
Cc: LW Board of Directors <board@lwmc.com>, Leisure World News <lwnews@lwmc.com>, Richard Thornell <rpthornell@comcast.net>, Valerie Williams <val2stamp@gmail.com>, Fred Shapiro <fshapiro@comcast.net>, prchenoweth@verizon.net, jordanharding29@gmail.com, Natalie Brodsky <nataliebrodsky@hotmail.com>, "Maritza M. Carmona" <MCarmona@jgllaw.com>, Timothy Maloney <tmaloney@jgllaw.com>, CCOC@montgomerycountymd.gov, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, Montgomery County Council <county.council@montgomerycountymd.gov>, lori.shirley@montgomeryplanning.org
Subject: LEISURE WORLD...WHERE COMMUNIST GOVERNANCE REMAINS...by Bob Ardike

Yesterday's email was about... **"Revelations At Leisure World... The 'Mutual' Has A Right To Vote...But Not The Residents Of The Mutual!",** sparked a great deal of "commentary."

Two revelations were made. The **first was the discovery of Oil** underneath the Leisure World Golf Course. **The second was about... Governance... at Leisure World.**

Further commentary about these matters would normally be to delve into **the issue of most importance."** That issue, of course, would be the implications for continued playing of Golf on the Leisure World links, "golfing around Oil Rigs." This would involve explaining how **Golf/Oil** can be compatible!

I, however, will dispense with that customary practice. **Readers** of yesterday's email **insisted** I present the overwhelming viewpoint expressed. And so I have attempted to do that.

The issue of... GOVERNANCE ...in Leisure World

It must be stated! The preponderance of comments received were about how Leisure World's Community Corp **(LWCC) denies** the Residents **(people, who own homes)** in Leisure World the right **to elect** members of the LW Board of Directors. The reasons can essentially be summed up by the following:

OMG! Who Would Swallow That?

The Leisure World Community Corporation **(LWCC)** is using discredited **Communist ("C") principles**...**asserting** that **29 Collectives,** called The Mutuals, take **precedence over Individuals,** who are Owners of homes in Leisure World.

Very Un-America! Contrary to the American Way! **Not Good! Bad!** Very, very bad!

Make no mistake. The "C" System is operative & remains strong in Leisure World. The "tactics" used in Leisure World are the same ones we all learned about in school. **Those who challenge** the "C" system in Leisure World, **are labeled** as...Disgruntled, Malcontents, Dissidents, or worse...**e.g.**

slkatzman, aka, kat-woman.

Much like the "labels" used to describe individuals who, behind the "Iron Curtain," yearned for change.

The current Governance system in Leisure World is maintained by "Masking" the Truth." The documents provided to perspective buyers of homes in Leisure World are voluminous. The matter of **"Governance"** is cloaked in **Deception.**

Individuals are "Taxed" on the purchase price, of the home, an additional 2%. At the time, few realize, "Why?"

Many are given the explanation that the 2%, above the sold price, represents a sort of "entrance payment?" You know! Like, kind of an "Initiation fee?"

Ah! But **not so!** For, as an owner, you are NOT **a member** of the Leisure World Community Corp.(**LWCC).** You have **no direct say** in how **YOUR MONEY IS SPENT.** The **LWCC** bylaws reserve that **privilege to the selected,** not elected, **privileged 34 members** of Leisure **World's version of the "Politburo."**

A "class action" lawsuit has been filed against Leisure World in Montgomery County Circuit Court. The lawsuit challenges the validity of the Leisure World Governance structure, as being unlawful & not in compliance with Maryland State HOA provisions. Should the case ever go to trial, I have been told something astonishing.

Appendix W

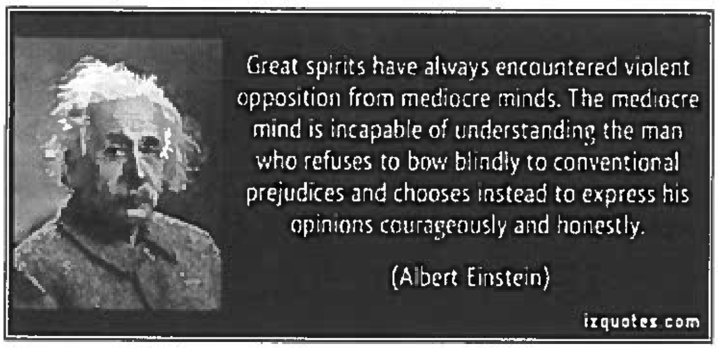
Leisure World lawyers are prepared to call, **Mordecai C. Jones** to provide "Expert Witness" testimony for the Defense. Some of you may recall him, as **"the drifting confidence trickster who makes his living defrauding people,"** from the 1967 film entitled ***"The Flim-Flam Man."*** Couldn't Be **More Appropriate!**

That's all for now folks! If "readership demands" **more,** then **more** will be forthcoming. Simply because **"much more"** remains to be disclosed. Your choice!

I expect comments…?

Bob Ardike

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

Appendix W

Shirley, Lori

From: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Sunday, November 11, 2018 7:01 AM
To: admin JustUs
Cc: LW Board of Directors; Leisure World News; Richard Thornell; Valerie Williams; Fred Shapiro; prchenoweth@verizon.net; jordanharding29@gmail.com; Natalie Brodsky; Maritza M. Carmona; Timothy Maloney; CCOC@montgomerycountymd.gov; Marc Elrich; Montgomery County Council; Shirley, Lori
Subject: LEISURE WORLD GOVERNANCE...A CONVERSATION ..from Bob Ardike

The setting is Leisure World Clubhouse II. The place, in the clubhouse, is the large "vestibule?" It is early Saturday. No one else is here. I sit in a chair and start reading my book.

Soon! Two guys arrive. I've seen them before. They are Leisure World residents; they sit at a table. One says to the other, **"Let's play the usual - 'Double Solitaire'?** I also brought my flask. You won't find what it contains available in the Leisure World Stein Room bar. It's ***Beluga - Gold Line...***keep in mind... a little "wad-ka" (vodka) stimulates thought**."**

So **they** begin playing...&...I hear **their** conversation...

Owner #1. Have you seen the recent email **about** this "place" **(Leisure World)** & how **Governance** here harkens back to the ***'Commie'*** (Communist) **model?**

No denying it! Say what you will. Plain & simple, it boils down to...**remnants of the Communist way of Governing!** Do you see it the same way I do?

Owner # 2. Yeah!

Owner # 1. It takes a lot of ***"moxie"*** to present what the lawyers of the Leisure World Community Corporation**(LWCC) wrote** as a rebuttal... sending it to the County's Commission on Common Ownership Communities**(CCOC).**
You do know what this is all about? Right? It's the Sheryl **Katzman,**

aka, "kat-woman.

" **case.** The complaint pointing out the **LWCC's failure to abide** by the provisions of the Maryland State Law regarding HOA communities, brought to the **CCOC.**

Owner # 2. Yeah!

Owner # 1. Well! Here's the "upshot." The **CCOC** lifted the **"Stay Order"** it had imposed.

Well, at **least** the "class action" lawsuit remains. Actually, **it appears** the **Attorney,** of record for the case, **Tim Maloney, is serious.** His reputation is such that Leisure World**(LWCC),** in a panicky move**,** felt compelled to spend 25,000 $$$ of Leisure World resident money, to activate an insurance policy providing for legal representation. This was all done PRIOR to being legally "served." In other words, before receiving the actual complaint.

Now check this out. At the recent monthly meeting of Montgomery Mutual, Leisure World employee, Kevin Flannery, said the **LWCC** lawyers were immediately summoned, "prior to being served," **only** to be ***"proactive."*** This utterance came from the employee who is so **"proactive"** that **he** somehow**(?)** ignored, **filing for renewal** of the Leisure World liquor license, issued in **HIS** name, **for years.** Of course, this neglect, by him, resulted in a fine of several thousand dollars $$$ before the license was reissued and updated. And you guessed correctly. The $$$ to pay the fine came from, "not his pocket," **but** from the monies of Leisure World residents.

By the way! Here's another good one. Seems a **LWCC** Board member residing in Mont. Mutual, who's name is Linda Wacha, has recruited residents for a group called **"Friends of Leisure World."** She **inspires her minions** with the catchy slogan she coined..."**Watch Out...I'm Wacha You!"**

The "group's" short term mission is ***"To Seek Out & Boldly Go, Where No One Has Gone..." (sound familiar..?)*** In other

words, she's assembled a group of Leisure World residents who will advocate wasting $$$,  which will

further damage Leisure World's already fragile environment, by constructing a new administration building & demolishing the current admin. bldg. The reason being, **for additional "pavement."** Think about it. The avowed purpose of the group is to attempt to persuade the Montgomery County Planning Board**,** whose approval is necessary**,** to "green light" an unnecessary new building and to **demolish...**

...**the one** shown above. Know what I mean?

Owner # 2. Yeah!

Owner # 1. All of sudden I'm beginning to feel sleepy. You think it may be due to the ***"Beluga?"*** Let's talk more about this another time...?

Owner # 2. Yeah!

...and so just as they prepared to leave...Well! You'll find it hard to believe what happened!! WOW! Maybe tomorrow I'll explain...

Bob Ardike

Appendix W

Appendix W

Shirley, Lori

From: admin@justus.group
Sent: Sunday, November 11, 2018 10:19 AM
To: justus organization; tmo@townmeetingorganization.com; LW Green; lwdogs@justus.group
Cc: Montgomery County Council; mont.co.planningboard@justus.group; LW Board of Directors; Tim Maloney; CCOC; Marc Elrich; communicationsadvisorycommittee@justus.group
Subject: LEISURE WORLD GOVERNANCE...A CONVERSATION ..from Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Date: November 11, 2018 7:01:27 AM EST
To: admin JustUs <admin@justus.group>
Cc: LW Board of Directors <board@lwmc.com>, Leisure World News <lwnews@lwmc.com>, Richard Thornell <rpthornell@comcast.net>, Valerie Williams <val2stamp@gmail.com>, Fred Shapiro <fshapiro@comcast.net>, prchenoweth@verizon.net, jordanharding29@gmail.com, Natalie Brodsky <nataliebrodsky@hotmail.com>, "Maritza M. Carmona" <MCarmona@jgllaw.com>, Timothy Maloney <tmaloney@jgllaw.com>, CCOC@montgomerycountymd.gov, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, Montgomery County Council <county.council@montgomerycountymd.gov>, lori.shirley@montgomeryplanning.org
Subject: LEISURE WORLD GOVERNANCE...A CONVERSATION ..from Bob Ardike

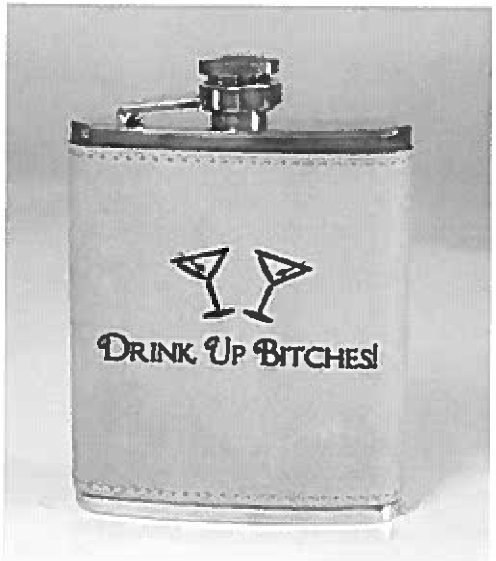
The setting is Leisure World Clubhouse II.

The place, in the clubhouse, is the large "vestibule?" It is early Saturday. No one else is here. I sit in a chair and start reading my book.

Soon! Two guys arrive. I've seen them before. They are Leisure World residents; they sit at a table.

One says to the other, "**Let's play the usual - 'Double Solitaire'?**

I also brought my flask. You won't find what it contains available in the Leisure World Stein Room bar. It's ***Beluga - Gold Line***...keep in mind... a little "wad-ka" (vodka) stimulates thought."



So **they** begin playing...&...I hear **their** conversation...

Owner #1. Have you seen the recent email **about** this "place" **(Leisure World)** & how **Governance** here harkens back to the ***'Commie'*** (Communist) **model?**

No denying it! Say what you will. Plain & simple, it boils down to...**remnants of the Communist way of Governing!** Do you see it the same way I do?

Owner # 2. Yeah!

Owner # 1. It takes a lot of ***"moxie"*** to present what the lawyers* of the Leisure World Community Corporation **(LWCC)** **wrote** as a rebuttal... sending it to the County's Commission on Common Ownership Communities **(CCOC).**

communit
ASSOCIATIONS INSTITUTE ***The Community Associations Institute is an international influential trade association and special interest group****

You do know what this is all about? Right? It's the Sheryl **Katzman,**

aka, "kat-woman.

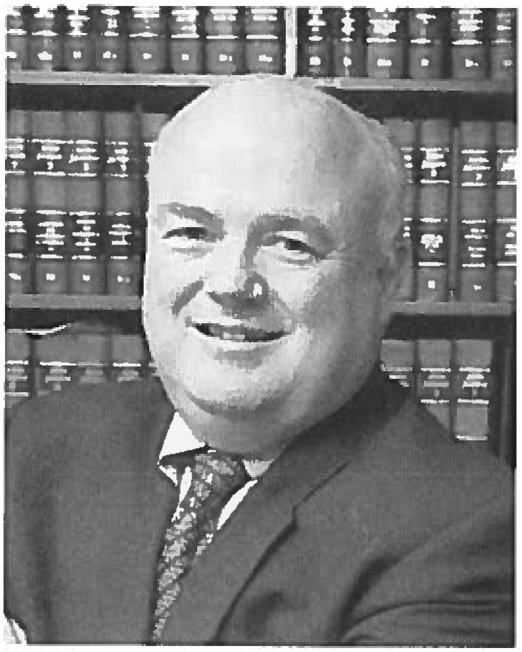
" **case.**

The complaint pointing out the **LWCC's failure to abide** by the provisions of the Maryland State Law regarding HOA communities, brought to the **CCOC.**

Owner # 2. Yeah!

Owner # 1. Well! Here's the "upshot." The **CCOC** lifted the **"Stay Order"** it had imposed.

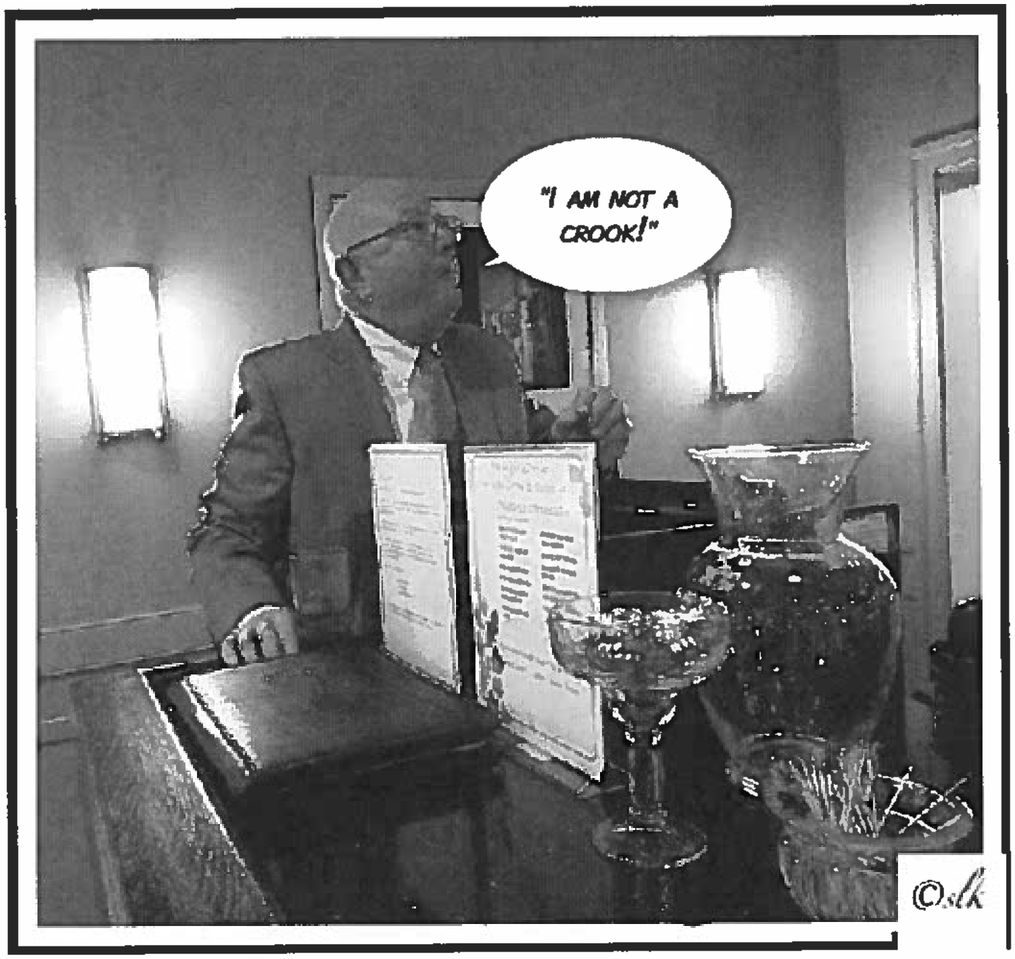
Well, **at least** the "class action" lawsuit remains. Actually, **it appears the Attorney,** of record for the case, **Tim Maloney, is serious.**



His reputation is such that Leisure World **(LWCC),** in a panicky move**,** felt compelled to spend 25,000 $$$ of Leisure World resident money, to activate an insurance policy providing for legal representation.

This was all done PRIOR to being legally "served." In other words, before receiving the actual complaint.

Now check this out. At the recent monthly meeting of Montgomery Mutual, Leisure World employee, Kevin Flannery, said the **LWCC** lawyers were immediately summoned, "prior to being served," **only** to be ***"proactive."*** This utterance came from the employee who is so **"proactive"** that **he** somehow**(?)** ignored, **filing for renewal** of the Leisure World liquor license, issued in **HIS** name, **for years.** Of course, this neglect, by him, resulted in a fine of several thousand dollars $$$ before the license was reissued and updated. And you guessed correctly. The $$$ to pay the fine came from, "not his pocket," **but** from the monies of Leisure World residents.



By the way! Here's another good one. Seems a **LWCC** Board member residing in Mont. Mutual, who's name is Linda Wacha, has recruited residents for a group called **"Friends of Leisure World."** She **inspires her minions** with the catchy slogan she coined..."**Watch Out...I'm Wacha You!"**

The "group's" short term mission is ***"To Seek Out & Boldly Go, Where No One Has Gone..." (sound familiar..?)*** In other words, she's assembled a group of Leisure World residents who will advocate wasting $$$, which will further damage Leisure World's already fragile environment, by constructing a new administration building & demolishing the current admin. bldg.

The reason being, **for additional "pavement."** Think about it. The avowed purpose of the group is to attempt to persuade the Montgomery County Planning Board, whose approval is necessary, to "green light" an unnecessary new building and to **demolish...**

...**the one** shown above. Know what I mean?

Owner # 2. Yeah!

Owner # 1. All of sudden I'm beginning to feel sleepy. You think it may be due to the ***"Beluga?"***

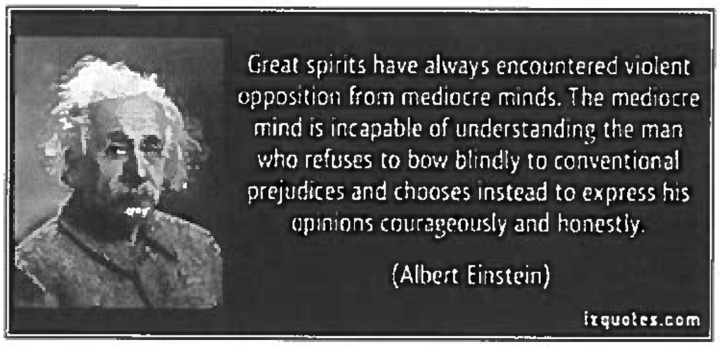
Let's talk more about this another time...?

Owner # 2. Yeah!

...and so just as they prepared to leave...Well! You'll find it hard to believe what happened!! WOW! Maybe tomorrow I'll explain...

Bob Ardike

slkatzman
"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

Shirley, Lori

From: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Monday, November 12, 2018 5:50 AM
To: admin JustUs
Cc: LW Board of Directors; Leisure World News; Richard Thornell; Valerie Williams; Fred Shapiro; prchenoweth@verizon.net; jordanharding29@gmail.com; Natalie Brodsky; Maritza M. Carmona; Timothy Maloney; CCOC@montgomerycountymd.gov; Marc Elrich; Montgomery County Council; Shirley, Lori
Subject: Leisure World's Governance...continued? ...by Bob Ardike

You will recall. Yesterday's email **ended with...**

"**...and so just as they prepared to leave** (Clubhouse II)...  **...Well! You'll find it hard to believe what happened!! WOW! Maybe tomorrow I'll explain..."**

==

Since Sunday, **was yesterday's (Saturday) tomorrow** (???), I will explain today...what needs explaining...here goes...

...As both men**(Owner # 1. & OWNER # 2.)** stand, preparing to leave Clubhouse II, a voice rings out from the hallway. **"I've been here "eavesdropping" & heard every word spoken. And furthermore, can't you men read the signs posted here? No eating** or **Drinking** is allowed in Clubhouse II.

Owner # 1. Why you're...you're Linda Wacha! I've been speaking about you... What's that? **You take issue** with what I've been saying...?

With what do you take issue? I don't get it?

Nothing was said about you which isn't true. You establish **a PAC** (a political action committee) calling it ***"Friends of Leisure World."*** You do have a catchy slogan, **"Watch Out...I'm Wacha You."** And... you establish a **PAC** to "lobby" the Montgomery County Planning Board, whose approval is necessary, to "green light" an unnecessary new building and to **demolish** the current one in Leisure World. **Worst of all, you are a major obstacle to correcting...**

LEISURE WORLD GOVERNANCE

Please! **What is incorrect** about what I've said to **Owner # 2?**

Say what? Come again? You say **I left out** the letter "a" in your catchy slogan...? That the accurate slogan is **"Watch Out...I'm "a" Wacha You?"**

Ok! Ok! My Bad!! I apologize for the error. Do you hear me? I apologize! So **are we "Good?"**

Linda Wacha "Well! I guess it's possible, **even for me,** to be forgiving. So if you are really contrite, I forgive you for now. That's not to say, however, I may not revoke my forgiveness, if I change my mind...but for now **"we are "Good."**

Since that is so, I've only tasted ***Beluga - Standard...*** I've never tasted ***Beluga_Gold Line.*** May I have a swig of the vodka from your flask?

Owner # 1. I say, **NYET!** **(NO!)**

Owner # 2. I say, **NEIN!** **(NO!)**

...then ... I say, **OMG!**

All 3 turn to look at me and then...

Linda...says...I don't understand? You previously asked me if, "we are Good?" I said to you, "we are Good." So, What's wrong?

Owner # 1. Nothing is wrong...**BUT**...Drinking **is not** allowed in Clubhouse II.

==

So readers! Even more was said by this "threesome,"which I hope I can recall, maybe in an email tomorrow? Until then, in the memorable words of Edward R. Murrow...**"Good (bye) night and good luck!"**

Bob Ardike

Appendix W

Shirley, Lori

From:	Doug Allston <dallston@hotmail.com>
Sent:	Monday, November 12, 2018 6:56 PM
To:	Marybeth Ardike
Cc:	Kevin Flannery; justus@justus.group; tmo@townmeetingorganization.com; lwgreen@justus.group; lwdogs@justus.group; county.council@montgomerycountymd.gov; mont.co.planningboard@justus.group; board@lwmc.com; tmaloney@jgllaw.com; Councilmember.elrich@montgomerycountymd.gov; CCOC@montgomerycountymd.gov; Shirley, Lori
Subject:	Re: Ardike slanders Flannery
Attachments:	GetFileAttachment.jpg

Bob, I was Airborne Infantry in the Army and when I got picked up to go to Command and Staff College the Army treats you like you are important. First time. They asked me what I wanted to do and I told them I had a hobby - computers. This was 1980. So they sent me to computer school and I ended up programming in 12 different languages and designing computer systems. So you can stop with the insults.

I have attached your picture of Mr. Flannery with the caption "I am not a crook". And if you look at this email below the paragraph after the picture of Jim Carrey you still have the jpg notation "i am not a crook" where the picture was. In addition, your text supports the picture. So no one added the picture.

I will forward the original to Mr. Flannery for his amusement. I guess you better have proof Mr. Flannery is a crook. Maybe a real quick apology would be in order.

By the way self-proclaimed Mr. Golf, we have never played golf together so we are not golfing buddies.

Doug Allston
Current LW Golf Club Champion (10 times out of last 15 years)

P.S. Bob, since you and Katzman like to send your insulting emails to the world, that is exactly what I have done. In the Army, this is called an oh shit moment.

From: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Monday, November 12, 2018 4:21 PM
To: Doug Allston
Subject: Re: Ardike slanders Flannery

Doug, I understand that "computer literacy" is not a skill you've cultivated. I really did expect, however, that you DID have minimum skills in literacy, ***per se***, by now! Be that as it may. I will help you.

When an email is written the individual writing the email, the time and date are posted on it automatically. Again! I draw your attention to the "string" or thread re: the emails below. You will see what was sent, when it was sent, to whom it was sent, & by whom it was sent, etc. Any email can be "added to."

There is a computer lab in Clubhouse II. Avail yourself of it. The LWGC is essentially closed for the year, even **for** the **most** committed, or for those who, just maybe, should be?

Also! A number of **MC** high schools regularly offer classes in "reading comprehension." Many here in Leisure World would might contribute to your tuition cost. At least consider the suggestion...

Ps. I avoid accusing people. You might try the same!

Your golfing buddy, Bob Ardike

On Nov 12, 2018, at 3:19 PM, Doug Allston <dallston@hotmail.com> wrote:

Bob, unless someone else added the picture of Flannery you could be in trouble. Can you prove Flannery is a crook? My pointing that out is not slander so get a grip.

Doug Allston

From: jallston1@aol.com <jallston1@aol.com>
Sent: Sunday, November 11, 2018 1:38 PM
To: dallston@hotmail.com
Subject: Fwd: LEISURE WORLD GOVERNANCE...A CONVERSATION ..from Bob Ardike

-----Original Message-----
From: admin <admin@justus.group>
To: justus organization <justus@justus.group>; tmo <tmo@townmeetingorganization.com>; LW Green <lwgreen@justus.group>; lwdogs <lwdogs@justus.group>
Cc: Montgomery County Council <county.council@montgomerycountymd.gov>; mont.co.planningboard <mont.co.planningboard@justus.group>; LW Board of Directors <board@lwmc.com>; Tim Maloney <tmaloney@jgllaw.com>; CCOC <CCOC@montgomerycountymd.gov>; Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>; communicationsadvisorycommittee <communicationsadvisorycommittee@justus.group>
Sent: Sun, Nov 11, 2018 10:19 am
Subject: LEISURE WORLD GOVERNANCE...A CONVERSATION ..from Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Date: November 11, 2018 7:01:27 AM EST
To: admin JustUs <admin@justus.group>
Cc: LW Board of Directors <board@lwmc.com>, Leisure World News <lwnews@lwmc.com>, Richard Thornell <rpthornell@comcast.net>, Valerie Williams <val2stamp@gmail.com>, Fred Shapiro <fshapiro@comcast.net>, prchenoweth@verizon.net, jordanharding29@gmail.com, Natalie Brodsky <nataliebrodsky@hotmail.com>, "Maritza M. Carmona" <MCarmona@jgllaw.com>, Timothy Maloney <tmaloney@jgllaw.com>,CCOC@montgomerycountymd.gov, Marc

Appendix W

Elrich <Councilmember.elrich@montgomerycountymd.gov>, Montgomery County Council <county.council@montgomerycountymd.gov>, lori.shirley@montgomeryplanning.org
Subject: LEISURE WORLD GOVERNANCE...A CONVERSATION ..from Bob Ardike

The setting is Leisure World Clubhouse II.

<2.jpg>

The place, in the clubhouse, is the large "vestibule?" It is early Saturday. No one else is here. I sit in a chair and start reading my book.

Soon! Two guys arrive. I've seen them before. They are Leisure World residents; they sit at a table.

One says to the other, "**Let's play the usual - 'Double Solitaire'?**

<double.jpg>

I also brought my flask. You won't find what it contains available in the Leisure World Stein Room bar. It's ***Beluga - Gold Line...***keep in mind... a little "wad-ka" (vodka) stimulates thought."

<drink up bitches.jpg>

So **they** begin playing...&...I hear **their** conversation...

Owner #1. Have you seen the recent email **about** this "place" **(Leisure World)** & how **Governance** here harkens back to the ***'Commie'*** (Communist) **model?**

No denying it! Say what you will. Plain & simple, it boils down to...**remnants of the Communist way of Governing!** Do you see it the same way I do?

<in soviet russia no democracy.jpg>

Owner # 2. Yeah!

Owner # 1. It takes a lot of ***"moxie"*** to present what the lawyers* of the Leisure World Community Corporation **(LWCC) wrote** as a rebuttal... sending it to the County's Commission on Common Ownership Communities **(CCOC).**

<attachment.jpeg>****The Community Associations Institute is an international influential trade association and special interest group****

You do know what this is all about? Right? It's the Sheryl **Katzman,**

aka, "kat-woman.

" case.

<kat woman.jpg>

The complaint pointing out the **LWCC's failure to abide** by the provisions of the Maryland State Law regarding HOA communities, brought to the **CCOC.**

<legal-illegal.jpg>

Owner # 2. Yeah!

Owner # 1. Well! Here's the "upshot." The **CCOC** lifted the **"Stay Order"** it had imposed.

Well, at **least** the "class action" lawsuit remains. Actually, **it appears** the **Attorney,** of record for the case, **Tim Maloney, is serious.**

<tim maloney.jpg>

His reputation is such that Leisure World **(LWCC),** in a panicky move**,** felt compelled to spend 25,000 $$$ of Leisure World resident money, to activate an insurance policy providing for legal representation.

This was all done PRIOR to being legally "served." In other words, before receiving the actual complaint.

Now check this out. At the recent monthly meeting of Montgomery Mutual, Leisure World employee, Kevin Flannery, said the **LWCC** lawyers were immediately summoned, "prior to being served," **only** to be ***"proactive."*** This utterance came from the employee who is so "**proactive"** that **he** somehow**(?)** ignored, **filing for renewal** of the Leisure World liquor license, issued in **HIS** name, **for years.** Of course, this neglect, by him, resulted in a fine of several thousand dollars $$$ before the license was reissued and updated. And you guessed correctly. The $$$ to pay the fine came from, "not his pocket," **but** from the monies of Leisure World residents.

<i am not a crook.jpg>

By the way! Here's another good one. Seems a **LWCC** Board member residing in Mont. Mutual, who's name is Linda Wacha, has recruited residents for a group called **"Friends of Leisure World."** She **inspires her minions** with the catchy slogan she coined..."**Watch Out...I'm Wacha You!"**

<1500848280-1500848280-6098.jpg>

The "group's" short term mission is ***"To Seek Out & Boldly Go, Where No One Has Gone..." (sound familiar..?)*** In other words, she's assembled a group of Leisure World residents who will advocate wasting $$$, which will further damage Leisure World's already fragile environment, by constructing a new administration building & demolishing the current admin. bldg.

<money-down-the-toilet-300x261.jpg>

The reason being, **for additional "pavement."** Think about it. The avowed purpose of the group is to attempt to persuade the Montgomery County Planning Board**,** whose approval is necessary**,** to "green light" an unnecessary new building and to **demolish...**

<IMG_0667.jpeg>

...**the one** shown above. Know what I mean?

Owner # 2. Yeah!

Owner # 1. All of sudden I'm beginning to feel sleepy. You think it may be due to the ***"Beluga?"***
<beluga.jpg>

Let's talk more about this another time... ?

Owner # 2. Yeah!

...and so just as they prepared to leave...Well! You'll find it hard to believe what happened!! WOW! Maybe tomorrow I'll explain...

Bob Ardike

slkatzman
"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

<great spirits.jpg>
town meeting organization (TMO)
website: www.townmeetingorganization.com

Appendix W

Shirley, Lori

From: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Tuesday, November 13, 2018 6:15 AM
To: admin JustUs
Cc: LW Board of Directors; Leisure World News; Richard Thornell; Valerie Williams; Fred Shapiro; prchenoweth@verizon.net; jordanharding29@gmail.com; Natalie Brodsky; Maritza M. Carmona; Timothy Maloney; CCOC@montgomerycountymd.gov; Marc Elrich; Montgomery County Council; Shirley, Lori
Subject: LEISURE WORLD GOVERNANCE...EXPLAINED THROUGH THE WONDERS OF SCIENCE ? ...from Bob Ardike

Those who are sent & read my **"Quarterly(?)" email** know that yesterday's missive ended with...

..."Even more was said by this 'threesome,' **which I hope I can recall, maybe in an email tomorrow?"**

===

Tuesday, Nov. 13, 2018...I know! **I know!** Believe me! **I do know!**

No need to even say so. I, too, look forward to narrating the end of the conversation I overheard in Clubhouse II. I'll do this as **best I can.** You'll understand my stating the "caveat" I just did as you read on...

Let's recall those present...Owner # 1...Owner # 2...Linda W... &... Bob A. **(listener)**...I continue with Linda speaking...

Linda. Fine! Keep your ***Beluga Gold Line Vodka.*** I don't need **"flask courage"** to explain why **I and other Board members** think the way we do. I will draw upon **my** vast **knowledge** of "Quantum Theory" & its implications in, the still embryonic **field** of, quantum **computing** to enlighten you.

Keep in mind. I **can explain** the science **to you**, but I **cannot understand** the science **for you.**

With that stated, I will proceed...

In "Quantum," - there are **"qubits."** Qubits are quantum bits that can be, **as an example,** Zero (0) and One (1)... <u>**AT THE SAME TIME,**</u> **IN THE SAME PLACE, OCCUPYING THE SAME SPACE ?** *

*

... the problem that is driving scientists crazy, **thus far,** is how to **"assemble"** enough qubits & **keep** them **stable** long enough to do real, actual, computation.

The above is a foundation explanation. It is the ***"plinth"*** for understanding how many of us **(LWCC, Board Members)** operate in a state of ***"cognitive dissonance"*** or function in our **"unelected** manner."

I give you the following example...**we,** the **LWCC Board, know** of the Maryland provisions pertaining to HOAs; **we know** our current form of Governance is in violation of those provisions; yet we MUST disavow "knowing" all of "this" **at the same time.** To do otherwise would be a disaster for our continued contentment with what WE enjoy, **not** having to run in order to be elected to the Leisure World BOD! **Trying** to get elected is no fun. Just ask any politician?

Doing anything else, if I may be permitted to return to the use of the **Quantum analogy,** would result in ***"decoherence"*** of the very nature of our present system **of Governance.** This, and here I speak for most **LWCC** Board members,

We cannot allow. Thus is the reason why we are prepared to spend whatever...  ...it takes to legally fight any legal challenges when or wherever they arise. Furthermore, keep in mind the following. We, the Board, are like Gamblers who have the luxury of **"Playing with House Money."** We have an inexhaustible **"pot of resident money"** accessible to do as **we well please.**

So! I ask. Who will yield first? Think it will be Leisure World lawyers? Well, guess again. No, it will **NOT** be **LWCC** lawyers. It will be the other "Team," and their law firm, **who elected** to file **the lawsuit in the first place, who will yield!**

Have I made my points clear to both of you, Owner # 1 and Owner # 2 ? **Do you understand?**

Owner # 1. Oh, yeah! Crystal clear...

Owner # 2. Nah!

Linda. Now! I'll just excuse myself. I'm going to the Computer Room. I feel new "brilliance" coming over me...

==

...the 3 finally go their separate ways. I almost fall back into a chair. I'm exhausted from what's just transpired...

Bob Ardike

Appendix W

Appendix W

Shirley, Lori

From:	Sharon Campbell <scampbell.lw@gmail.com>
Sent:	Tuesday, November 13, 2018 5:51 PM
To:	MCP-Chair; Shirley, Lori
Cc:	Sharon Campbell
Subject:	Project 820170120 comment (#4 for 2018)

Please note that this new comment for the record is also an important and timely question that many of us would like to be answered. (For your convenience, I have noted my prior 2018 comments in the last paragraph, below.)

My comment today is a question to which I request a response asap but especially prior to any public hearing: Why did P&P agree to and carry out a review of Leisure World's latest submission for construction of a new Administration building, since it in no way, shape or form followed or responded to P&P guidance to go back and obtain consensus from its residents on this project (which we residents understood to be a requirement)? This is an extremely disheartening circumstance that only encourages distrust in P&P's processes and members' (staff's?) conduct. How else are we to feel when P&P members made it so clear what was expected of LW and yet P&P appears so far to be fine with that key requirement not even being attempted? We (residents) do not understand how this is possible.

Prior comments this year: (2/2/18, LW President sent an email to certain residents asking only for "pro" new Admin building comments be sent to P&P; 4/23/18, Fairways South Mutual informal survey and findings along with LW's Fact Sheet; and 9/7/18, copy of LW's website marketing page, already a year old, stating that a new Administration building would "debut" in 2019 -- Why would they be so certain?).

I look forward to a response on this question via email, as well as seeing it in the comments record, as soon as possible.

Thank you very much,

Sharon S. Campbell
Author, *Medicare Enrollment Personal Workbook*

Appendix W

Shirley, Lori

From: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Wednesday, November 14, 2018 9:39 AM
To: admin JustUs
Cc: LW Board of Directors; Leisure World News; Richard Thornell; Valerie Williams; Fred Shapiro; prchenoweth@verizon.net; jordanharding29@gmail.com; Natalie Brodsky; Maritza M. Carmona; Timothy Maloney; CCOC@montgomerycountymd.gov; Marc Elrich; Montgomery County Council; Shirley, Lori
Subject: LEISURE WORLD...AN INSIGHT FREE OF CHARGE ...from Bob Ardike

It is morning. I am again walking through Leisure World's Montgomery Mutual,**MM**, (the largest of the 29 Mutuals) on the paved path. I see the same man I saw yesterday. As I get closer, he says...

"I forgot to mention another matter yesterday. Won't take long. You'll find it interesting. "Got a few minutes?

I respond, **"Yeah!"**

So he starts by **telling me....**
===

Last week I stop at the nearby Shell gas station. As I'm pumping gas, a car pulls up alongside. Window is lowered. Guy calls to me. "Hey, Bud! Is there a **place nearby** called **Leisure World?** I'm from out of town. Just driving through & **thought I'd take a look."**

I respond, **"Yeah!"**

Now get this, Bob. He then says, "How close is it and **is it still open at this time of year?"**

I respond, **"Yeah!"**

Ok! Now I'm a bit puzzled & curious. I think to myself, why is he asking if Leisure World is **open at this time of year?**

I say, "Leisure World is always open. It's just north of here. Stay on Georgia. Less than a mile. Visitors are welcome **during daylight hours** to check it out.

May I ask why you asked...**is it open at this time of year?**

Bob, are you ready? So he responds, **"Leisure World is** a very large, County Regulated, **Fruit Orchard.** Am I right? Lots of fruits there during the growing season?

I respond, **"Nah!"**

But! Now I feel compelled to elaborate. So I do...by explaining while Leisure World is **not an Orchard,** having fruits, Leisure World is an **age restricted Community** with **too many** "Fruitcakes," who reside in the Past and refuse to even examine the **Governance of the Orchard!**

I can tell this gets his attention by the way he starts to laugh. So I go on...saying...

==

*** Sorry!** I will finish this narration tomorrow. More to come...

Bob Ardike

Appendix W

Shirley, Lori

From:	Marybeth Ardike <marybeth.bob@gmail.com>
Sent:	Thursday, November 15, 2018 6:32 AM
To:	admin JustUs
Cc:	LW Board of Directors; Leisure World News; Richard Thornell; Valerie Williams; Fred Shapiro; prchenoweth@verizon.net; jordanharding29@gmail.com; Natalie Brodsky; Maritza M. Carmona; Timothy Maloney; CCOC@montgomerycountymd.gov; Marc Elrich; Montgomery County Council; Shirley, Lori; bonniecullison@yahoo.com; ben kramer; vaughn stewart
Subject:	LEISURE WORLD GOVERNANCE...THE FINAL INSTALLMENT...from Bob Ardike

Yesterday, Wednesday, the narrative dealt with an **"out-of-towner"** asking, a resident of Leisure World, about the whereabouts of a fruit Orchard, he refers to as Leisure World, is located. The Leisure World resident provides directions to the stranger and then provides more. So here's what last transpired & then what followed...

But! Now I feel compelled to elaborate. So I do...by explaining while Leisure World is **not an Orchard,** having fruits**, Leisure World** is an **age restricted Community** with **too many** "Fruitcakes," who reside in the Past and refuse to even examine the **Governance of the Orchard!**

I can tell this gets his attention by the way he starts to laugh. So I go on...saying...

==

Look! Montgomery County **(MC)**, that's where you are now, could resurrect a slogan coined about a city (Cleveland) in the Midwest... **"Montgomery County (MC) - Best "County"**(Location) **In the Nation!" Truth be told...It is!**

This is a large County. There are over a million residents living in the County. It has a County Executive and a **9** member County Council which is **elected** by the residents living in the County. **MC** has **term limits** pertaining to these **elected** positions.

On the other hand! The place you **thought** was **an "Orchard,"** Leisure World **(LW)**, has 8,000 residents and is Governed by **34 unelected** residents.
Furthermore, **you thought** the Orchard **(LW)** was **"county regulated."** Well, it should be. It's not! There are HOA rules & regulations that exist pertaining to places like Leisure World, but those simply go unenforced at Leisure World. Why the County**(MC),** which does such a great job in so many areas, permits the Orchard, better known as Leisure World, to "dodge" & do as it pleases is unfathomable.

Take for instance. Pending is a **LW** proposal to bulldoze a 50 year old building, instead of renovating it. Then spending about **7 million dollars to** construct a new one on a different **site**, which **shows a propensity "to flood"** when rains are heavy. One year ago the proposal to do this was deferred. It was deferred by a County regulatory Board. They **treated** the proposal **generously.** Instructions given were to work on building a Leisure World Community Consensus and return for further consideration after doing so. Those instructions were ignored, and the proposal seems ready for **"relaunch." There is real discord in the LW Community regarding this. Many residents see this as a total waste of their money. Yet, they are ignored!**

This is being done in spite of the newly elected County Executive credited with saying...

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

Look! The State of Maryland & Montgomery County have a lot of legal provisions pertaining to an **Orchard** like Leisure World. But "**having"**and **enforcing** provisions are two separate matters.

A supposedly "class action" lawsuit has been filed against the **(LW)** Orchard. So far no one seems in a position to explain where that "action" stands. If ever it gets attention by "the proper authorities," a **ruling** is **likely** to be...

"It is determined that the 610 acres of the Orchard, known as Leisure World, are 'sovereign territory.' As such, Leisure World is exempt from all State and County judicial provisions. Let all be advised. Further attempts to reign in the contemptible Governance System existent at the "Orchard" are Futile!"

That about sums it up, **"Out-of-Towner."** So then. Want to follow my car? I'm driving back to Leisure World.

Out-of-Towner speaking..."Nah! I think I'll just be on my way. Here I thought **LW** was an Orchard...when in fact... Leisure World is just a **Pasture...**"

==

That's what happened, Bob. What do you think?

I think I am going back to my Unit to eat an apple. It was grown on the Heyser Farm Orchard. It is close to Leisure World, even sells fruitcakes around this time of year. Ever notice that "Fruitcakes" last long...?...sometimes too long?

Bob Ardike

Shirley, Lori

From:	Shirley, Lori
Sent:	Thursday, November 15, 2018 10:49 AM
To:	'Tom Conger'; JustUs admin
Subject:	RE: Leisure World Administration Building
Importance:	High

Hello Tom,

At the November 30, 2017 hearing, the Planning Board members deferred action on the site plan to give the Applicant time to make modifications to the design of the building and pedestrian circulation and to provide additional outreach opportunities for residents and to address concerns raised by speakers during the hearing. The meetings held this past Spring at each of the Mutuals by Kevin Flannery and Nicole Gerke were the Applicant's attempt to do as the Planning Board recommended. Ultimately, the Planning Board will decide if the additional meetings satisfy the direction they gave to the Applicant last November.

I will be sure to inform you of the hearing date as soon as it is scheduled.

Thank you,

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

EXCELLENCE
M NCPPC 90

From: Tom Conger <taconger41@gmail.com>
Sent: Friday, November 9, 2018 11:39 AM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>; JustUs admin <admin@justus.group>
Subject: Leisure World Administration Building

Dear Ms Shirley, MNCPPC's brochure about Site Plan Review contains a section called "How to Participate Effectively in the Review Process." It states that community representatives are encouraged to work with staff and the applicant throughout the process to resolve issues. As you may recall, at the November 30, 2017, hearing on the site plan, planning board members admonished the applicant to return to Leisure World and obtain CONSENSUS on the proposal. They did not do this. Instead, Kevin Flannery and Nicole Gerke "tweaked" the November 30 site plan, and proceeded to go before all of Leisure World's mutuals with their "dog and pony show." When asked at these meetings why they had not attempted to gain CONSENSUS, they replied that they had never been instructed to do so. How can this site plan still be proceeding when the ONE THING that the commissioners requested has been ignored? In my opinion, you as the lead planner in this process, should tell the applicant, "Look, we've made a grave mistake in proceeding in the manner we've been going since last November 30. You never did what the commissioners told you to do, so go back to the community and reach a CONSENSUS." And, by the way, an ideal way to accomplish this is to conduct a referendum on the proposed building, which has been requested by over 2,200 residents of Leisure World. Tom Conger Mutual 18

Shirley, Lori

From:	Norman Holly <amtak518@gmail.com>
Sent:	Thursday, November 15, 2018 2:48 PM
To:	Shirley, Lori
Subject:	Your response to Tom Conger

I regret to say that you must be living in some sort of fantasy world by your statement that "The meetings held this past Spring at each of the Mutuals by Kevin Flannery and Nicole Gerke were the Applicant's attempt to do as the Planning Board recommended." Those meetings were in fact the very antithesis of the applicant's attempt to do so.

I am one of the many residents who opposed construction. In fact, nearly everyone in your largest hearing room was likewise opposed; and we offered a list of 2,000 (now about 2,200) other members likewise opposed. Four members of the Planning Board seemed likely to turn down the application, but offered to delay final decision providing LWCC reached "consensus" with the oposers. The LWCC Board and General Manager, however, REFUSED to meet for that purpose. So the opposers formed a "Town Meeting" and invited all of the applicants indivudually. Again, all applicants REFUSED to meet for consensus (including all members of the Board and the General Manager). In fact, General Manager Kevin Flannery REFUSED TO ACCEPT the Planning Board's dictum to reach consensus on the ground that he was not personally notified by the Planning Board, although he certainly was aware of their directive to achieve consensus.

The secretary-treasurer of LW Board of Directors is Henry Jordan (also my mutual president, largely because no-one else was willing or able to run for election). Mr Jordan composed a nine-page propaganda piece favoring construction - highly biased, and omitting the negative impacts - and slipped it under every door in our high-rise and also shared it with the outgoing president of the Board. He, in turn, thought it a great strike against the opposers, and distributed identical copies to all residents of another high rise. It was that biased propaganda piece that inspired General Manager Kevin Flannery to conduct his meetings in all mutuals, together with Nicole Gerke. The meetings were the same ilk - pure propaganda omitting all the negative aspects raised by opponents. The reason Flannery decided on the individual mutual meeting is that he had access to all of them, whereas opponents has access only to their own. It was a clever, but highly deceptive, act. Furthermore, in each of those meetings conducted my Flannery and Gerke, residents opposing construction were rapidly cut off and were not permitted to speak. I was one of them so cut off, and I know the opposers in other mutuals were treated the same. In addition, in cutting off opposers, Flannery told a lie about residents having been "coerced" into signing the referendum of opposition. (Nobody was coerced.)

This is what you now cite as "Kevin Flannery and Nicole Gerke attempting to do as the Planning Board recommended', when in fact it was done as a means of AVOIDING what the Planning Board recommended as a condition of approval, i.e., achieving consensus. The application for construction should by negated on that ground alone. But you knew all this, as you have already received many complaints about the tricks management were employing to sidestep the Planning Board's condition.

There is more to residents' opposition than meets the eye:

1. There has never been an engineering study of the current administration building and of the cost of its maintenance. Such an engineering study would probably cost about $25,000, and would determine absolutely that cost of maintenance.

2. The cost of a new administration building was projected at $7.2 million; but those are years-old estimates; the figure does not account for inflation in the construction industry (considerable), nor the cost over-runs that inevitably occur. A sound estimate would approach $12 million, perhaps more (again, a proper engineering study is needed to estimate more precisely). But the source of those funds - a 2% tax on sales - does not contain that amount and is unlikely to.

3. Furthermore, the amount needed to build a new administrations building would overwhelm the common properties reserve to the point where other buildings of the same age would be denied maintenance funds that are sorely needed. Photographs of neglect on these buildings evidence serious problems for which no funds would be available if construction of a new administration building proceeds.

4. Kevin Flannery would like to have a splendid new palace for himself and staff, but he doesn't need it. Photographs reveal that the current administrative building problems are mostly those of Flannery's own neglect. For example, rainwater downspouts discharge immediately at its foundation, creating pools of water that remain for several days (this could be avoided with inexpensive diversion tubes). Mold-creating moisture occurs in other places as well, such as a badly mounted pressure tank, rooms where items were just dumped, and a restaurant kitchen that is often cited for violations of sanitation.

5. Flannery cites a need to relieve crowding in the current administration building, but when he had opportunty for such relief he was quick to cut it off. For example, Bank of America moved out of their space which shares a wall with the administrative staff. Rather than move to occupy it, Flannery hastily recruited other prospective leasers, finally offering Signal Credit Union bargain-basement rent if only they would move in, thereby supporting his claim of overcrowding. Or, the current administration building houses a realty firm that really doesn't need the space as Leisure World was full ten years ago and has ceased expanding. Or, the space that is occupied in the current administrative building by the offices of Montgomery Mutual (one of 25 or so mutuals in Leisure World) could be relocated to Montgomery Mutual in accord with all other mutuals. Flannery doesn't need a new building where many opportunities for additional space exist, especially in view of the shortfall it would leave for proper maintenance of other trust properties.

6. Flannery cites an apprehension that an engineering study would involve exposing sites of mold which then, under state law, would need to be remedied. But Maryland law does not require that; and besides, walls and ceilings were exposed before Signal moved in to the space which shares a wall with the administrative staff - and the mold that was found there was remedied for a small amount of expenditure (and Signal employees express great satisfaction with their quarters).

In short, Flannery has performed and end-round effectively AVOIDING the Planning Board's requirement for consensus, to have his desire for a resident-financed new building that will mean additional fees or taxes on residents, many of whom are living pretty close to the bone. If the Planning Board permits new construction, they will jeopardize the welfare of those aging residents to satisfy the immense ego of one person who is supposed to be our employee but in fact rules Leisure World as if he is the CEO that he claims to be.

I, and many others, fail to find ANY consensus as the Planning Board have required. In fact, there has been a deliberate AVOIDANCE of consensus by the Board (which incidentally is NOT elected in accordance with existing law, but rather SELECTED by a small group of insiders). I seriously question how you or anyone could conclude that applicants have succeeded in even attempting consensus, let alone achieving it.

Norman Holly
World War 2 veteran, Fulbright professor, retired foreign assistance officer for the State Department development branch, former research officer at London School of Economics, former Associate Director of the Salzburg Seminar in American Studies.

Shirley, Lori

From: Shirley, Lori
Sent: Thursday, November 15, 2018 2:58 PM
To: 'Sharon Campbell'; MCP-Chair
Subject: RE: Project 820170120 comment (#4 for 2018)

Importance: High

Hello Sharon,

The Leisure World Applicant has recently sent revised plans and documentation to the Area 2 regulatory review team to address the deferral action by the Planning Board at their November 30, 2017 hearing. Last November, the Planning Board members deferred action on the site plan to give the Applicant time to make modifications to the design of the building and pedestrian circulation and to provide additional outreach opportunities for residents and to address concerns raised by speakers during the hearing. The meetings held this past Spring at each of the Mutuals by Kevin Flannery and Nicole Gerke were the Applicant's attempt to do as the Planning Board recommended. Ultimately, the Planning Board will decide if the additional meetings satisfy the direction they gave to the Applicant last November.

Please keep in mind the Applicant's site plan is an active application in the Department's development review pipeline, and as such, it will eventually be rescheduled for final review by the Planning Board at a hearing. When the rescheduled hearing date has been set you will be informed along with all other parties of record.

Thank you,

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

EXCELLENCE
M-NCPPC 90

From: Sharon Campbell <scampbell.lw@gmail.com>
Sent: Tuesday, November 13, 2018 5:51 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>; Shirley, Lori <lori.shirley@montgomeryplanning.org>
Cc: Sharon Campbell <scampbell.lw@gmail.com>
Subject: Project 820170120 comment (#4 for 2018)

Please note that this new comment for the record is also an important and timely question that many of us would like to be answered. (For your convenience, I have noted my prior 2018 comments in the last paragraph, below.)

My comment today is a question to which I request a response asap but especially prior to any public hearing: Why did P&P agree to and carry out a review of Leisure World's latest submission for construction of a new Administration building, since it in no way, shape or form followed or responded to P&P guidance to go back and obtain consensus from its residents on this project (which we residents understood to be a requirement)? This is an extremely disheartening circumstance that only encourages distrust in P&P's processes and members' (staff's?) conduct. How else are we to feel when P&P members made it so clear what was expected of LW and yet P&P appears so far to be fine with that key requirement not even being attempted? We (residents) do not understand how this is possible.

Prior comments this year: (2/2/18, LW President sent an email to certain residents asking only for "pro" new Admin building comments be sent to P&P; 4/23/18, Fairways South Mutual informal survey and findings along with LW's Fact Sheet; and 9/7/18, copy of LW's website marketing page, already a year old, stating that a new Administration building would "debut" in 2019 -- Why would they be so certain?).

I look forward to a response on this question via email, as well as seeing it in the comments record, as soon as possible.

Thank you very much,

Sharon S. Campbell
Author, *Medicare Enrollment Personal Workbook*

Shirley, Lori

From:	Sharon Campbell <scampbell.lw@gmail.com>
Sent:	Thursday, November 15, 2018 3:39 PM
To:	Shirley, Lori
Cc:	MCP-Chair
Subject:	Re: Project 820170120 comment (#4 for 2018)
Attachments:	image001.png

Thank you for the reply. I must say, though, that the statement in that response saying "The meetings held this past Spring at each of the Mutuals by Kevin Flannery and Nicole Gerke were the Applicant's attempt to do as the Planning Board recommended[]" is a statement of fact rather than saying "LW says that...." LW went through the motions of holding meetings but merely "took questions." However, they would not answer questions around whether they would build new vs renovate nor any type of question related to that. Period. The would only respond to questions directly related to the new design. That is fact. Also, stating that the Planning Board asked LW "to provide additional outreach opportunities" is quite different language than the actual wording used at the November 30, 2017 hearing (I was not there but listened to it). The phrase used was "gain consensus" and LW has not attempted to nor done that AT ALL.

I certainly hope P&P allows those of us who were not able to comment at the last hearing comment at the new one.

This is all just very disheartening and difficult to understand from a common sense perspective. To accept LW's story (which your email suggests) would presume every brick & block building in LW (everywhere?) of 50 years of age should be torn down and rebuilt anew instead of what is done with every other building used & lived in by residents: maintenance and renovations. Renovating is the most energy efficient, environmentally friendly and lowest cost; it would seem to me that, sans all else, that is what P&P should be looking analyzing. It meets none of those criteria.

Of course, the Admin building is also little used by residents, except in/out to get documents, make payments, etc., which accounts for LW's numbers. Since LW decided to build new around 2010 (prior to my moving here), they have almost completely stopped regular maintenance on the Admin building (of course, a down-to-the-stud renovation could fix that but they don't want to work out of RVs); this certainly has been the case in my ~3.5 years here.

I do understand that there will be a final meeting where P&P will make its decision; however, I cannot help but feel enormously concerned about that meeting's outcome. MoCo has often tried to hold to a higher standard than many other counties in the country; I only hope we can maintain a standard of making decisions based on real facts of what was requested of LW so the thousands of 55+ (mainly senior) citizens who live in this community are well represented by its public "representatives." This community's governance is simply out of control and we need our municipality's Planning board (which uses an "excellence" logo) to stand up for us, as we are simply ignored and maligned if we're not in agreement.

Sincerely,

Sharon Campbell

On Thu, Nov 15, 2018 at 2:58 PM Shirley, Lori <lori.shirley@montgomeryplanning.org> wrote:

> Hello Sharon,

The Leisure World Applicant has recently sent revised plans and documentation to the Area 2 regulatory review team to address the deferral action by the Planning Board at their November 30, 2017 hearing. Last November, the Planning Board members deferred action on the site plan to give the Applicant time to make modifications to the design of the building and pedestrian circulation and to provide additional outreach opportunities for residents and to address concerns raised by speakers during the hearing. The meetings held this past Spring at each of the Mutuals by Kevin Flannery and Nicole Gerke were the Applicant's attempt to do as the Planning Board recommended. Ultimately, the Planning Board will decide if the additional meetings satisfy the direction they gave to the Applicant last November.

Please keep in mind the Applicant's site plan is an active application in the Department's development review pipeline, and as such, it will eventually be rescheduled for final review by the Planning Board at a hearing. When the rescheduled hearing date has been set you will be informed along with all other parties of record.

Thank you,

Lori Shirley

Planner Coordinator | Area 2 Division | Regulatory Team

Montgomery County Planning Department

8787 Georgia Avenue

Silver Spring, Maryland 20910

T 301-495-4557

E Lori.Shirley@montgomeryplanning.org

W MontgomeryPlanning.org

From: Sharon Campbell <scampbell.lw@gmail.com>
Sent: Tuesday, November 13, 2018 5:51 PM
To: MCP-Chair <mcp-chair@mncppc-mc.org>; Shirley, Lori <lori.shirley@montgomeryplanning.org>
Cc: Sharon Campbell <scampbell.lw@gmail.com>
Subject: Project 820170120 comment (#4 for 2018)

Please note that this new comment for the record is also an important and timely question that many of us would like to be answered. (For your convenience, I have noted my prior 2018 comments in the last paragraph, below.)

<u>My comment today is a question to which I request a response asap but especially prior to any public hearing</u>: Why did P&P agree to and carry out a review of Leisure World's latest submission for construction of a new Administration building, since it in no way, shape or form followed or responded to P&P guidance to go back and obtain consensus from its residents on this project (which we residents understood to be a requirement)? This is an extremely disheartening circumstance that only encourages distrust in P&P's processes and members' (staff's?) conduct. How else are we to feel when P&P members made it so clear what was expected of LW and yet P&P appears so far to be fine with that key requirement not even being attempted? We (residents) do not understand how this is possible.

Prior comments this year: (2/2/18, LW President sent an email to certain residents asking only for "pro" new Admin building comments be sent to P&P; 4/23/18, Fairways South Mutual informal survey and findings along with LW's Fact Sheet; and 9/7/18, copy of LW's website marketing page, already a year old, stating that a new Administration building would "debut" in 2019 -- Why would they be so certain?).

I look forward to a response on this question via email, as well as seeing it in the comments record, as soon as possible.

Thank you very much,

Sharon S. Campbell

Author, <u>*Medicare Enrollment Personal Workbook*</u>

--
Author, *Medicare Enrollment Personal Workbook*

Appendix W

Shirley, Lori

From: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Thursday, November 15, 2018 7:33 PM
To: admin JustUs
Cc: LW Board of Directors; Leisure World News; Richard Thornell; Valerie Williams; Fred Shapiro; prchenoweth@verizon.net; jordanharding29@gmail.com; Natalie Brodsky; Maritza M. Carmona; Timothy Maloney; CCOC@montgomerycountymd.gov; Marc Elrich; Montgomery County Council; Shirley, Lori; bonniecullison@yahoo.com; ben kramer; vaughn stewart
Subject: Leisure World: Questions of Law & Do Leisure World's "Best & Brightest" Have All the Answers??...from Bob Ardike

The day greets with a mixture of snow & rain. I'm at the Leisure World Plaza Giant. Just a handful of items to buy. Then I hear a voice ring out. A familiar one. ...**"Bob! Funny seeing you a 3rd day in a row. Do you have a few minutes? Heard some new info about Leisure World. Got time to hear it?"**

I respond. Yeah!

Ok, then. Listen carefully...

...there are rumblings about an effort to try & recoup monies  the **LWCC Board of Directors** already spent,

and monies  which might be further spent, to defend Leisure World against a CCOC complaint & a pending "class action" lawsuit. This effort will be mainly directed at individuals who are residents **"named"** as Plaintiffs in a Court filing in July, 2018. Are you aware of this effort?

I respond, Yeah!

Then he starts to talk...
==

Look, Bob! I'm no lawyer. But reasonable questions came to my mind after I heard this. Like the following...

1. A lawsuit is **filed in a County Court. Until** the lawsuit is actually **served, received** by the defendant or the defendants authorized representative, is it actually an "official" lawsuit?

2. Can **"named"** plaintiffs **actually be "Plaintiffs** without their formal concurrence to be such?

3. Consider the following hypothetical: Individuals are "**named as Plaintiffs"** But they have NEVER signed a ....

Retainer Agreement ...hypothetically reading...

I, ________________, do here by retain the firm of ____???_______ to represent me in connection with class claims against Leisure World. Specifically, the Firm will be filing a declaratory judgment action and other appropriate pleadings to challenge the governance structure and lack of direct election of the Leisure World governing board.

Bob! I ask you. How can people, if they **never signed** a "Retainer Agreement, **be called "Plaintiffs?" Anyone can be so-called "named."**

Look pay attention to the following. Suppose the current Chairman of the LWCC, **"Paul" ...whatever,** was **listed as a "named" Plaintiff;** or say the past Chairperson, **David...whatever** was **listed as a "named" Plaintiff;** or, even better the current General Manager, **Kevin...whatever,** was **listed as a "named"Plaintiff?** Would listing them **actually make them Plaintiffs?** Of course not! Naming means nothing absent agreeing to be named.

What's the confirmatory evidence demonstrating they knew exactly what the lawsuit was all about and formally agreed to be associated with the lawsuit as a Plaintiff? As a matter of fact. If what I have just described HAD HAPPENED, each person **might be** able to seek redress, against whomever, for **"putting their names in the Street?"** Bob, do you follow this?

I respond, **Yeah!**

Look, Bob. This is very important. Consider the so-called "Best and the Brightest." Those are members of the Leisure World Board, who would chaff if there were Board member **"term limits."** Term limits would cap the amount of years they would be eligible for Leisure World Board "service"... These same Board members **PANICKED!** They paid

$25,000.  maybe more, to "activate" an "insurance policy" which called for legal representation. They did this prematurely!

Spent money prematurely! 

Here's the point though. Leisure World lawyers have not actually been "served papers" by a law firm. They await! They are confident that "service" is imminent. They muster their resolve. **And,** what happens? **To date, nothing** has happened. So now! In order to cover their ***"derrières,"*** some Board members are proposing to "go after" Leisure World residents who have been "**named" as Plaintiffs...**But... have **never signed** any sort of "Retainer Agreement" **which commits them to being Plaintiffs! ... Dah!**

Bob, understand what I've been saying?

I respond, **Yeah!**

Bob, don't you have anything else to say?

Yeah! It's snow/raining outside. In the memorable words of a person, who "self proclaims" being a Great Leisure World Golfer...**I want to get "The Flock" out of this store!**

Bob Ardike

Appendix W

Appendix W

Shirley, Lori

From: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Thursday, November 22, 2018 12:46 PM
To: LW Board of Directors; Leisure World News
Cc: CCOC@montgomerycountymd.gov; bonniecullison@yahoo.com; ben kramer; vaughn stewart; Shirley, Lori; Marc Elrich; Montgomery County Council
Subject: Leisure World-LESSONS LEARNED? from Bob Ardike

It is Thanksgiving Day 2018. In being "thankful," let us return to ***"days of yore."***

==

In December **1650,** the settlers of Fort Orange (near present-day Albany, New York) played the first recorded round of "***kolf*** **"** (golf) in America. The **Dutch** settlers played "***kolf*** **"** year round. During the spring, summer and fall, it was played in fields. **In the winter it was played on ice with the same rules.** Three hundred sixty-eight (368) years have passed. The "rules" of golf have **evolved, modernized, etc.** since then. That brings us to...

The age restricted community of Leisure World, which began in 1965. **It's system of "Governance,"** unlike golf, has not evolved, modernized, etc.

It is a community locked in time. The **only exception** is the Leisure World Golf Course. Money is no object in trying to save

it. Anything, **any amount of money,**  whatever it takes...will be committed to this futile effort. It is even rumored that the LWCC Board of Directors is prepared to offer a Unit, in Leisure World's largest Mutual, Montgomery Mutual, as an **incentive to Tiger Woods...** if he will agree to live at Leisure World for at least six months a year. This novel idea is the "brainchild" of the Montgomery Mutual board member credited with forming the **LW** PAC **(political action committee),** known as "Friends of Leisure World."

Furthermore! Tiger Wood's anticipated acceptance of Leisure World's **"generous offer(?)"** is expected to be the basis for "drawing" ***Fox News*** back to **LW** for the second time in a year.

This in turn might be the basis for all sorts of financial potential? **Media coverage** would do **the trick**...**eg.** Tiger's at the Leisure World golf shop; Tiger's at the Leisure World putting green; Tiger is hitting golf balls at the Leisure World Driving Range **(of course** this would mean **relocating** one of the Green's Mutual building's. You see! Tiger is capable of hitting a #7 iron over the 200 yard driving range fence. **Tiger's practice** with his driver would have **balls bouncing off the Green's building)**.

Finally a solution. Credit going to one individual. Just for a moment. Picture this? The ***"found-dress"*** of Leisure World's *"Friends of Leisure World"* will be awarded the **first, and only,** "Leisure World Medal of Freedom." The inscription on the back of the Medal will read...**"Well Done O Trusted One."**

At last! The sought after ***"holy grail"*** for generating new revenue is found...

You see, money seems to have arisen as a "discovered problem" **(unless it involves *"kolf"*).**" Here is the problem......the problem is two fold in nature...first **there is this** revelation involving money...

Request for funding:

Budget and Finance Committee 11/21/18

Total : $65,000.00

Project:

ADMINISTRATION BUILDING

MOLD AND AIR QUALITY ASSESSMENT

Early in the summer, mold was noticed behind peeling wall paper in the northeast area of the Administration Building. The mold was remediated, and areas of demolition repaired. Several weeks later, an HVAC unit leak was identified on the northwest side of the Building that caused water damage which required mold remediation and repairs. Management felt it would be beneficial to assess the entire building at one time rather than in pieces and engaged an Industrial Hygienist company to perform a whole building Indoor Air Quality and Mold Assessment. The results of this testing and reporting indicated additional areas of potential mold growth and issues with the air flow through out the building.

Management has engaged the services of and coordinated schedules with remediation and remodeling contractors as well as HVAC air testing and balancing contractors to correct the issues. The total anticipated costs for the work associated with mold remediation and repair and corrections to air quality is $65,000. A breakdown of work and phases is as follows:

A. Testing and Reporting @ $8,500 (completed)

B. Remediation and Repair @ $44,500 (in process)
   - Phase 1: (4) office suites @ $10,500
   - Phase 2: (1) Tenant Space, (1) Storage Area, (1) Conference Area @ $9,000
   - Phase 3: (4) Office Suites; (1) Large Shared Area with (4) desks @ $25,000

…C Air Balancing and Testing @ $7,000 (in process)

Had the Leisure World General Manager merely been "attentive" to his duties, this would not "be." Mold develops over time; there are advance indicators; it's not an overnight occurrence; mold is not Good; mold is often a health hazard; it can be expensive to

remediate, as can be seen, $65,000.  when it finally reaches a point of intolerance. Now it's also an "unanticipated expense."

And then there is the "expense" of a "class action" lawsuit and a complaint being filed with The Montgomery County**(MC)** Commission on Common Ownership Communities **(CCOC)** against Leisure World. Here is another example of **"WASTE!"**

This could have been easily avoided. **All it would have taken was** a gesture to show a **"willingness to consider."**

You might ask, "To consider what? Well, fine. Here's what...

To establish a small advisory committee to **examine existing LW Governance**; its Size; its Makeup, its Relevance, as Leisure World confronts 21st Century realities. Efforts were rebuffed when LW Residents petitioned for such. Instead, Leisure World selected to "fight."

In doing so it **spent $$$ prematurely** and, most of all, **needlessly.** Now! Embarrassment drives, the Leisure World Executive Committee to produce further division. It will waste even more money and claim to recoup the funds in another futile effort.

Let's pause for a moment. Think of Paul Revere...you know that guy who rode saying, "The British Are Coming!"

He didn't ride months before the British came. Sure! There were rumors! Plenty to suggest the British **would be** coming. But Revere waited until certain before arousing everyone.

Had Leisure World followed Paul Revere's example they would not have spent money in Panic. They spent early and they spent unwisely to "activate" legal representation. That was a needless waste of Resident money. Now they seek to blame others for what they claim they were forced into doing. They "jumped the gun."

Why can this be claimed? Here's why. A lawsuit is filed. Unless or **until it's served, it's like the "British Are Coming." When** are the British coming? Is it tomorrow **or** is it months away? The same holds true regarding a lawsuit.

A "defendant" may be served **or** a defendant might never be served; the "Case" might be dropped; the Case might not be dropped.

The Leisure World General Manager addressed this point at a recent monthly Montgomery Mutual meeting.
His response was..."**We wanted to be 'proactive'"**

Yeah! Right! **How about** simply being **sensible?**

Both expenditures should have been avoided. Look! If the LW General Manager **had just been "active."** Set aside being "proactive." The Leisure World administration building would not have a "mold problem" costing $65,000 to correct. Also, if the General Manager had not convinced the LW Executive Committee to prematurely activate an insurance rider, covering "legal representation," that too might be different?

Where does the lawsuit presently stand? It stands with the **MC ORDER OF THE COURT FOR AN ALTERNATIVE DISPUTE RESOLUTION.**

In plain English, "Find a reasonable, agreeable, fair solution before proceeding further!"

Let's see how the Leisure Board responds to the Court's Order?

Bob Ardike

Appendix W

Shirley, Lori

From:	Marybeth Ardike <marybeth.bob@gmail.com>
Sent:	Friday, November 23, 2018 1:42 PM
To:	LW Board of Directors; Leisure World News
Cc:	CCOC@montgomerycountymd.gov; bonniecullison@yahoo.com; ben kramer; vaughn stewart; Shirley, Lori; Marc Elrich; Montgomery County Council
Subject:	LEISURE WORLD...MORE REGARDING DAVID'S OPINION...from Bob Ardike

Wednesday & Thursday **(Turkey. Day)** were busy days. Did not see or hear **from the LW resident** I saw at the "pizza parlor" on Monday. I figured he had exhausted all he had to say about the **"Thoughts & Opinions"** letter David wrote, printed on page 10 of the Leisure World News, November 16. That, however, was not to be the case. Early Friday morning I had **an email from him elaborating on David's letter...**

If you recall! He had mentioned the inappropriateness of David using the word *"dissidents"* in his opinion letter. Also recalled was his belief David wanted the Leisure World Board of Directors to chant **"LOCK HER UP!"** whenever Sheryl Katzman, **aka. Kat-woman,** spoke in "open forum" at a LW BOD meeting.

Here's what he had further to say...
==

Bob! Here are a few things David forgot to mention.

David commends his successor, Paul, for holding "Chats with the Chair" meetings. Well, that he should. David was given that same suggestion when he was Chair. A non-Board member resident gave him the idea after an Ex. Comm. meeting. Suggested it might be called, **"Meet the Chair?"** Not as good a title, but the same idea? David might have reasoned his own temperament was not suited for such a setting?

David laments, **"I only wish more residents responded...by asking challenging questions...(of Paul)."** The answer to David's lamentation is not a mystery. Early in Paul's tenure as Chair, Paul would give "opening remarks" at various meetings where Residents were encouraged to attend. He would clearly state what would be covered in the "presentation," those who would be speaking, etc. As a example, he would describe the why & purpose behind "Strategic Planning." **He would conclude** his remarks by saying..."**And there will be time for asking questions & getting answers."**

Here was the only problem. He would then **announce a restriction** on what could be asked & **what "issue" no one would respond to.** The "feared issue" was the same one that is ALWAYS AVOIDED...why is a new administration building, estimated to cost over **7 million dollars,** being proposed absent a neutral engineering study, cost comparability analysis and without seeking the consensus of the 8,000 LW Unit owners?

David next turns to addressing those *"dissidents"* who are challenging the matter of Leisure World Governance. Those who believe that **LW** governing documents do not comply with Maryland's HOA act. The courts, as David states, **ARE** the the place for that to be determined. That approach has been initiated and, as is known by now, well underway.

David acknowledges being long aware of the "governance issue." He writes in his published letter, **"When I was chair, month after month they vigorously offered their opinions that ours was an illegally unelected LWCC board."** Well then, David. Here's the question? Why didn't **YOU** initiate action to temper the matter, since you were so well aware of what was happening, "month after month?" You might have sought some independent legal advice asking for an opinion. I know you are aware that this was once done at an earlier time and the opinion provided challenged the existing structure. The **LW** Board ignored the advice. Still. **You could have said, "I'll commission 2 opinions. Two different law firms will give opinions & then we'll decide what is "right" by making it "best 2 out of 3?"**

==

Ok! More was written. I want to share it all. For now I will stop. More will be shared in a day or two. The guy's email is rather specific & thorough...you think?

Bob Ardike

Shirley, Lori

From: JustUs admin <admin@justus.group>
Sent: Friday, November 23, 2018 2:59 PM
To: Shirley, Lori

Lori:

please provide rules/regulations re: testimony at P&P re-convened hearings -

--

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

admin@justus.group

Appendix W

Shirley, Lori

From: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Saturday, November 24, 2018 10:52 AM
To: LW Board of Directors; Leisure World News
Cc: CCOC@montgomerycountymd.gov; Montgomery County Council
Subject: LEISURE WORLD...MORE REGARDING DAVID'S OPINION... and... THE LAW SUIT AGAINST LW ...from Bob Ardike

Unfortunately, **this is NOT the last** email regarding David's letter. With that as "Preface," I ask you to **appreciate my position. Do you ever get email you wish you didn't?** Ok, then. **That's** my situation...did not want, **still got!**

A member, of the newly formed Leisure World **PAC,** * **"Friends of Leisure World,"** an **LW** lobby group, **said it best. She was referring to email she receives from other Board members** living in Montgomery Mutual(**MM**), Leisure World's largest Mutual. **She wrote to me,** sharing her frustration...

"Why am I subjected to childish, unfunny, poorly written babblings. so often?? Silly arguments that lead no where and offer no insight, no remedy... "

That's my situation. I didn't ask to receive the email the LW resident sent to me. I merely feel "obliged" to honor a **reasonable** request that was made of me to forward information, maybe new information**?**

The Editor and the staff of Leisure World News provides the best comparison... **"We just report. We have "no skin in the game. We simply write what we're told to write & disseminate it to the Leisure World residents."**

* **"Friends of Leisure World"** ...**which is** a political action committee **(PAC)** formed, **by a LW** Board member, to convince the **MC** Planning Commission that it should approve the Leisure World proposal to build a new administration building & demolish the existing, sound structure, only 50 years old.

===

...Let's get back to the **email I received,** regarding David's letter...

..."You must always read what David writes with a **"*jaundiced eye.*"** He has often been described as **"nix-onian"** - or tricky? Take the issue of a "proposed" new administration building. Recall that a petition, for a referendum regarding a new administration building, was initiated by Sheryl Katzman,

aka, "kat-woman.

President, **"*JustUs*"-conscience of the community.**

David signed the petition, quietly "bragged" about doing so while serving as Chair of the **LWCC,** Board of Directors. Then he did absolutely nothing, **while occupying** that "leadership" position, toward explaining the merits of that referendum to the Board for its consideration.

Furthermore! At times, he would appear "to taunt?" **He'd say, "If you don't like it, see you in Court!"** I ask you, is this the approach taken by mature leadership to ameliorate situations?

Well, now the Court is involved. It did not have to come to this. There is still a glimmer of hope though **because...**The **Court** has informed, **the Defendant (**Leisure World **)** and **the Plaintiffs** of an **"Order" for "Alternative Dispute Resolution."**
This is **"shorthand"** for saying..."the Court **expects both parties** to find a fair, reasonable, equitable, common ground approach to resolving the differences existent." The Court mailed this order to both parties on November 14, 2018.

How will each side behave? It could well be that what presently "is" does not have to "be." Many await to see the outcome.
Others will be watching; what will this reveal? Who can tell? **Let's see what happens!**

==

To be continued tomorrow...

Bob Ardike

Shirley, Lori

From: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Saturday, November 24, 2018 10:52 AM
To: LW Board of Directors; Leisure World News
Cc: CCOC@montgomerycountymd.gov; Montgomery County Council
Subject: LEISURE WORLD...MORE REGARDING DAVID'S OPINION... and... THE LAW SUIT AGAINST LW ...from Bob Ardike

Unfortunately, **this is NOT the last** email regarding David's letter. With that as "Preface," I ask you to **appreciate my position. Do you ever get email you wish you didn't?** Ok, then. **That's my situation...did not want, still got!**

A member, of the newly formed Leisure World **PAC,** * **"Friends of Leisure World," an LW lobby group, said it best. She was referring to email she receives from other Board members** living in Montgomery Mutual**(MM),** Leisure World's largest Mutual. **She wrote to me, sharing her frustration...**

"Why am I subjected to childish, unfunny, poorly written babblings. so often?? Silly arguments that lead no where and offer no insight, no remedy... "

That's my situation. I didn't ask to receive the email the LW resident sent to me. I merely feel "obliged" to honor a **reasonable** request that was made of me to forward information, maybe new information**?**

The Editor and the staff of Leisure World News provides the best comparison... **"We just report. We have "no skin in the game. We simply write what we're told to write & disseminate it to the Leisure World residents."**

* **"Friends of Leisure World" ...which is a political action committee (PAC) formed, by a LW Board member, to** convince the **MC** Planning Commission that it should approve the Leisure World proposal to build a new administration building & demolish the existing, sound structure, only 50 years old.

==

...Let's get back to the **email I received,** regarding David's letter...

..."You must always read what David writes with a "*jaundiced eye.*" He has often been described as **"nix-onian"** - or tricky? Take the issue of a "proposed" new administration building. Recall that a petition, for a referendum regarding a new administration building, was initiated by Sheryl Katzman,

aka, "kat-woman.

President, "*JustUs*"**-conscience of the community.**

David signed the petition, quietly "bragged" about doing so while serving as Chair of the **LWCC,** Board of Directors. Then he did absolutely nothing, **while occupying** that "leadership" position, toward explaining the merits of that referendum to the Board for its consideration.

Furthermore! At times, he would appear "to taunt?" **He'd say, "If you don't like it, see you in Court!"** I ask you, is this the approach taken by mature leadership to ameliorate situations?

Well, now the Court is involved. It did not have to come to this. There is still a glimmer of hope though **because...**The **Court** has informed, **the Defendant (**Leisure World **)** and **the Plaintiffs** of an **"Order" for "Alternative Dispute Resolution."**
This is **"shorthand"** for saying..."the Court **expects both parties** to find a fair, reasonable, equitable, common ground approach to resolving the differences existent." The Court mailed this order to both parties on November 14, 2018.

How will each side behave? It could well be that what presently "is" does not have to "be." Many await to see the outcome.
Others will be watching; what will this reveal? Who can tell? **Let's see what happens!**

==

To be continued tomorrow...

Bob Ardike

Shirley, Lori

From:	Marybeth Ardike <marybeth.bob@gmail.com>
Sent:	Sunday, November 25, 2018 1:18 PM
To:	LW Board of Directors; Leisure World News
Cc:	Montgomery County Council; CCOC@montgomerycountymd.gov; Shirley, Lori
Subject:	LEISURE WORLD...A PERSONAL REQUEST...from Bob Ardike

The December holidays are almost upon us. Hanukkah begins December 2. The Winter Solstice occurs on Friday, December 21, at around 5:30pm. And then, of course, is Christmas. I, like all of you, need time to prepare **for ALL of these "happenings."**

So here is my request **to the "normal** residents" of Leisure World. Please **stop** "sending me material," particularly email, **requesting I,** Bob, send **your** material out to "others."

Let me quote the email sent to me by a Montgomery Mutual **MM** Board member(?), whose name is, I believe, Belinda Fishburger(?). She was expressing her frustration regarding emails she so often receives from her other Board members...

"Why are we all subjected to these childish, unfunny, poorly written babblings so often??
Silly arguments that lead no where and offer no insight, no remedy and mostly definitely are not satire at all."

I couldn't agree more! Furthermore I would say...

...to the "unusual residents," please stop **"providing me WITH material"** which is so **dopy,** it cries out for commentary. **eg.** Paul's using a tragic accident at the Ryder Cup Golf Tournament and comparing it to the risk of individuals walking on the Leisure World Golf Course, even in the golf "off season." Paul! That comparison was priceless, even for you. No words are sufficient to describe it...so I'll say no more about it.

Furthermore! **I have been invited** to accompany several "locals" who are planning on spending six days **at the Mara-a-Lago Club in Palm Beach, Florida**. The "locals" going are:

- one person who won re-election & is on the **MC** County Council?
- one person who is a "named" member of the Leisure World Budget & Finance Advisory Committee?
- one person who is a Commissioner on the **MC** Planning Board?
- one person who is the Leisure World General Manager?
- three persons from the Commission on Common Ownership Communities (CCOC)?
- one person who was last year's Chair?

* the present Chair was also going until worry over being stuck by an errant golf ball, while seated & having dinner in the restaurant, resulted in a change of mind?

I would name the persons... BUT... I was request not to...

There you have it. That's the list. You can understand why I want to be ready. I will still honor the request I received regarding continuing "David's **"Thoughts & Opinions"** letter printed on page 10 of the Leisure World News, November 16.

When? Not sure but soon…in the meantime consider…

How Many Leisure World Board Members Does It Take To Change A Light Bulb?

Answer

1 person to screw in the light bulb
1 person to buy the bulb at Home Deport
2 persons to argue that the bulb should have been bought at Lowe's
3 persons to argue that the bulb should a different wattage
2 persons to argue the bulb should be able to be "dimmable"
4 persons to argue the bulb should have cost less
5 persons to argue that there would have been no arguments if PPD (Leisure World's "inhouse" workers) had been asked to do the job in the first place
10 persons to ask, "What is PPD?"
6 persons who take aspirin exclaiming, "Enough already!"

That friends, is the best reason why the size of the Leisure World **LWCC** Board of Directors needs to be downsized from 34 to ___?

Bob Ardike

Shirley, Lori

From: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Monday, November 26, 2018 9:50 AM
To: LW Board of Directors; Leisure World News
Subject: LEISURE WORLD...WHAT DAVID WANTED TO WRITE? ...from Bob Ardike

Yesterday's email stated...

... **"I will still honor the request I received regarding continuing "David's "Thoughts & Opinions" letter printed on page 10 of the Leisure World News, November 16."**

I was not sure when I would be able to do that...

Then, as fate would have it, the resident who sent me the email commenting on David's letter sent me the following: **"Bob! No need to go further with what I said about David's printed letter. Instead I want to provide a 'list' of what David wanted to write but did not."**

So...

Here's what David wanted to write **but left out...as sent to me...**

---

1. A **smaller** sized **LW Board of Directors** would **NOT** have a negative effect on the smaller Mutuals. The official Leisure World website makes this clear. In a statement contained on the official website, under the topic **"Governance Structure"** the following appears...**"The Leisure World Board...does not weigh in on Mutual business."**

2. Returning 1% of the present 2% collected at the time of Unit sale should go to the Mutual where sale occurred. This would be a source of revenue particular useful to the smaller, older Mutuals

3. In a way, Leisure World is like a "Tale of **29** Neighborhoods" (Mutuals)? David would **compare** the Mutuals to the 3 cohorts comprising the **age population** of the LW **age** restricted Community: **old** neighborhoods, **older** neighborhoods, **oldest** neighborhoods.

4. The Leisure World Board of Directors, through the many years, has NOT been capable of providing adequate oversight of the **LWMC.** This is apparent. Just look at how the General Manager has shirked responsibilities for Trust property upkeep. Roof leaks, dangerous sidewalks remain, and mold, mold, mold showing up & now needing costly remediation. Just look at the state of disrepair, due to negligence, of the current, only 50 year old Administration building?

5. Leisure World **TRUST** property is like **"infrastructure."** As with all kinds of infrastructure, it must be maintained. Then, when it reaches a certain point it must be "renovated" **not** torn down or demolished. Here's what I mean...**roads are resurfaced; water pipes are relined; sewer pipes are relined.** And, most of all, **Buildings are Renovated!**

6. Leisure World does not need to waste tens of thousands of  to hire a "head hunting" firm in consideration of finding a successor replacement for the General Manager. Just look at where that approach has been taken? A highly touted person is hired & then...all too often, a contract "buy out" is discovered to be necessary.

7. Leisure World **does need** a new General Manager. Yet, it's like telling a son, who has been living in his parents house for 37 years, that it's time to go. Furthermore, the GM position doesn't warrant the salary the present one is paid. After all it's only a 25 million dollar budget that is much "driven by contract."

8. I admit it has taken a lawsuit to surface our way of **Governance.** We, the Board, could have and should have made this a part of "Strategic Planning, as well with the Administration Building. It's just that too much pride got in the way. I overreacted. I never should have taunted Sheryl Katzman by always saying, **"Well then. See you in Court!**

9. I know. No need to point it out. I admit I have, somewhat, earned the reputation for being "tricky." And, yes. I did try to have, in spite of knowing better, the unnecessary, proposed administration building named... "A Resident Service Center." For that and so much else I am ashamed. But it is what it is and I still stand by everything I did, failed to do, or changed my mind about doing.

10. I know I owe Sheryl Katzman,

aka, "kat-woman.

President, *"JustUs"*-**conscience of the community** ...

...and a guy, whose name I don't want to mention, apologies. So much was revealed to residents that would have been **buried.** I just don't think I can do that...?

Bob Ardike

HAPPY HOLIDAYS!

Shirley, Lori

From:	Marybeth Ardike <marybeth.bob@gmail.com>
Sent:	Monday, November 26, 2018 12:33 PM
To:	Paul Eisenhaur
Cc:	LW Board of Directors; Leisure World News
Subject:	Re: emails

Dear Paul, thank you!

I have no "end game" as **you,** so elegantly, write. **Write is what I do.** I do not bother to try "to say." Non-Board member residents have come to appreciate that **"to say" is futile,** particularly at Leisure World Board meetings. I serve only as **a conduit** for the frustration of others. You might want to "bone up" on the issues you have worked so hard to avoid. Then consider ways to work on unifying the Community you have helped to divide.

Best to you in this Holiday Season,

Bob

On Nov 26, 2018, at 10:15 AM, Paul Eisenhaur <p_eisenhaur@comcast.net> wrote:

Hi Bob - after speaking with many recipients about your constant emails, if your end-game is to have nobody listen to or take you seriously you have accomplished that. My suggestion to them any way is that you never have anything important **to say** and spamming your incoming address on their personal provider server seems very appropriate.

Paul

Appendix W

Shirley, Lori

From: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Wednesday, November 28, 2018 9:47 AM
To: LW Board of Directors; Leisure World News
Cc: Montgomery County Council; Marc Elrich; ben kramer; vaughn stewart; bonniecullison@yahoo.com; ben shnider
Subject: LEISURE WORLD..ANOTHER MYTH BITES THE DUST

At Leisure World We Vote!

Another **myth** about Leisure World bites the dust.

Does this explain the **REAL** reason **BEHIND** why residents are not permitted

to vote for a Board of Directors at Leisure World?

Reason: Why give Leisure World residents the "right" to vote for a Board of Directors?

Only about a third of the residents will exercise the Right anyhow?

Bob Ardike

View on Nextdoor

Paul Bessel, Leisure World

The detailed results for precinct votes in the November 6, 2018, general election are now available. Here are some highlights for Leisure World: The total number of registered voters in Leisure World was 6,986. The total number of votes cast was 2,681. That's a turnout of more than 38%.

However, in Montgomery County the turnout was much higher, 63%. 460 LW ballots were considered "blank," meaning those voters probably didn't mark their ballots correctly. For Governor of Maryland, LW voters voted 1,596 for Republican Larry Hogan (60%), and 1,027 (39%) for... See more

Shirley, Lori

From:	Shirley, Lori
Sent:	Wednesday, November 28, 2018 3:10 PM
To:	JustUs admin
Subject:	RE:
Importance:	High

Hi Sheryl,

The Rules of Procedure, which can be found at: http://www.montgomeryplanningboard.org/agenda/2007/documents/RulesFINAL3.21.07.pdf, continue to govern the conduct of the hearing. Further testimony is at the discretion of the Chair.

Thank you.

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

EXCELLENCE

From: JustUs admin <admin@justus.group>
Sent: Friday, November 23, 2018 2:59 PM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Subject:

Lori:

please provide rules/regulations re: testimony at P&P re-convened hearings -

--

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

admin@justus.group