

Appendix Z – February 2019

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 12:50 PM
To: Butler, Patrick
Subject: FW: LEISURE WORLD IS ASKING FOR HELP...from Bob Ardike CRM:0123043

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

From: Norman Dreyfuss;
Received: Sun Feb 03 2019 18:59:58 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD IS ASKING FOR HELP...from Bob Ardike

From: Marybeth Ardike
Sent: Sunday, February 3, 2019 6:59:46 PM (UTC-05:00) Eastern Time (US & Canada)
To: LW Board of Directors; Leisure World News; aclwn@lwmc.com
Cc: Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
Subject: LEISURE WORLD IS ASKING FOR HELP...from Bob Ardike

CAUTION: This email is **intended for you**...But...be advised! It could endanger how you think about Leisure World and its Governance structure...? If this is a concern, please **DO NOT READ IT**. Hit the "delete button" on your computer...

LEISURE WORLD WANTS ITS GOVERNANCE STRUCTURE OVERTURNED!

This is the message coming out of Leisure World.

Leisure World hopes to...**LOSE**... the Class Action Law Suit it helped to initiate against itself, which is now in the Montgomery County **MC**) Circuit Court system.

Also...

The Montgomery County Planning Board (**MCPB**) Commissioners will be asked to **DISAPPROVE** the resubmission of the plan to demolish the current Leisure World administration building, in order to proceed with constructing an unnecessary new one.

Here is why...Two words...

UNINTENDED CONSEQUENCES

Many Leisure World residents are **despondent** with Leisure World's Governance Structure so...

...they are SELLING!

To put the matter in perspective...think of the **Titanic...**

Here are the Data...

2018 Home Resales Fund Continues Increasing...In **2018**, Leisure World's 29
mutuals completed **412** property transfers (resales) which **totaled \$1,613,450** in transfer fees.

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Leisure World

In Only 3 Years...

1,246... Homes Change Ownership - **\$4,794,815.** Collected in SalesTransfer Taxes



WOW!!

No wonder Leisure World has “money to burn!”

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says the total number of homes in

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*5,660.

So in just 3 years 22% of the
Homes changed Hands...?

* The above figure is “official.” It is
based on data reported to the LW Board
by the General Manager and reported in the
Leisure World News...

So...

Let’s hypothesize “Home resales”
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2012...and be “conservative”
in the number?

How about using 300 homes sold for each of
those 4 Years?...that would result

in adding another 1,200 property transfers (resales)

It would bring the total to *2,446 property transfers (resales) in just 7 years...or...a turnover of... 43%

* Actual figures are likely HIGHER

With all this money accumulated, a lot of sensible things could be done, at Leisure World to stem the “**sales panic.**”
Such as...

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 9. Purchase hybrid patrol cars for internal security patrols.
-

The 3 previous Chairpersons of the LWCC Board would like to do these things.

They are placing their TRUST in the **MC Planning Commissioners & the County Circuit Court to help change Leisure World's Governance Structure so LW homeowners have the chance to elect a governing Board that would look at spending \$\$\$ wisely...**

Bob Ardike

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 12:49 PM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - THANKING THOSE WHO HAVE DONE SO MUCH...from Bob Ardike CRM:0123042
Attachments: LWCC Chairs plaque.jpg

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

From: Norman Dreyfuss;
Received: Tue Feb 05 2019 10:37:04 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - THANKING THOSE WHO HAVE DONE SO MUCH...from Bob Ardike

From: Marybeth Ardike
Sent: Tuesday, February 5, 2019 10:36:52 AM (UTC-05:00) Eastern Time (US & Canada)
To: LW Board of Directors; Leisure World News; aclwn@lwmc.com
Cc: Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
Subject: LEISURE WORLD - THANKING THOSE WHO HAVE DONE SO MUCH...from Bob Ardike

Leisure World Collusion: **Board Chairpersons** Ensuring Leisure World's

Governance Structure Would Be Challenged in the Court.

Anatomy of the Class Action Lawsuit Against Leisure World

Let us recall those who should be **most** credited: The **last 3 persons** shown on the plaque below...

Were it not for their "tireless efforts," Leisure World would not be in its present state.



Not often can it be said that..."**So few did so much to so many...**" For this they shall be remembered...!

These individuals had the foresight to see... "**There was no way the State of Maryland would be able to enforce all of the provisions of the Homeowners Association Act (HOA) of 1987.** For they reasoned, local and state governments are excellent in passing legislation but very limited when it comes to **enforcement**. Thus these 3 conspired to bring about **OUTSIDE CHANGE IN GOVERNANCE** from the only effective entity capable of accomplishing the task...**The Montgomery County Circuit Court.**

Appendix Z

The actions they took; the statements they made; the things they ignored... can be heralded for producing the desired result - **A Class Action Lawsuit Against Leisure World.**

In the days ahead, the specifics will be detailed along with the contributions **made by others** who helped in the effort...I look forward to sharing this with you as much as I know you will enjoy receiving and reading about it...

Bob Ardike

PS...my thanks go out to the many who have expressed their appreciation for the series of emails on this topic

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 12:51 PM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - THE BOARD WOULD PREFER A COURT RULING...from Bob Ardike CRM:0123044

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

From: Gerald Cichy;
Received: Fri Feb 01 2019 07:49:18 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - THE BOARD WOULD PREFER A COURT RULING...from Bob Ardike

From: Marybeth Ardike
Sent: Friday, February 1, 2019 7:49:06 AM (UTC-05:00) Eastern Time (US & Canada)
To: Leisure World News; aclwn@lwmc.com
Cc: Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
Subject: LEISURE WORLD - THE BOARD WOULD PREFER A COURT RULING...from Bob Ardike

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The Leisure World Community Corporation (**LWCC**) Board of Directors, **once again**, demonstrated its **support** for the Class Action Lawsuit filed **against them**. As you will recall! The lawsuit seeks to bring Leisure World into compliance with requirements of Maryland's Homeowners Association (**HOA**) of 1987.

For a decade, three (**3**) previous Leisure World Chairpersons have known the **Governance Structure** needed to change. They appreciated that the Homeowners of Leisure World were entitled to **ELECT** a governing

Board. But! They did not want to initiate the "change action." For a variety of reasons, it was felt that it would be best if "**the change**" came from the "Outside." Thus it was concluded. The most definitive way to do this was a ruling from a Court. The case is now in the Montgomery County (**MC**) Circuit Court.

What is written **above** explains the action taken by the Leisure World Board as reported by the Leisure World Newspaper article **below**...

February 1, 2019 • Published Twice a Month • residents.lwmc.com • leisureworldmaryland.com

Board Approves Recommending Support for Maryland Legislative Bills

by Stacy Smith, Leisure World News

"The Leisure World Community Corporation (LWCC) **board of directors** at its regular meeting Jan. 29 **handily(?) approved** the Government Affairs Advisory Committee's recommendation to **support four** of the Maryland General Assembly's **proposed bills**.

The board postponed a vote on whether to support a fifth bill – Senate bill 189 – “which would add language to the Homeowner’s Act to permit members to elect a governing board under certain circumstances. “

The reasoning for this action appears clear. The 3 previous Chairpersons of Leisure World are concerned that a Bill originated in Maryland's General Assembly might be ambiguous in language and, as a result, in “intent?”

Ergo ! The desire is for Plaintiffs to prevail in the lawsuit pending. Besides, the Leisure World **Chairpersons** reason...

...”Look around! Aren’t there enough examples seen today? Legislators cannot be counted upon to Do the Right Thing. The only refuge for Justice is the Court. That’s why we are counting on the Court to rule against the practice we imposed.”

That is certainly something to ponder...? Bob Ardike

Butler, Patrick

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Bob Ardike

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 12:26 PM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - THE GENESIS OF THE LAWSUIT IT SOUGHT...from Bob Ardike
CRM:0123041
Attachments: PastedGraphic-2.tiff

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

From: Gerald Cichy;
Received: Thu Feb 07 2019 13:56:26 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - THE GENESIS OF THE LAWSUIT IT SOUGHT...from Bob Ardike

From: Marybeth Ardike
Sent: Thursday, February 7, 2019 1:56:15 PM (UTC-05:00) Eastern Time (US & Canada)
To: LW Board of Directors; Leisure World News; aclwn@lwmc.com
Cc: Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
Subject: LEISURE WORLD - THE GENESIS OF THE LAWSUIT IT SOUGHT...from Bob Ardike

Two days ago an email sent by me paid **tribute** to previous Leisure World **Chairpersons**, who gave **impetus to the Class Action Lawsuit...**

As a result, **I have been besieged with requests** to provide more in the way of details. Without the hard work of many others, my doing so would not be possible. I, therefore, continue to share...

Today we begin the process of highlighting specific "actions" taken by each of them; the statements they made; and what they intentionally ignored.

THIS IS DONE TO GIVE CREDIT WHERE CREDIT IS DESERVED...

**...TO THE CHAIRPERSONS WHO LONG HAVE SOUGHT TO HAVE
LW TAKEN TO COURT IN ORDER TO HAVE ITS GOVERNANCE STRUCTURE OVERTURNED..**

Many Leisure World residents are unaware of the "specifics" which led up to the Class Action Lawsuit being filed against Leisure World. Several things will help to explain how it all **started 10 years ago**, and why you may not be aware of much of what you are about to read...

First! Keep in mind the high turnover rate in home sales at Leisure World. In just the last 7 years, over 40% of Leisure World's units have "changed hands." It is reasonable to suggest that if "sales" were factored in for an additional 3 years, the turnover figure would be around 50%.

THAT WOULD MEAN... 1/2 (half) of the Leisure World Residents living here now, in 2019, were NOT LIVING HERE IN 2009. Maybe even you were not living here then?

Hmm...? If you were not living here 10 years ago that would mean...? Hmm...?

YOU MIGHT NOT HAVE SEEN THE LETTER BELOW?

MILES & STOCKBRIDGE P.C.

J. Stephen McAldiffe, III
(JO) 517-4821
smca ulfT@milestockbridge.com

March 9, 2009
Ms. Marian Altman, Chairperson
Leisure World Community Corporation
Executive Committee
c/o Leisure World of Maryland Corporation
3701 Rossmore Boulevard
Silver Spring, Maryland 20906

Re: Maryland Homeowners Association Act Compliance/Opinion Letter

Dear Ms. Altman:

You have asked that my firm provide you in your capacity as Chairperson of the Executive Committee of the Leisure World Community Corporation ("LWCC") with our opinion as to whether LWCC is a homeowners association as defined in the Maryland Homeowners Association Act (the "Act"), and if so, what steps LWCC should take to comply with the Act. First, this letter will confirm that we believe LWCC is a homeowners association because both the Sixth Amendment to Trust No. Two which imposes a resale fee upon unit owners of all condominiums, cooperatives, and housing associations that have adopted Trust No. Two, and the Community Facilities Agreement are declarations as defined by the Act. Accordingly, we believe that the LWCC is a homeowners association and as such it is required to comply with the Act. Second, we believe all individuals who: (1) own a unit within a condominium or cooperative housing corporation that has adopted Trust No. Two; or (2) own a property in another homeowners association that has adopted Trust No. Two are members of the LWCC homeowners association.

The next question is whether LWCC is in compliance with the Maryland Homeowners Association Act and, if not, what steps should be taken to bring LWCC into compliance with the Act. All Maryland homeowners association are required to file certain documents specified in the Act with the Homeowners Association Depository maintained by the Clerk of the Circuit Court in the County in which the homeowners association is located ("the Depository"). Although LWCC had previously filed, in 1988, certain documents in the Depository, including an application in which LWCC acknowledged that it is a homeowners association, no documents

11 N. Washington Street, Suite 700, Rockville, MD 20850 • 301.762.1600 • Fax: 301.762.0363 • www.milesstockbridge.com
Baltimore, MD • Cambridge, MD • Columbia, MD • Easton, MD • Frederick, MD • McLean, VA • Towson, MD

Ms. Marian Altman, Chairwoman

March 9, 2009

Page ...

MILES & STOCKBRIDGE P.C.

had been filed in the Depository by LWCC since 1988 until recently when we filed on behalf of LWCC those documents which we believe are necessary for LWCC to be in compliance with the

Act. A list of all documents filed with the Clerk of the Court for Montgomery County in Case No. 32, titled Leisure World Community Corporation ("the L WCC Depository") is attached hereto as Exhibit 1. A complete copy of all documents filed in the L WCC Depository has been provided to Kevin Flannery, General Manager of Leisure World of Maryland Corporation with the recommendation that Mr. Flannery keep these documents in a secure place. Accordingly, we believe L WCC has now filed all documents specified in the Act in the L WCC Depository. In addition to the Depository which the Act requires L WCC to maintain, we discussed at our meeting the requirements set forth in the Act regarding meetings and access to books and records. These requirements are set forth in Sections 11B-111 and 11B-112 of the Act. A copy of the referenced sections of the Act is attached hereto as Exhibit 2.

If you have any additional questions regarding the Act, please let me know.

M: lg

cc: Kevin Flannery, General Manager

Exhibit 1 - Docket Entries which identify all documents filed in the L WCC Depository

Exhibit 2 - Copy of Sections 11B-111 and 11 B-112 of the Act

Reading the above letter should make it clear why immediately **delaying** further action for 3 years **was necessary...?...UNLESS...it is NOT clear?**

So let us "fast forward to the year 2012 when the Chairperson's successor received...



This report should make clear why a Lawsuit filed against Leisure World was necessary...more tomorrow?

Bob Ardike

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 12:08 PM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - GENESIS OF THE LAWSUIT (continued) from Bob Ardike
CRM:0123040
Attachments: IMG_0665.jpeg

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

From: Gerald Cichy;
Received: Fri Feb 08 2019 19:18:23 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - GENESIS OF THE LAWSUIT (continued) from Bob Ardike

From: Marybeth Ardike
Sent: Friday, February 8, 2019 7:16:34 PM (UTC-05:00) Eastern Time (US & Canada)
To: LW Board of Directors; Leisure World News; aclwn@lwmc.com
Cc: Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
Subject: LEISURE WORLD - GENESIS OF THE LAWSUIT (continued) from Bob Ardike

Let us continue...please refer, if necessary, to the last email you were sent ...that email left off with the knowledge that...

...a report submitted by a Leisure World Special Committee in 2012 made clear that Leisure World had much to do to ensure compliance with the 1987 Maryland Homeowners Association (HOA) Act.

Once the Chairperson read the report, she summoned her predecessor and her designated successor. Their conclusion was unanimous. The best way to bring change in Leisure World's Governance structure was to have it **imposed from the "Outside,"** preferably from the Montgomery County Court system. But what was to be done with the report and what about the Special Committee??

The first thing to be done was to disband the Special Committee responsible for the report (obviously they could not be told of the "big picture" that would be set in motion). She did this by telling them, vis-a-vie a memorandum, they did not understand the mandate they were given. The next step was to "bury" the report.

The Special Committee's response was predictable. A return memorandum was sent to her. Below is that memorandum...

Upon reading this response the 2 Chairpersons, and the designated successor Chairperson, rejoiced. They realized their actions had set in motion what would finally take place, no matter how much time it took. A lawsuit would eventually be filed contesting the way Leisure World established a governing Board.

Appendix Z

So as not to lose momentum of what was started, an **antagonistic aspect** had to be added "**to the mix**" to rile community opposition & sustain outrage to the **IGNORING** of the Special Committee's report.

At great reluctance, the decision was made to **target the beloved**, almost 50 year old, Leisure World **Administration Building**. It would be selected for demolition. The area it occupied would be paved over and another building would be constructed in another area, which was prone to flooding.

It deeply saddened the Chairperson serving between the years 2012 through 2014. After all. It was that very building, and the golf course, which were the allure for her moving to Leisure World in the first place. **It was sad! It was very sad!** She felt like the betrayer of a heralded past.

But it was her duty to make the case. She took solace in believing there would NEVER be an approval to do what she would propose, "**demolish & construct.**"

She kept seeing the bucolic setting of the Administration Building in her mind's eye and realized how hard it would be to pretend she was in favor of doing something she was not in favor of doing...However, she overcame her hesitation. She had learned, at an early age, deceiving others was not that hard...

More will follow, but I now share the picture of the beautiful building the Chairperson carries inside...



Bob Ardike

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 12:04 PM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - THE GENESIS OF THE LAWSUIT (continued) ...from Bob Ardike
CRM:0123039

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

From: Gerald Cichy;
Received: Sat Feb 09 2019 16:22:18 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - THE GENESIS OF THE LAWSUIT (continued) ...from Bob Ardike

From: Marybeth Ardike
Sent: Saturday, February 9, 2019 4:22:04 PM (UTC-05:00) Eastern Time (US & Canada)
To: admin JustUs; Leisure World News; aclwn@lwmc.com
Cc: Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
Subject: LEISURE WORLD - THE GENESIS OF THE LAWSUIT (continued) ...from Bob Ardike

To be fair, the following must be stated for the purpose of providing perspective...

The 3 previous LWCC Board Chairpersons came to view the Leisure World Governance System much like a "Dynasty." They knew this had to change; they were committed to seeing it happen; and utilizing the County Court was the way to do it. The fact is...

...the line of Chairperson succession at Leisure World is easily traced; there is predictability; knowing who will "preside" next as a Leisure World Chairperson is a "given," barring unforeseen circumstances. Wagers can be placed on the outcome of who is in line to reign. Only those not aware of the Leisure World system" would lose a bet on who will be selected.

History does not record "such systems" as ever being "self correcting." Change in such systems, if it is to be successful, must always come from the "Outside." Thus the well remembered & prescient utterance of the previous Chairman of the Leisure World Board of Directors...

"See you in court" was the extent of "wisdom" uttered by then LWCC Chairman David Frager when in open forum he and the LW BOD were reminded of the original Dec. 17, 2017 "JustUs" correspondence titled: "Illegally constituted LWCC BOD - failure to comply w/Maryland Home Owners Association Act and other laws:

Appendix Z

He is to be congratulated for stating what needed to be said. Without the courage to make such a public utterance, it might have taken longer for Leisure World's Governance Structure to be challenged in Court.

Other individuals will be singled out in the days ahead...

Bob Ardike

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 12:02 PM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - THE GENESIS OF THE LAWSUIT (continued) ...from Bob Ardike
CRM:0123038
Attachments: IMG_0667.jpeg; s-l225.jpg

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

From: Norman Dreyfuss;
Received: Sun Feb 10 2019 10:55:56 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - THE GENESIS OF THE LAWSUIT (continued) ...from Bob Ardike

From: Marybeth Ardike
Sent: Sunday, February 10, 2019 10:55:33 AM (UTC-05:00) Eastern Time (US & Canada)
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A Cherished Symbol Provided the Impetus for the Lawsuit
Sought by 3 Previous Leisure World Chairpersons...

The 50 year old Leisure World Administration Building (seen below)



It would be chosen for demolition. Doing so would rile a significantly large enough portion of the "sleepy community" to seek redress in the County Court System challenging Leisure World's Governance Structure, which is in conflict with the Maryland Homeowners Association(HOA) Act of 1987.

Yet, something more was needed to ensure the plan's success. What was it? Here is what was decided...

1. Refuse to undertake a cost comparison study...renovate vs new.
2. Refuse to undertake a Community referendum, seek a consensus, or even conduct a resident opinion survey on the matter.

Yes! That would do it...AND... so it has

Appendix Z

Ok! It must be acknowledged. There has been a Negative Consequence to the Strategy the Leisure World Chairpersons have chosen. That consequence has been the **High Turnover of Leisure World properties within the last seven years**, since a plan to demolish the Administration Building was first revealed. As seen in a previous email, this turnover rate comes to approximately **45% over a 7 year span**.

The Result of This: In the Washington metro area, **Leisure World** is now seen as **"A Truck-Stop Community."**



It must be said though. The Leisure World Executive Committee has a tentative plan to capitalize on this development. Here is the plan...

1. Remove the Globe from the Georgia Ave. entrance, the widely associated symbol of Leisure World
2. Replace the Globe with moving truck


Then, and here is the really creative part. Hang a large banner on the truck with the catchy slogan...**"Try Us For Awhile Before Moving On!"**

Within the last few months, several individuals moving out of Leisure World were asked about their willingness to provide an "exit interview."
All agreed to do so.

The question was posed. **"Why are you moving out of Leisure World?"**

Answers given were consistent. They were the same words uttered in the move *Network*...**"I'm mad as hell, and I'm not going to take it anymore!"**

Further elaboration included...

- the 2% sales transfer tax is misused.
- renovation & modernization of the current Administration building is what's needed.
- at least 1% of the  from every unit sold should be returned to the Mutual where the sale occurred.
- several of the Mutuals are in dire financial straits.
- there is need to design a system of "Revenue Sharing" so the Mutuals will be assured of financial viability.
- a willingness, now lacking, could devise a viable plan to stabilize the rise in yearly fees charged to each Unit on a monthly basis.

More was said, but this should provide the tenor of things addressed...more will follow...

Bob Ardike

PS. Feel free to share the above thoughts with neighbors and friends

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 12:01 PM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - BREAKING NEWS...from Bob Ardike CRM:0123037
Attachments: IMG_0665.jpeg

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

From: Norman Dreyfuss;
Received: Mon Feb 11 2019 12:18:03 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - BREAKING NEWS...from Bob Ardike

From: Marybeth Ardike
Sent: Monday, February 11, 2019 12:17:51 PM (UTC-05:00) Eastern Time (US & Canada)
To: LW Board of Directors; Leisure World News; aclwn@lwmc.com
Cc: Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
Subject: LEISURE WORLD - BREAKING NEWS...from Bob Ardike

Information provided at a Leisure World Advisory Committee meeting this morning references the **tentative date of March 7**, for a followup meeting before the **(MCPB)** Montgomery County Planning Board. Multiple sources have told me Leisure World has prepared the following statement to be sent to the **MCPB** beforehand...

Previous Chairpersons of Leisure World's Board of Directors
Have a Message for the **(MCPB)** Montgomery County's Planning Board Commissioners...

**"PLEASE DISAPPROVE OR IGNORE LEISURE WORLD'S PLAN
TO DEMOLISH AND CONSTRUCT"**

"We make the request for the following reasons:

- the "plan" we submitted to you was only intended to arouse elements of the Leisure World community into filing a class action lawsuit challenging our Governance Structure...

BECAUSE...

- long ago we realized that effective change always comes from **"OUTSIDE."** ...that principle applies to Leisure World's governance structure

Appendix Z

- we had to **fabricate** an excuse to get our Governance Structure before a Court. We regret we had to involve you, the County Commissioners, in our hoax

- our plan produced the result we sought. Leisure World is now in Court awaiting a series of decisions...we hope to lose

Furthermore, it must be stated...

We have always really wanted to refresh & renovate the current Administration Building...there was never a valid reason not to...

Who in their right mind would advocate demolishing this...?



In the days ahead, we would like to send staff from Leisure World to meet with staff in the County Historic Preservation Office. Achieving *Historic Designation* for our beloved Administration Building has always been our secret goal.

Again! We apologize for the deception. In the near future, maybe we can "Do Lunch Together?" Let's leave that for staff to work out.

Most sincerely,

Leisure World's past Chairpersons

There is nothing like admitting a mistake...

Bob Ardike

Butler, Patrick

From: JustUs admin <admin@justus.group>
Sent: Wednesday, February 13, 2019 10:19 AM
To: justus organization; tmo@townmeetingorganization.com; LW Green; LW Dogs; vaughn stewart; Marc Elrich; mont.co.planningboard@justus.group; Montgomery County Council; Anderson, Casey
Subject: Fwd: LEISURE WORLD - A TRIBUTE? ...from Bob Ardike

Follow Up Flag: Follow up
Flag Status: Completed

From: **Bob Ardike** <marybeth.bob@gmail.com>
Date: Wed, Feb 13, 2019 at 10:13 AM
Subject: LEISURE WORLD - A TRIBUTE? ...from Bob Ardike
To: LW Board of Directors <board@lwmc.com>, Leisure World News <lwnews@lwmc.com>, <aclwn@lwmc.com>
Cc: Montgomery County Council <county.council@montgomerycountymd.gov>, <natali.fani-gonzalez@mncppc-mc.org>, <gerald.cichy@mncppc.org>, <tina.patterson@mncppc.org>, <casey.anderson@mncppc.org>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, ben kramer <kramerdelegate19@aol.com>, vaughn stewart <vaughnstewart3@gmail.com>, bonniecullison <bonniecullison@yahoo.com>, ben shnider <shniderb@gmail.com>, <CCOC@montgomerycountymd.gov>, <norman.dreyfuss@mncppc-mc.org>

Yesterday, individuals were recognized who "Recycle" within Leisure World's Governance Structure...year after year...after year...after year.

(they are again listed below...)

All should know. These individuals take full responsibility for Leisure World being sued in the County Circuit Court.

It is they who have been willing to tarnish their personal reputations for a "greater good"...

That greater good is to ensure Leisure World finally, and fully, complies with the **1987** Maryland Homeowners Association (HOA) Act.

These individuals foresaw the best way to accomplish this is though the County Court system

They are the ones who have shown the courage to make it apparent that the 40 year old Leisure World Governance Structure is a "controlled loop," more like a Dynasty. It prevents homeowners from voting for a Community Governing Board.

With the above knowledge widely known, the following can occur...

Leisure World will submit a "cease and desist" order to the (MC) Planning Board regarding Leisure World's plan to "demolish and construct." Leisure World intentionally did not follow the Planning Board's directions to "Seek Consensus." Therefore "the plan" should be automatically voted down by the Commissioners. Yet, nothing should be taken for granted. So Leisure World will make it clear. **Do not approve** the plan we have led you to believe we want.

Next! Leisure World's "holdovers" from...year after year... after year...after year...will embark on an...

APOLOGY TOUR

Several members of the LW Executive Committee will attend an upcoming monthly meeting of each of Leisure World's 29 Mutuals (comprising LW's 5,660 homes). The purpose for attending will be to attempt to rationalize why...

- why they failed in their fiduciary duties
 - why it took years to stop calling homeowners "visitors" when homeowners attended various Leisure World meetings
 - why they allowed the General Manager to operate without oversight
 - why they refused to share money realized from the sale of Mutual properties with the Mutual where the sale occurred
 - why when additional space for staff was needed they insisted on retaining a Post Office, a financial institution, and the continued leasing of space to a realtor when all of these duplicated services within "a stone's throw" outside Leisure World gates
-

The above are just a few of the items to be addressed. These meetings are expected to be widely attended. Residents will be asked not to record the proceeding...candid answers may need to change...??

Leisure World Community Corporation
Executive Committee

2011

Members Present: **Marian Altman, Chair; Philip Marks,**
Executive Secretary; **Barbara Cronin; Linda Wacha.**

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Members Present: **Barbara Cronin, Chair; Vice Chair; David Frager,**
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Seeing the above names year after year, you might detect a “pattern?” Well let’s see about the **year 2019...**? Surely the pattern has to have changed. After all, there are **ONLY 7 members** constituting the Leisure World Executive Committee. So let’s see...

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Members Present: Paul Eisenhaur, Chair; Executive Secretary; Henry Jordan, Phil Marks,
Linda Wacha

Between the years 2011 and 2019 the Leisure Board of Directors (34 members) has had a turnover of **3/4 of the members**. BUT the Executive Committee, having only **7 members**, basically just “recycles.”

Bob Ardike

slkatzman

President,

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

admin@justus.group



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

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 11:59 AM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - A TRIBUTE? ...from Bob Ardike CRM:0123036

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

From: Gerald Cichy;
Received: Wed Feb 13 2019 10:13:22 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - A TRIBUTE? ...from Bob Ardike

From: Marybeth Ardike
Sent: Wednesday, February 13, 2019 10:13:12 AM (UTC-05:00) Eastern Time (US & Canada)
To: LW Board of Directors; Leisure World News; aclwn@lwmc.com
Cc: Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
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Bob Ardike

He has developed a bad habit of regularly parking there. This needs to cease.

Mind you! Some people would say all of this was intentional! To that I would say...these are the kinds of things that are most likely to happen when a Community is denied the right to ELECT A COMMUNITY GOVERNING BOARD.

While "hope" is not a strategy, it is all the 8,000 Leisure World residents have...in addition to faith in the attorney representing them and the Montgomery County Circuit Court System ...

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



- obtaining building permits **does apply to Leisure World**. Permits must be obtained from the Montgomery County Permitting Office **prior to, not after**, the start of any type of major work.



- the payment of State liquor taxes **does apply to Leisure World**. No more “fuzzy bookkeeping” can be tolerated:

<https://patch.com/maryland/silverspring/leisure-world-general-manager-kevin-flannery-must-resign>

Leisure World General Manager Kevin Flannery must resign

Call for termination of Leisure World General Manager Kevin Flannery's employment contract for cause:



- the renewal of various licenses **does apply to Leisure World**. The dates of such should be notated on the personal calendar of the General Manager. He must be encouraged to remember. It required a Leisure World resident to notice the Leisure World liquor license had not been renewed for 3 years. The renewal required paying a fine. This came out of the “pockets” of Leisure World residents.

- there is a prohibition to parking in a **fire lane**. The area clearly is shown by signs. this prohibition **does apply to Leisure World's General Manager**:



Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 11:50 AM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - UNDERSTANDING THE LAW...from Bob Ardike CRM:0123035

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

From: Gerald Cichy;
Received: Thu Feb 14 2019 12:25:23 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - UNDERSTANDING THE LAW...from Bob Ardike

From: Marybeth Ardike
Sent: Thursday, February 14, 2019 12:25:14 PM (UTC-05:00) Eastern Time (US & Canada)
To: LW Board of Directors; Leisure World News; aclwn@lwmc.com
Cc: Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman; governor@maryland.gov
Subject: LEISURE WORLD - UNDERSTANDING THE LAW...from Bob Ardike

Understanding the law is very important. Most Leisure World residents attended school when a subject called "Civics" was taught. Unfortunately this subject stopped being taught, in most school districts, years ago. **Too bad!** This is the subject that laid the foundation, as it were, to build upon later legal understanding.

Had the practice of teaching "Civics" continued, **lawyers defending Leisure World would not have to spend time "educating" the Circuit Court Judge** assigned to the pending class action lawsuit. Leisure World lawyers want the Judge to understand that..."Plaintiffs claims rest on a flawed legal foundation." (this statement is taken from page 4 of the *"Defendants' Motion For a Summary Judgement."*)

Take another look at what has just been written! You will see the word "foundation" used twice.

* At this point, I am requesting readers of this email to pay close attention. The points are subtle, as is the law. Here goes. Read what follows very carefully

Are you familiar with the term "cut to the chase?" **That is correct!** It does mean "get to the heart of the matter."

Well, then...the strategy of the Leisure World lawyers should be clear...

The **"Motion For A Summary Judgement"** is to get the Judge to ("cut to the chase") declare the...**foundation** (of the law) is what is most important.

In this way, the Judge will be able to state...

"No Individual **OR** individual Community within the State of Maryland is Above the Law!

As such Leisure World is required to fully comply with the requirements of the

1987 Maryland Homeowners Association (HOA) Act.

This is exactly what Leisure World's past 3 Chairpersons, and the "holdovers" on the LW Executive Committee, have sought. They have suspected that Leisure World's Bylaws were...

NOT WORTH A HILL OF BEANS.

They Did Not Want to Acknowledge this fact, however,...they **WANT A CIRCUIT COURT TO DO THE JOB** (it should also be stated that Leisure World would certainly appreciate "**clarity**" on the matter **coming from the Maryland General Assembly**)

Even though Leisure World describes itself as a "**private community**," this self proclaimed "designation" does not inoculate Leisure World from local or State laws. This means, among other things, a change in the way past Chairpersons have avoided dealing with "**the other**," which should be obvious. Among these:

- local & State gun laws **do apply to Leisure World**. No more "open carry." This might include Leisure World's "rent a cops" who seem to overly enjoy brandishing their weapons at various meetings attended only by the senior population of Leisure World. Also. Is it understandable why they "sport" bullet proof vests on these occasions? Is that the reason so few residents attend many events? Is it the fear factor which has been implanted?
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Bob Ardike

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 11:48 AM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - UNDERSTANDING THE LAW...from Bob Ardike CRM:0123034
Attachments: great spirits.jpg; i am not a crook.jpg; raw.jpeg; 20161108103006015.pdf

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

From: Gerald Cichy;
Received: Thu Feb 14 2019 15:22:07 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - UNDERSTANDING THE LAW...from Bob Ardike

From: admin@justus.group
Sent: Thursday, February 14, 2019 3:19:19 PM (UTC-05:00) Eastern Time (US & Canada)
To: justus organization; tmo@townmeetingorganization.com; LW Green; lwdogs@justus.group; Tim Maloney
Cc: LW Board of Directors; Kathleen Brooks; aclwn@lwmc.com; Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC; Dreyfuss, Norman; governor@maryland.gov
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To: LW Board of Directors <board@lwmc.com>, Leisure World News <lwnews@lwmc.com>, aclwn@lwmc.com
Cc: Montgomery County Council <county.council@montgomerycountymd.gov>, natali.fani-gonzalez@mncppc-mc.org, gerald.cichy@mncppc.org, tina.patterson@mncppc.org, casey.anderson@mncppc.org, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, ben kramer <kramerdelegate19@aol.com>, vaughn stewart <vaughnstewart3@gmail.com>, bonniecullison <bonniecullison@yahoo.com>, ben shnider <shniderb@gmail.com>, CCOC@montgomerycountymd.gov, norman.dreyfuss@mncppc-mc.org, governor@maryland.gov
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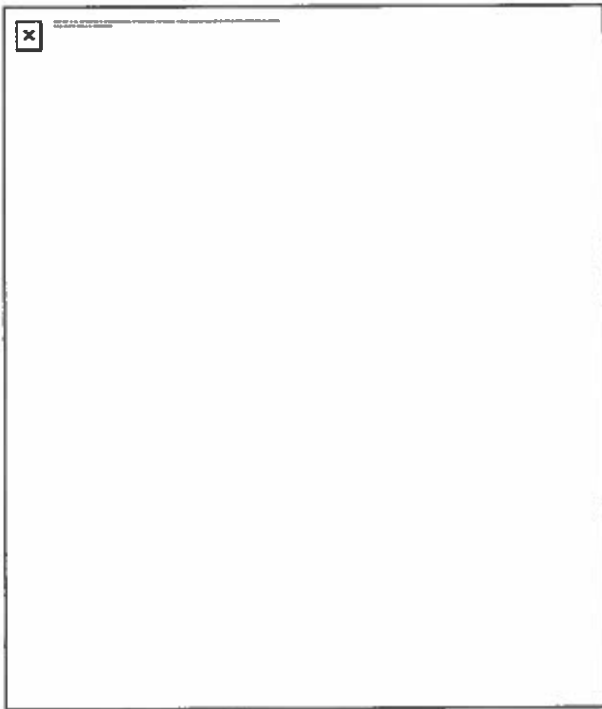
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Butler, Patrick

From: admin@justus.group
Sent: Friday, February 15, 2019 8:24 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
Subject: there is NO CONSENSUS----- LEISURE WORLD - MOTIVATION CAN BE PUZZLING...? ...from Bob Ardike

Note to Montgomery County Planning Board --

THERE IS NO CONSENSUS!



From: Bob Ardike <marybeth.bob@gmail.com>
Date: February 15, 2019 7:01:35 AM EST
To: LW Board of Directors <board@lwmc.com>, Leisure World News <lwnews@lwmc.com>, aclwn@lwmc.com
Cc: Montgomery County Council <county.council@montgomerycountymd.gov>, natali.fani-gonzalez@mncppc-mc.org, gerald.cichy@mncppc.org, tina.patterson@mncppc.org, casey.anderson@mncppc.org, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, ben kramer <kramerdelegate19@aol.com>, vaughn stewart <vaughnstewart3@gmail.com>, bonniecullison <bonniecullison@yahoo.com>, ben shnider <shniderb@gmail.com>, CCOC@montgomerycountymd.gov, norman.dreyfuss@mncppc-mc.org
Subject: LEISURE WORLD - MOTIVATION CAN BE PUZZLING...? ...from Bob Ardike

Yesterday's email dealt with "Understanding the Law." Your many requests say you want more on that subject. I will try my best to make that happen tomorrow.

Today my thanks go out to all of those Leisure World residents who have provided me with information, particularly one with the initials... *"slk."*

In addition, special thanks are reserved for the 3 past **Chairpersons and the "holdovers"** on the Leisure World Executive Committee who, **year after year... after year...after year..., supply me with "material."**

I start today feeling compelled to state the following. A level of **smugness** has broken out among the 3 past Chairpersons and the "holdovers" on the Leisure World Executive Committee. This apparently stems from an **announcement coming from the Amazon Corporation.**

The **Smugness might be** best described by the German word...**SCHADENFREUDE**...pleasure derived by someone from another person's misfortune.

scha·den·freu·de

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Bob Ardike

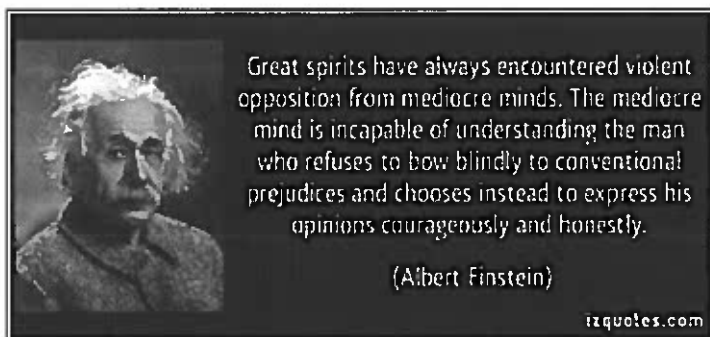
slkatzman

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

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 11:37 AM
To: Butler, Patrick
Subject: FW: there is NO CONSENSUS----- LEISURE WORLD - MOTIVATION CAN BE PUZZLING...? ...from Bob Ardike CRM:0123032
Attachments: great spirits.jpg
Importance: High

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

From: mcp-crm-tracker@mncppc-mc.org;
Received: Fri Feb 15 2019 09:50:18 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: there is NO CONSENSUS----- LEISURE WORLD - MOTIVATION CAN BE PUZZLING...? ...from Bob Ardike

From: admin@justus.group <admin@justus.group>
Sent: Friday, February 15, 2019 8:24 AM
To: justus organization <justus@justus.group>; tmo@townmeetingorganization.com; LW Green <lwgreen@justus.group>; lwdogs@justus.group
Cc: Montgomery County Council <county.council@montgomerycountymd.gov>; mont.co.planningboard@justus.group; LW Board of Directors <board@lwmc.com>
Subject: there is NO CONSENSUS----- LEISURE WORLD - MOTIVATION CAN BE PUZZLING...? ...from Bob Ardike
Importance: High

Note to Montgomery County Planning Board --

THERE IS NO CONSENSUS!



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

Date: February 15, 2019 7:01:35 AM EST

To: LW Board of Directors <board@lwmc.com>, Leisure World News <lwnews@lwmc.com>, aclwn@lwmc.com

Cc: Montgomery County Council <county.council@montgomerycountymd.gov>, natali.fani-gonzalez@mncppc-mc.org, gerald.cichy@mncppc.org, tina.patterson@mncppc.org, casey.anderson@mncppc.org, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, ben kramer <kramerdelegate19@aol.com>, vughn stewart <vaughnstewart3@gmail.com>, bonniecullison <bonniecullison@yahoo.com>, ben shnider <shniderb@gmail.com>, CCOC@montgomerycountymd.gov, norman.dreyfuss@mncppc-mc.org

Subject: LEISURE WORLD - MOTIVATION CAN BE PUZZLING...? ...from Bob Ardike

Yesterday's email dealt with "Understanding the Law." Your many requests say you want more on that subject. I will try my best to make that happen tomorrow.

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email: admin@justus.group



town meeting organization (TMO)

website: www.townmeetingorganization.com

Butler, Patrick

From: JustUs admin <admin@justus.group>
Sent: Friday, February 15, 2019 9:59 AM
To: mont.co.planningboard@justus.group; justus organization;
tmo@townmeetingorganization.com; LW Green; LW Dogs; vaughn stewart
Subject: Fwd: NO CONSENSUS

Follow Up Flag: Follow up
Flag Status: Completed

From: Tom Conger <taconger41@gmail.com>
Date: Fri, Feb 15, 2019 at 9:55 AM
Subject: NO CONSENSUS
To: JustUs admin <admin@justus.group>

In order to gain consensus, you have to ask the right questions. In regard to the proposed new administration building, a simple "Are you in favor of tearing down the existing administration building, putting up a parking lot and constructing a new building on the worst possible part of the site?" would have been appropriate. But no, Kevin Flannery merely took the original site plan that had been "tweaked" and went from mutual to mutual stating, "this what the Board of Directors recommends for the community." (Remember, this is the same board of directors that was "selected" **NOT ELECTED.**)

When asked at a number of the mutual meetings, "Why are you not attempting to gain **CONSENSUS**," Flannery said, "I was never instructed to do so."

"I was never instructed to do so." How pathetic is that?

I am hopeful that the Planning Board, at the continuation of the November 30 2017, hearing will also ask Mr. Flannery (if he has the guts to show up), "**WHY HAVE YOU NOT ENDEAVORED TO SEEK CONSENSUS?**"

Tom Conger. Mutual 18

--

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

admin@justus.group



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

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 11:36 AM
To: Butler, Patrick
Subject: FW: LW Admin Building proposal 2/15/19 CRM:0123031
Attachments: great spirits.jpg

Importance: High

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

From: mcp-crm-tracker@mncppc-mc.org;
Received: Fri Feb 15 2019 14:56:35 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: LW Admin Building proposal 2/15/19

From: admin@justus.group <admin@justus.group>
Sent: Friday, February 15, 2019 12:25 PM
To: mont.co.planningboard@justus.group; Montgomery County Council <county.council@montgomerycountymd.gov>;
vaughn stewart <vaughnstewart3@gmail.com>
Cc: justus organization <justus@justus.group>; tmo@townmeetingorganization.com; LW Green
<lwgreen@justus.group>; lwdogs@justus.group
Subject: LW Admin Building proposal 2/15/19
Importance: High

From: Hawki Redawg <Hawki357@live.com>
Date: February 15, 2019 12:11:47 PM EST
To: "ccasey.anderson@mncppc.org" <ccasey.anderson@mncppc.org>
Subject: LW Admin Building proposal 2/15/19

Mr. Anderson:

The short version of my request: DO NOT approve the LW request for a new Admin building.

Management has refused to conduct a renovation study vs. rebuild. If they did renovation, LW management does not always use a 3-bid process or second opinions outside their own "engineering" or physical properties division, preferring to use a "short list" of "preferred vendors" or no-bid selections by management. This incestuous process costs residents more money, and is subject to favoritism, conflicts of interest, and paybacks.

Appendix Z

Management has actively allowed the condition of the existing Trust buildings to deteriorate to justify the new building request. Moreover, the LW Physical Properties Division requires only the specific lead foreman to be licensed, all other personnel may or may not hold any professional certification for the work they do yet are paid the same as an outside vendor. This does not bode well for the overall quality of the work that is done.

The proposed site is a swamp, and is roughly the same footprint and interior size as the current building without business tenants. Moreover, LW is incorporated as a non-profit 501C3 organization, yet the GM argues business rentals for a Post Office window, bank, and realtor offices for income in the current Admin building is a necessary income line to the LWMC budget. Residents have argued that the LW bus goes to those same offices in the LW mall on Georgia Ave and is a duplication of services. Reclaim the admin space and do not spend nearly \$6 Million dollars on a new building. This is fantastically thinking kindergarten math, where the outlay of millions of resident dollars for a new unsuitable building is not only unnecessary, but of obvious questionable motivation.

This location and plan will be the gift that keeps on giving with water intrusion, interior moisture and mold, and foundation settlement issues. We have enough of that already in many of the current public and residential buildings as they age, settle, and develop issues.

A petition with over 2,000 signatures was provided to the Commission indicating NO CONSENSUS. I'm sure that didn't include all the non-resident owners, snow birds, and estate held units.

The cost estimates are inaccurate, lack an outside second or third opinion on the necessity and cost, and the funding plan is based on future sales income much like buying futures on the margin - not a recommended fiscal strategy. The GM has also said statements that 1) building will be fully paid by the sales fund, 2) funding will come from a portion of the LW Resale fund over time. He can't make up his mind.

Background: (if you are interested)

I am a 4-year resident of Leisure World, having downsized before retirement in June 2015. My exposure to the political and governing inner workings of the LW management started April 2018 when I was elected President to my Mutual. My professional background includes nearly 36 years of Reserve and AD with 3 different services, certified Contract Officer Representative (COR) level 2 with DHHS, and expertise in drafting contracts, policy, and regulations while assigned with BOP, NIH, FDA, and HRSA. I was member, vice-Chair, and Chair of a Maryland licensing board for 5 years. Committee work to include budgeting, policy, discipline cases, and regulation enforcement are not new to me.

As a HOA type of community, I expected less partisan politics from the management. The level of employee nepotism frankly means a closed shop in every part of the organization, with more staff and less work accomplished. The IT systems (and contracts) are in disarray, outdated, and poorly managed. Staff starting at the top to bottom treat residents like an ATM and ignore our complaints as addled or not relevant. The current General Manager is consistently rude and abrasive with residents, and has done the bare minimum to maintain the target of his planned replacement - the historic Administration Building and the Clubhouse 1.

Appendix Z

Residents have asked that management commission a renovation study of the existing structures, but they have refused. For the cost of the proposed new structure, LW management can not only renovate both buildings, but return sales funds to distressed Mutuals to assist with their property maintenance and upgrades. The disparity in the long term ability of select Mutual Boards to manage their assets and maintenance is starting to show in increased unit turn-over, fewer years of residence, and final sales less than the asking price.

Personally and professionally, the support staff ensconced by the General Manager is thin on credentials, and even less on customer service. He is aided and abetted by a governing board staffed by a non-democratic, non-voting system of appointments from each mutual. Currently there is a bill before the Maryland House and Senate to require HOA's to use democratic voting and representation - opposed by LW management.

In closing, LW does not need a new administration building for the personal glory and comfort of the General Manger and his minions. His long-term lack of due diligence in the maintenance of historic properties and continued waste of money by neglect borders on criminal conduct. Do not enable this self-serving scheme.

Regards,

Erik Pierce, MPH, RS, REHS-E
3210 Gleneagles Drive
Silver Spring, MD 20906
240-447-9152

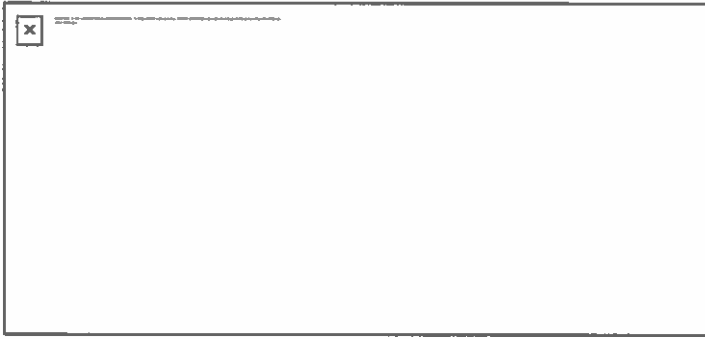
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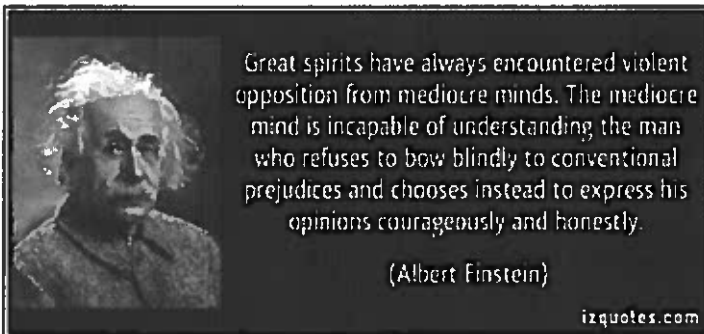
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From: Butler, Patrick
Sent: Friday, March 15, 2019 11:38 AM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - MOTIVATION CAN BE PUZZLING...? ...from Bob Ardike
CRM:0123033

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

From: Norman Dreyfuss;
Received: Fri Feb 15 2019 07:01:47 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - MOTIVATION CAN BE PUZZLING...? ...from Bob Ardike

From: Marybeth Ardike
Sent: Friday, February 15, 2019 7:01:35 AM (UTC-05:00) Eastern Time (US & Canada)
To: LW Board of Directors; Leisure World News; aciwn@lwmc.com
Cc: Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
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From: Butler, Patrick
Sent: Friday, March 15, 2019 11:33 AM
To: Butler, Patrick
Subject: FW: LEISUREu WORLD - UNDERSTANDING THE LAW (continued) ...Bob Ardike
CRM:0123029

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

From: Gerald Cichy;
Received: Sat Feb 16 2019 20:25:57 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISUREu WORLD - UNDERSTANDING THE LAW (continued) ...Bob Ardike

From: David Frager
Sent: Saturday, February 16, 2019 8:25:41 PM (UTC-05:00) Eastern Time (US & Canada)
To: Marybeth Ardike
Cc: LW Board of Directors; Leisure World News; aclwn@lwmc.com; Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
Subject: Re: LEISUREu WORLD - UNDERSTANDING THE LAW (continued) ...Bob Ardike

I believe the vice chair in 2012 was Paul Bessel. I held that position in 2013 and 2014, and Chair in 2015 - 2017.

Sent from my iPhone

On Feb 16, 2019, at 12:31 PM, Marybeth Ardike <marybeth.bob@gmail.com> wrote:

LEISURE WORLD HAD A PLAN TO SUE LEISURE WORLD

That's right! Your eyes are not deceiving you. **Leisure World had a plan to Sue itself.** This is a part of Leisure World's history known only by a few.

Permit me to explain by first recalling...

Not until the year 2012, did Leisure World realize that it was obligated to fully comply with the requirements of the **1987** Maryland Homeowners Association (**HOA**) Act. Leisure World's **Governance Structure** would need to change. This was made clear in a report submitted by a **Special Committee Leisure World (LW)** created.

Now keep the above in mind in order to appreciate...

It was at this point, in the year 2012, Leisure World determined "Change in its Governance Structure" had to be Court ordered to be most effective.

Let's remember those who had been selected (not elected) and were hanging on to "positions" at that time...

Leisure World Community Corporation
Executive Committee

2012

Members Present: Barbara Cronin, Chair; Vice Chair; David Frager,
Henry Jordan,

It was the "Vice Chair," serving then, who was most impacted by the report of the Special Committee. It nearly brought him to tears when he realized...

Leisure World's Bylaws are Essentially Restrictive Covenants!

Leisure World's Bylaws were being used to deny its 8,000 homeowners the right to elect its Governing Board

For those who may not immediately recall...

Covenants have a "Checkered History: In many instances they serve a good and useful purpose, particularly in some "real estate matters." But please also remember this...

The history of "covenants" is littered with restrictions and exclusionary provisions intended to deny people legitimate rights.

THIS IS, AND HAS BEEN, THE CASE IN LEISURE WORLD

The 29 Mutuals of Leisure World, which are acknowledged to constitute a "homeowners association," are entrapped in a restrictive and "rights denying" covenant. This is a foundational legal flaw written in the Bylaws of Leisure World and quite likely found in some other HOA's in the State of Maryland.

The Vice Chair of Leisure World realized, in 2012, changing the situation would require dramatic action. He also knew it was probably best to wait until he inherited the position of "Chairman" in 2015. That was the year he unveiled his plan to his 2 predecessors to have...

LEISURE WORLD SUE LEISURE WORLD

More regarding this tomorrow...?

Bob Ardike

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 11:34 AM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - UNDERSTANDING THE LAW (continued) ...Bob Ardike
CRM:0123030

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

From: Gerald Cichy;
Received: Sat Feb 16 2019 12:31:47 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
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Sent: Friday, March 15, 2019 9:20 AM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - MORE ABOUT UNDERSTANDING THE LAW (continued)
CRM:0123028

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

From: Norman Dreyfuss;
Received: Sun Feb 17 2019 18:31:19 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - MORE ABOUT UNDERSTANDING THE LAW (continued)

From: Marybeth Ardike
Sent: Sunday, February 17, 2019 6:31:11 PM (UTC-05:00) Eastern Time (US & Canada)
To: LW Board of Directors; Leisure World News; aclwn@lwmc.com
Cc: Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
Subject: LEISURE WORLD - MORE ABOUT UNDERSTANDING THE LAW (continued)

Here is where the narrative left off yesterday...

"The Vice Chair of Leisure World realized, in 2012... (*erratum* - in 2012 this person had the position of "Executive Secretary." He became Vice Chair in 2013)... changing the situation would require dramatic action. He also knew it was probably best to wait until he inherited the position of "Chairman" in 2015. That was the year he unveiled his plan to his 2 predecessors to have...

LEISURE WORLD SUE LEISURE WORLD

The first thing the Chairman did, after his "installation" in 2015, was to meet with his two predecessors. In that meeting he expressed personal disgust with aspects of Leisure World Bylaws. His personal sensibilities were offended. He was, somewhat, familiar with the History of our Great Nation. So he specifically took issue with Leisure World claiming to be a...

"Master Association."

Let's imagine the conversation with his two predecessors...

"Don't the two of you get it? Let me put it plainly! All you have to do is look at the very first word -

"Master."

That word, alone, should be enough to explain why Leisure World Bylaws must be changed, no matter what. Let me remind you. One of Maryland's "nicknames" is...

The Free State

There are no two ways about it. Arguing is ridiculous. No matter how we try to cut it; no matter how we attempt to use the subterfuge of words, such as *Umbrella Association*; the plain and simple fact is Leisure World is taking refuge under Bylaws which are...

Essentially Restrictive Exclusionary Covenants!

We must reform. Leisure World is obligated to fully comply with the requirements of the 1987 Maryland Homeowners Association (HOA) Act. Leisure World's Governance Structure must be changed. I have an idea how best to do it...

Tomorrow(?) we will learn the specifics...

Bob Ardike

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 9:19 AM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - MORE ABOUT UNDERSTANDING THE LAW (continued)
CRM:0123027

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

From: Gerald Cichy;
Received: Sun Feb 17 2019 19:24:54 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - MORE ABOUT UNDERSTANDING THE LAW (continued)

From: David Frager
Sent: Sunday, February 17, 2019 7:24:43 PM (UTC-05:00) Eastern Time (US & Canada)
To: Marybeth Ardike
Cc: LW Board of Directors; Leisure World News; aclwn@lwmc.com; Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
Subject: Re: LEISURE WORLD - MORE ABOUT UNDERSTANDING THE LAW (continued)

Since Bob Ardike is identifying me in his e-mails. Let me assure you that nothing he states about my statements or thoughts (does he really believe he can discern what people thought or said years ago?) is true. For one thing, I was never in a private meeting with Marian Altman and Barbara Cronin.

Interesting fiction that is false and does no credit to the causes he supports.

Sent from my iPhone

On Feb 17, 2019, at 6:31 PM, Marybeth Ardike <marybeth.bob@gmail.com> wrote:

Here is where the narrative left off yesterday...

"The Vice Chair of Leisure World realized, in 2012... (*erratum* - in 2012 this person had the position of "Executive Secretary." He became Vice Chair in 2013)... changing the situation would require dramatic action. He also knew it was probably best to wait until he inherited the position of "Chairman" in 2015. That was the year he unveiled his plan to his 2 predecessors to have...

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Bob Ardike

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 9:06 AM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - SETTING THE RECORD STRAIGHT BY REVEALING...from Bob Ardike CRM:0123024

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

From: Norman Dreyfuss;
Received: Mon Feb 18 2019 16:53:53 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - SETTING THE RECORD STRAIGHT BY REVEALING...from Bob Ardike

From: Marybeth Ardike
Sent: Monday, February 18, 2019 4:53:40 PM (UTC-05:00) Eastern Time (US & Canada)
To: David Frager
Cc: LW Board of Directors; Leisure World News; aclwn@lwmc.com; Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
Subject: Re: LEISURE WORLD - SETTING THE RECORD STRAIGHT BY REVEALING...from Bob Ardike

Yes! ...but... Anonymous would not appreciate being "Outed." Sorry about that!



On Feb 18, 2019, at 3:44 PM, David Frager <davidfrager@gmail.com> wrote:

Is there anyone who can personally substantiate these allegations? I can't recall any serious conversation remotely like these "recordings."

Sent from my iPhone

On Feb 18, 2019, at 2:14 PM, Marybeth Ardike <marybeth.bob@gmail.com> wrote:

Last night I received an email from the previous Leisure World Chairman. He "Cc" many of you. Here is what he wrote:

"Since Bob Ardike is identifying me in his e-mails. Let me assure you that nothing he states about my statements or thoughts (does he really believe he can discern what people thought or said years ago?) is true. For one thing, I was never in a private meeting with Marian Altman and Barbara Cronin."

From: David Frager <davidfrager@gmail.com>

Subject: Re: LEISURE WORLD - MORE ABOUT UNDERSTANDING THE LAW (continued)

Date: February 17, 2019 at 7:24:43 PM EST

Sent from my iPhone

The Chairman's statement is contradicted by material in the possession of a Leisure World resident, known to me by the *nom de guerre*, ANONYMOUS. What I wrote in not based on my belief. Nor is it based on any attempt to...discern what people thought or said years ago. It is based on recordings. Anonymous has recordings on discussions about Leisure World, going back years.

That's right. You read it correctly. Recordings exist which provide embarrassing truth of accounts you have received.

Carelessness on the part of Leisure World's General Manager is the explanation as to how the recordings occurred. The machinery was simply often not turned off. He had not established a system for doing this (as is true with so much else neglected through the years pertaining to the upkeep of the beautiful Administration building). So a system of "recording loops" began. (I do not possess the technical expertise to explain this...I'm sure, though, you get the point).

So! A recording of the meeting in the year 2015 shows...

There was a 4th person in attendance at the meeting (so what the Chairman's email stated is true in 1 respect. A 4th person was in the room confirming it was not a private meeting). That person is now the current Leisure World Chairperson. He was selected as a member of the Executive Committee in 2015. He was viewed as "younger talent." His insights were unique... as will be seen from the "contribution" he provided in the 2015 meeting.

Let me explain how all of what I write is known. Here are the details...

The monthly meetings of the Leisure World Executive Committee are held in the Administration building. They are conducted in what is known as the "Sullivan Room." All of these meetings are video & audio recorded. It is done using equipment which is old, very old. The quality of the video recording is usually "grainy" and the audio is poor. Yet, with some effort, it is intelligible.

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Long story short. Anonymous arranges to have the recording equipment turned on by "the friend" when it seems likely a meeting of significance will be occurring in the Sullivan Room. This has been going on for years.

Now I am forced to admit. Most of the information, I share with all of you, is based on Anonymous providing me with an inexhaustible supply of "inside" information.

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At the 2015 meeting the Chairman, at that time, presented a significant fact about why...LEISURE WORLD NEEDED TO SUE LEISURE WORLD...

He tells the 3 in attendance of a concern. Lots of residents are "fed up" with the Governance Structure of Leisure World. The findings of the Special Committee's report, written in 2012, have become widely known. Residents are aware that Leisure World has failed to fully comply with the requirements of the **1987** Maryland Homeowners Association (**HOA**) Act...and therefore... more and more residents are moving out of Leisure World and selling at prices below general "market trends."

After stating this, he asks for ideas. The 4th person in attendance, who is now the current Chairperson of the Leisure World Board of Directors, raises his hand. He is "recognized" by the person, who is now his predecessor, "to speak." He says the following:

**"We could establish a moratorium by voting NOT TO ALLOW Leisure Residents to move for a period of 5 years after they move here...OR...
the General Manager could tell Security to prevent Moving Trucks from entering the premises."**

The video recording shows 3 people sitting with their mouths wide open and no sound coming forth...

You may expect more...?

Bob Ardike

Leisure World Community Corporation
Executive Committee

2015

Members Present: **David Frager**, Chair; Executive Secretary; **Henry Jordan**,

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Linda Wacha

Leisure World Community Corporation
Executive Committee

2011

Members Present: **Marian Altman**, Chair; **Philip Marks**,
Executive Secretary; **Barbara Cronin**; **Linda Wacha**.

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 7:35 AM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - SETTING THE RECORD STRAIGHT BY REVEALING...from Bob Ardike CRM:0123023

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

From: Norman Dreyfuss;
Received: Mon Feb 18 2019 18:17:31 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - SETTING THE RECORD STRAIGHT BY REVEALING...from Bob Ardike

From: David Frager
Sent: Monday, February 18, 2019 6:17:20 PM (UTC-05:00) Eastern Time (US & Canada)
To: Marybeth Ardike
Cc: board@lwmc.com; Leisure World News; aclwn@lwmc.com; Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
Subject: Re: LEISURE WORLD - SETTING THE RECORD STRAIGHT BY REVEALING...from Bob Ardike

I had an exchange of e-mails with Bob in which i challenged his "facts." His ultimate response is that he will not read my e-mails. Now, if he would stop sending out his ever changing accounts of meetings and discussions that may or may not have occurred, we would all be better off! To repeat an old statement - Don't wrestle with a pig. You'll get dirty, and he pig will enjoy it!

On Feb 18, 2019, at 2:14 PM, Marybeth Ardike <marybeth.bob@gmail.com> wrote:

Last night I received an email from the previous Leisure World Chairman. He "Cc" many of you. Here is what he wrote:

"Since Bob Ardike is identifying me in his e-mails. Let me assure you that nothing he states about my statements or thoughts (does he really believe he can discern what people thought or said years ago?) is true. For one thing, I was never in a private meeting with Marian Altman and Barbara Cronin."

From: David Frager <davidfrager@gmail.com>
Subject: Re: LEISURE WORLD - MORE ABOUT UNDERSTANDING THE LAW (continued)
Date: February 17, 2019 at 7:24:43 PM EST
Sent from my iPhone

The Chairman's statement is contradicted by material in the possession of a Leisure World resident, known to me by the *nom de guerre*, ANONYMOUS. What I wrote in not based on my belief. Nor is it based on any attempt to...discern what people thought or said years ago. It is based on recordings. Anonymous has recordings on discussions about Leisure World, going back years.

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Executive Committee

2011

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Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 9:17 AM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - SETTING THE RECORD STRAIGHT BY REVEALING...from Bob Ardike CRM:0123026

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

From: Norman Dreyfuss;
Received: Mon Feb 18 2019 14:14:33 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - SETTING THE RECORD STRAIGHT BY REVEALING...from Bob Ardike

From: Marybeth Ardike
Sent: Monday, February 18, 2019 2:14:21 PM (UTC-05:00) Eastern Time (US & Canada)
To: LW Board of Directors; Leisure World News; aclwn@lwmc.com
Cc: Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
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From: David Frager <davidfrager@gmail.com>
Subject: Re: LEISURE WORLD - MORE ABOUT UNDERSTANDING THE LAW (continued)
Date: February 17, 2019 at 7:24:43 PM EST
Sent from my iPhone

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Leisure World Community Corporation
Executive Committee

2011

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Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 9:09 AM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - SETTING THE RECORD STRAIGHT BY REVEALING...from Bob Ardike CRM:0123025

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

From: Gerald Cichy;
Received: Mon Feb 18 2019 15:44:20 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - SETTING THE RECORD STRAIGHT BY REVEALING...from Bob Ardike

From: David Frager
Sent: Monday, February 18, 2019 3:44:10 PM (UTC-05:00) Eastern Time (US & Canada)
To: Marybeth Ardike
Cc: LW Board of Directors; Leisure World News; aclwn@lwmc.com; Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
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Executive Committee

2011

Members Present: **Marian Altman**, Chair; Philip Marks,
Executive Secretary; **Barbara Cronin; Linda Wacha.**

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 7:33 AM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - SETTING THE RECORD STRAIGHT BY REVEALING...from Bob Ardike CRM:0123022

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

From: Norman Dreyfuss;
Received: Mon Feb 18 2019 19:41:37 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - SETTING THE RECORD STRAIGHT BY REVEALING...from Bob Ardike

From: Marybeth Ardike
Sent: Monday, February 18, 2019 7:41:25 PM (UTC-05:00) Eastern Time (US & Canada)
To: Leisure World News; aclwn@lwmc.com
Cc: Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
Subject: Fwd: LEISURE WORLD - SETTING THE RECORD STRAIGHT BY REVEALING...from Bob Ardike

From: Bob Ardike <marybeth.bob@gmail.com>
Subject: Re: LEISURE WORLD - SETTING THE RECORD STRAIGHT BY REVEALING...from Bob Ardike
Date: February 18, 2019 at 6:06:29 PM EST
To: David Frager <davidfrager@gmail.com>
Cc: admin JustUs <admin@justus.group>

Your response is deemed unworthy of a response! By the way. Leisure World has a computer lab in Clubhouse II. A person there might be of assistance in installing a "spell check app." on your machine. Please get some rest.

Be on notice. I will no longer respond to any of your emails...and thank you for your interest in the well-being of Leisure World.

Your friend,
Bob Ardike

On Feb 18, 2019, at 5:38 PM, David Frager <davidfrager@gmail.com> wrote:

Sound like a crock of stuff to me! First the date of the alleged meeting changes, then the attendees - I remember a staff person who had a problem with LWMC management and other staff members that came to me personally for

counseling - she trusted me absolutely. Unless you have a recording - if it exists - or a sworn statement of content - you are very close to liable. It's one thing to have the extended accounts that are a figment of your imagination, another to produce something that can be judged as to content and credibility. In a personal discussion, who raises their hand? It's the content you describe which is unbelievable.



As the saying goes - **don't wrestle with a big**. You'll get dirty, and the pig enjoys it.

On Feb 18, 2019, at 4:53 PM, Marybeth Ardike <marybeth.bob@gmail.com> wrote:

Yes! ...but... Anonymous would not appreciate being "Outed." Sorry about that!



On Feb 18, 2019, at 3:44 PM, David Frager <davidfrager@gmail.com> wrote:

Is there anyone who can personally substantiate these allegations? I can't recall any serious conversation remotely like these "recordings."

Sent from my iPhone

On Feb 18, 2019, at 2:14 PM, Marybeth Ardike <marybeth.bob@gmail.com> wrote:

Last night I received an email from the previous Leisure World Chairman. He "Cc" many of you. Here is what he wrote:

"Since Bob Ardike is identifying me in his e-mails. Let me assure you that nothing he states about my statements or thoughts (does he really believe he can discern what people thought or said years ago?) is true. For one thing, I was never in a private meeting with Marian Altman and Barbara Cronin."

From: David Frager <davidfrager@gmail.com>

Subject: Re: LEISURE WORLD - MORE ABOUT UNDERSTANDING THE LAW (continued)

Date: February 17, 2019 at 7:24:43 PM EST

Sent from my iPhone

The Chairman's statement is contradicted by material in the possession of a Leisure World resident, known to me by the *nom de guerre*, ANONYMOUS. What I wrote in not based on my belief. Nor is it based on any attempt to...discern what people thought or said years ago. It is based on recordings. Anonymous has recordings on discussions about Leisure World, going back years.

That's right. You read it correctly. Recordings exist which provide embarrassing truth of accounts you have received.

Appendix Z

Carelessness on the part of Leisure World's General Manager is the explanation as to how the recordings occurred. The machinery was simply often not turned off. He had not established a system for doing this (**as is true with so much else neglected through the years pertaining to the upkeep of the beautiful Administration building**). So a system of "recording loops" began. (I do not possess the technical expertise to explain this...I'm sure, though, you get the point).

So! A recording of the meeting in the year 2015 shows...

There was a 4th person in attendance at the meeting (**so what the Chairman's email stated is true in 1 respect. A 4th person was in the room confirming it was not a private meeting**). That person is now the current Leisure World Chairperson. He was **selected** as a member of the Executive Committee in 2015. He was viewed as "younger talent." His insights were unique... as will be seen from the "contribution" he provided in the 2015 meeting.

Let me explain how all of what I write is known. Here are the details...

The monthly meetings of the Leisure World Executive Committee are held in the Administration building. They are conducted in what is known as the "Sullivan Room." All of these meetings are video & audio recorded. It is done using equipment which is old, very old. The quality of the video recording is usually "grainy" and the audio is poor. Yet, with some effort, it is intelligible.

Keeping all this in mind here is what happened...

In 2015, the meeting in question, takes place in the Sullivan Room **AFTER** the Executive Committee meeting ends. The door to the room is shut. The 4 remain in the room...BUT...unbeknownst to the 4 persons, the recording continues. **The recording equipment remained on!** This was not realized.

A friend of ANONYMOUS, who works in administration and is "close" to the General Manager, discovers the *faux pas*. Realizing the recording's significance, Anonymous is contacted. Seems the person "owes" Anonymous a debt from something previous??

Long story short. Anonymous arranges to have the recording equipment turned on by "the friend" when it seems likely a meeting of significance will be occurring in the Sullivan Room. This has been going on **for years**.

Now I am forced to admit. Most of the information, I share with all of you, is based on Anonymous providing me with an inexhaustible supply of "inside" information.

I will end today's installment trusting that what follows you will find fascinating...

At the 2015 meeting the Chairman, at that time, presented a significant fact about why...LEISURE WORLD NEEDED TO SUE LEISURE WORLD...

He tells the 3 in attendance of a concern. Lots of residents are "fed up" with the Governance Structure of Leisure World. The findings of the Special Committee's report, written in 2012, have become widely known. Residents are aware that Leisure World has failed to fully comply with the requirements of the **1987 Maryland Homeowners Association (HOA) Act**...and therefore... more and more residents are moving out of Leisure World and selling at prices below general "market trends."

After stating this, he asks for ideas. The 4th person in attendance, who is now the current Chairperson of the Leisure World Board of Directors, raises his hand. He is "recognized" by the person, who is now his predecessor, "to speak." He says the following:

**"We could establish a moratorium by voting NOT TO ALLOW Leisure Residents to move for a period of 5 years after they move here...OR...
the General Manager could tell Security to prevent Moving Trucks from entering the premises."**

The video recording shows 3 people sitting with their mouths wide open and no sound coming forth...

You may expect more...?

Bob Ardike

Leisure World Community Corporation
Executive Committee

2015

Members Present: **David Frager**, Chair; Executive Secretary; **Henry Jordan**,

Barbara Cronin, **Paul Eisenhaur**, **Phil Marks**,
Linda Wacha

Leisure World Community Corporation
Executive Committee

2011

Members Present: **Marian Altman**, Chair; **Philip Marks**,
Executive Secretary; **Barbara Cronin**; **Linda Wacha**.

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 7:32 AM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - THE OFFICE OF SCREENING...from Bob Ardike CRM:0123021

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

From: Gerald Cichy;
Received: Tue Feb 19 2019 09:53:29 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - THE OFFICE OF SCREENING...from Bob Ardike

From: Marybeth Ardike
Sent: Tuesday, February 19, 2019 9:53:18 AM (UTC-05:00) Eastern Time (US & Canada)
To: LW Board of Directors; Leisure World News; aclwn@lwmc.com
Cc: Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
Subject: LEISURE WORLD - THE OFFICE OF SCREENING...from Bob Ardike

THE OFFICE OF SCREENING

A recording, in the possession of a Leisure World resident, indicates serious discussion is underway, within Leisure World, to establish an "Office of Screening." The new responsibility will be considered a "security" function. **Its purpose will be to Pre-Determine Undesirables.**

This information comes from the resident, dubbed **Anonymous**.

A series of frantic emails, sent last night from a former Leisure World Chairperson, triggered this development. The Office of Screening will establish procedures intended to pre-determine the **suitability of potential Leisure World residents**. Here is a sample of what will be attempted to pre-determine:

1. Those who may become aware of the Leisure World "way of doing things" and become critical of those "ways" (especially by using email).
2. Those who may be aware of requirements of the **1987 Maryland Homeowners Association (HOA) Act**.
3. Those who may become aware of Leisure World's past practices, those responsible for them, and portray both in an "unsavory way?"

The above are illustrative of a long list to **Pre-Determine Undesirables**

ALSO...

Potential buyers of Leisure World will be **required to complete a 50 page form**. The form will have a series of questions to be completed. Some of these may be duplicative of questions which will appear on a form being prepared for current residents to complete next year. And, residents should keep the following in mind...a lot of your money(**approaching \$200,000.**) is being spent to **possibly duplicate** questions which will also appear on next year's National Census

Questionnaire...(but do not be concerned about that. After all, there is plenty of money. You provide it on a monthly basis.)

Here is a very brief sample of what will appear on the proposed 50 page form prior to being allowed to purchase a home in Leisure World...

1. Do you play golf?
2. If your answer is "**NO**" ... **you must** answer Question #3...otherwise skip to Question #4.
3. Please explain "**Why**" you do not play golf and **specifically** what you have against golf!
4. Are you willing to eat a minimum of **12 meals per week** in Leisure World's restaurants?
5. If you answer is "**No**"...**you must** answer Question #6 ...otherwise skip to Question #7.
6. Please state if you have awareness of current residents getting sick after eating at a LW restaurant. In any previous visit to **LW** did you notice any "mice droppings" in the area, observe waitstaff rudeness, or see the General Manager exiting the kitchen with a sandwich in his hand?
7. Are you willing to go out of your way to use the underutilized Leisure World Post Office until an "outside investigation" determines **why there are 3** United States Post Offices located within less than 1 square mile of each other? If so, will you accept the **LW** Post Office hours of operation being...8:00am - 2:00pm and acknowledge them as convenient? Furthermore, are you willing to affirm it being **closed** on Saturdays, because of the other two Post Offices being open, will not be a problem for you?
8. Are you willing to become of member of the under subscribed financial institution located in the **LW's** Administration building? Are you willing to sign an affidavit stating, if you are "cleared" to move to **LW**, to agree to deposit any savings you have in said institution, **this in spite of 6 Banks** across the street in the **Leisure World Plaza**?

*** Please be aware. Should it be detected you have deviated from any of the answers you now provide, a Mature former Chairperson may wind up intimating you are nothing more than... A PIG!**

Of note: Should there be a record of such an event already having taken place...that person's apology is already accepted... in advance of it being given...

You are welcome! Bob Ardike

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 7:30 AM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - FEEL FREE TO GUESS...from Bob Ardike CRM:0123020

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

From: Norman Dreyfuss;
Received: Wed Feb 20 2019 07:25:52 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - FEEL FREE TO GUESS...from Bob Ardike

From: Marybeth Ardike
Sent: Wednesday, February 20, 2019 7:25:33 AM (UTC-05:00) Eastern Time (US & Canada)
To: LW Board of Directors; Leisure World News; aclwn@lwmc.com
Cc: Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
Subject: LEISURE WORLD - FEEL FREE TO GUESS...from Bob Ardike

My phone rang. I picked it up. I said, "Yeah, talk to me." At the other end of the line was **Anonymous**.

He and I "go back." We have shared origins. The area is known as "The Back of the Yards." The location is Chicago's South-side.

He's been living in Leisure World longer than I have. It's an understatement to say he "guards his privacy." No police record, but he's private, very private and a sharp thinker. Even if I named him, it would only lead to a dead end.

He said, "Hey! You know that SCOTUS guy, Justice Clarence Thomas? I mean you know of him, right?"

I said, "Yeah."

He proceeded to tell me the following...

He told me to check out "CNN's" website. He said I'd find it interesting given some of the things going on in Leisure World, particularly "the throwing around" of threats to file "libel" suits. He said it all boils down to some people, in the Leisure World community, watching too many TV legal dramas and posturing about "knowing" the law and the options available to them." He calls these folks "residential barroom lawyers."

That all aside, I checked out the CNN site (Tuesday). Here is what I found...

Judge Thomas would like to "revisit" a 1964 precedent setting case, which "set a high bar" pertaining to claims of libel involving "public figures."

Appendix Z

Anonymous told me, he'd give me only **one guess** to determine a "specific person" who would love to see this libel law altered. The hint he gave me came, he said, from a "tweet" the person sent in 2017, which I'd find at the end of the report on the CNN website. Here are the words of the tweet...

"Isn't it a shame that someone can write an article or book, totally make up stories and form a picture of a person that is literally the exact opposite of the fact, and get away with it without retribution or cost. Don't know why Washington politicians don't change libel laws?"

I don't do guessing. Neither might you.

Anonymous passed on one other tidbit. He said an "acquaintance" of his, out of NYC, asked him to look up a lawyer who moved to Leisure World a few years ago. Anonymous said I wouldn't know the person. He's not disclosed to anyone in Leisure World that he previously practiced law. Anonymous would not share the name with me. He said there was no need for me to know.

Long story short. This person knows of 3 other former practicing lawyers, who have been doing, what he referred to as "**sleuthing**." He said they have connections to people who have connections. According to him, they've "picked up a scent," involving Leisure World and have been "working it" for a while.

I said to him, "**Like what? What does that mean?**"

His only comment was, "**Stay tuned.**" He laughed a bit. Then hung up.

I have no idea what he meant, and as I pointed out in the first instance mentioned above...**I don't do guessing...**

Bob Ardike

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 7:28 AM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - PRE-SELECTION or NATURAL SELECTION? ...from Bob Ardike
CRM:0123019
Attachments: potential insurance liability-Fitness Center.pdf

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

From: Norman Dreyfuss;
Received: Thu Feb 21 2019 08:32:03 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - PRE-SELECTION or NATURAL SELECTION? ...from Bob Ardike

From: Marybeth Ardike
Sent: Thursday, February 21, 2019 8:30:17 AM (UTC-05:00) Eastern Time (US & Canada)
To: LW Board of Directors; Leisure World News; aclwn@lwmc.com
Cc: Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
Subject: LEISURE WORLD - PRE-SELECTION or NATURAL SELECTION? ...from Bob Ardike

Monday, February 18, you were sent an email indicating Leisure World has plans underway to establish an "Office of Screening." It's purpose being to **Pre-Determine Undesirables**.

Careful screening of a prospective resident can be a benefit to both the individual(s) and most especially to the **LW Community**. The "screening" is considered quite necessary.

You were sent a **sample** of what **pre-determination** would seek to discern. Also provided was a **sample** from the 50 page required Questionnaire.

It turns out there is an additional requirement. I was simply unaware of it. My bad!

Now that it has been brought to my attention, I pass it along for your consideration.

The form should prove easy to complete. Keep in mind. Completion of all questions is **mandatory**. No final determination of an **applicant's suitability**, to move into Leisure World, can occur without an assessment of the information provided being evaluated. The form is labeled...

MEDICAL HISTORY**

***** Be assured. The legality of collecting and tabulating this medical information, it is claimed, has been "bounced off" the Community's Insurer. A letter sent to the General Manager is on file. It states: **"While we are concerned the information gathered could be compromised, and that merely "asking" for this information may well be a violation of Federal Law, whether to do so is a business decision with cost vs benefit certainly being a consideration."**

*** *** The actual Letter, referenced above, is said to be similar to a letter at the bottom of this page. That letter states what the Insurer would "prefer" regarding Leisure World's Fitness Center "operational hours." The "advisement" was ignored. The Fitness Center **does not have an Attendant**, on site, between the hours of **4:00 am - 7:30 am** nor from **5:00pm - 9:00pm**

*** * *** The 1996 federal law **protecting an individual's medical privacy**, know by its acronym **HIPPA**, may not apply because Leisure World defines itself as a "private community." No one is **forced** to move to Leisure World. Leisure World's Bylaws **shield** its practices from all kinds of regulations other Maryland communities have to follow, such as the **1987 Maryland Homeowners Association (HOA) Act**.

A sample of what must be answered:

1. Your overall Health - do you consider your overall health to be: **a. average; b. above average or c. superior**
 2. If you answered Question 1. as being "**a. average**" proceed to #3. All others skip to Question #4
 3. You may **stop filling out this form!** At this time **we are only accepting those who see themselves** as being **b. or c.**
 4. In the last 13 years how many respiratory colds have you had and how many times have you felt nauseous? Details are necessary.
-

Well, that should provide a clue as to the seriousness of what appears to be in the "works"...

Charles Darwin, the 19th century naturalist, biologist, etc. would be pleased to see the cautionary approach Leisure World seeks to put in place.

In one way, it will further validate his theory of evolution; in another way, it will disprove it...???

Bob Ardike

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 7:28 AM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - PRE-SELECTION or NATURAL SELECTION? ...from Bob Ardike
CRM:0123019
Attachments: potential insurance liability-Fitness Center.pdf

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

From: Norman Dreyfuss;
Received: Thu Feb 21 2019 08:32:03 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
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To: LW Board of Directors; Leisure World News; aclwn@lwmc.com
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-

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In one way, it will further validate his theory of evolution; in another way, it will disprove it...???

Bob Ardike



PROJECT MANAGER: JAMES

Appendix Z

Falls Church, VA 22042

www.usi.biz

Main: 703.698.0788

Toll Free: 800.792.9800

July 20, 2017

Mr. Kevin Flannery
Leisure World of Maryland Corp.
3701 Rossmoor Blvd.
Silver Spring, MD 20906

Re: Fitness Center

Dear Kevin:

This will confirm our conversations regarding the Fitness Center.

LWCC does have a potential liability exposure for anything that happens in, is caused by or arises out of the Fitness Center and any of the amenities held in Trust or on the Community property.

However, please note that "senior residents" using the Fitness Center does not in and of itself increase the duty of care owed by LWCC with regard to the operation of the facility. It is our understanding that LWCC contracts with a third party to provide users of the Fitness Center with instruction regarding the proper and safe use of all equipment, which we recommend be continued from an insurance risk management standpoint. However, it is not an insurance risk management nor to the best of my knowledge a statutory requirement that LWCC provide professional supervision all of the hours the Fitness Center is open for operation. Whether to do so is a business decision with cost versus benefit certainly a consideration. We are concerned however with safety within the building. With the aforementioned said, from an insurance risk management standpoint we would prefer that the Fitness Center be available for use only during the hours the building is open for normal operation.

Please do not hesitate to contact us should you have any questions or comments.

Sincerely,

A handwritten signature in cursive script, reading "Stephen W. Dickerson".

Stephen W. Dickerson, CIC
Senior Vice President

Butler, Patrick

From: Janice McLean <janicewmclean@gmail.com>
Sent: Friday, February 22, 2019 11:07 AM
To: Butler, Patrick
Subject: Re: Leisure World Project Number 820170120

Thank you for this update. We look forward to learning of the Chairman's decision regarding the testimony protocol for the hearing.

Janice McLean

Sent from my iPhone

On Feb 22, 2019, at 10:45 AM, Butler, Patrick <patrick.butler@montgomeryplanning.org> wrote:

Hello Ms. McLean,

We are working diligently to prepare the addendum to the original report and schedule this item with the Planning Board. That being said, it is no longer scheduled for the March 7 Planning Board hearing. It is now tentatively scheduled for either March 14 or March 21. As required by law, we will post the addendum and all correspondence received ten days in advance of the public hearing. Again, since this is a continuation of the public hearing from November 30, 2017, the Planning Board Chair will decide the format for receiving testimony from the public. He will not likely make a decision on testimony until the Planning Board date is set and the report is posted.

I will notify you as soon as the official Planning Board date is set and the report is posted.

Thank you,

Patrick Butler, AICP

Regulatory Supervisor | Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue | Silver Spring, MD 20910
301-495-4561
Patrick.Butler@montgomeryplanning.org



From: Janice McLean <janicewmclean@gmail.com>
Sent: Thursday, February 21, 2019 12:47 PM
To: Butler, Patrick <patrick.butler@montgomeryplanning.org>
Subject: Leisure World Project Number 820170120

Mr. Butler - in a recent exchange of emails I inquired as to the exact date of the Site Plan hearing (email dated February 11). To date I have not received a response. We have been told a "tentative" date of March 7. How reliable is that date?

Appendix Z

We need to know ASAP since many of the residents of LW are anxious to organize our responses to the "revised" plan. We would also like to know if Chairman Anderson has decided on who can testify. i.e., are those people who testified at the November 30, 2017, meeting eligible to speak again? (Asked originally in email of February 11, 2019.)

I look forward to your response. Thanks.

Janice W. McLean
LW resident
3330 N. Leisure World Blvd., Apt. 904
Silver Spring, MD 20906
301 847 9169
janicewmclean@gmail.com

Butler, Patrick

From: Butler, Patrick
Sent: Thursday, March 14, 2019 9:08 PM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - NEW IDEA?...from Bob Ardike CRM:0123017
Attachments: 86f65de4cde9a6b66561a67de1c4d984-1.jpg

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

From: Gerald Cichy;
Received: Sat Feb 23 2019 08:30:11 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - NEW IDEA?...from Bob Ardike

From: Marybeth Ardike
Sent: Saturday, February 23, 2019 8:29:58 AM (UTC-05:00) Eastern Time (US & Canada)
To: LW Board of Directors; Leisure World News; aclwn@lwmc.com
Cc: Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman
Subject: LEISURE WORLD - NEW IDEA?...from Bob Ardike

Leisure World is Breathing a Sigh of Relief

Here is the Reason

The meeting before the **MC Planning Board**, tentatively scheduled for March 7, has been "scrubbed". Many in Leisure World are hoping it will not be rescheduled before December. Here is why...

Parking of vehicles has surfaced as an irritant at **LW**. While specifics are still in the design phase, the intention is unmistakable. Parking must be made easier for residents intending to dine at **LW** restaurants. Therefore, the "plan" resubmitted by Leisure World in the summer of 2018 needs to be pulled back and updated.

A recent parking lot change is blamed for the "hub-bub." I show one of the many complaints which state the problem. **It is unedited...**

"Did you know that the E&R Committee at **KFC**(**KFC** are the initials frequently used by **LW** residents for the **General Manager**) recommendation, passed a resolution to give **KFC** the authority to bypass **LWCC** Board approval on items which do not affect the Community - He removed the four Handicapped parking spaces closest to the Terrace Room! I guess he made that determination himself...Pure Evil! But for no one to question it - was Pure Stupidity!"

This resident, a former Leisure World Board member, can now "take heart." Yes, it is true. Mistakes have been made. Now, however, improvements are in the works.

So, unless the **MC Planning Board**, insists on acting hastily, Leisure World will be granted the additional time (**reschedule for December**) to finalize conceptualization of the plan described below.

Appendix Z

It is said the new plan was "spawned" in the office of Leisure World's General Manager. The General Manager, himself, and the Chair of LW's **Budget and Finance Advisory Committee (BFAC)** are credited with the idea. Here is the visual...



It involves building a series of slab walls around the present **LW** parking lot and using elevators to stack vehicles. It is a system designed to minimize the area required for parking. Much of this equipment remains warehoused in Jersey, according to the Chair of the **BFAC**. He further stated that while much of this old equipment is covered in rust and mold, this should present no impediment to Leisure World purchasing the equipment.

At first the General Manager of Leisure World appeared downcast. Then the Chair of the **BFAC** rallied the GM's spirit with these words, "**We can make "this" happen. We can do this. Some on the Leisure World Board still stand behind you. I, for one, among them.**"

Remember! Money is not a problem. After all. I head the budget & finance committee. It was I who made the recommendation to get you the \$65,000. needed to eradicate the mold in the Administration building caused by your negligence."

It is said a smile appeared on the GM's face. He appeared reassured and emboldened. So both he and the Chair of the **BFAC** settled back in the office to watch television, as they were regularly prone to do. The set was turned on just in time to see the commercial for...



Carvana opened its first car vending machine in in Philadelphia in 2018.

Bob Ardike

Butler, Patrick

From: admin@justus.group
Sent: Monday, February 25, 2019 5:17 PM
To: mont.co.planningboard@justus.group
Cc: justus organization; LW Green; tmo@townmeetingorganization.com
Subject: Anne Marie Martinez -

Follow Up Flag: Follow up
Flag Status: Completed

From: Anne Marie Martinez <annemariechuck@gmail.com>
Date: February 25, 2019 4:45:50 PM EST

Would you please be kind enough to send that letter to the people at Park & Planning whose names and emails you have.

Thanks so much
Anne Marie

From: Anne Marie Martinez <annemariechuck@gmail.com>
Date: February 25, 2019 4:34:36 PM EST
To: "ProgressiveMaryland ." <ActionAlert@progressivemaryland.org>, Center for American Progress <events@americanprogress.org>, Center for Public Integrity <watchdog@publicintegrity.org>, Office of Senator Chris Van Hollen <SenatorVanHollen@vanhollen.senate.gov>, Sierra Club - Montgomery County Group <betsy_johnson@comcast.net>, Congressman.Raskin@housemail.house.gov, Jackie Rabinow <js.rabinow@verizon.net>, JustUs admin <admin@justus.group>, vaughn stewart <vaughnstewart3@gmail.com>, Montgomery County Council <County.Council@montgomerycountymd.gov>, Marc Elrich <councilmember.elrich@montgomerycountymd.gov>, Bonnie Cullison <bonniecullison@yahoo.com>
Subject: Fwd: 3 Ways Congress Can Improve Access to Electric Transportation

We are writing to ask for help. My husband and I live in Leisure World of Maryland, along with 8,000 plus residents. Many of us want to live "green". We want to purchase an electric car, but, Leisure World Boards of Directors and Administration refuse to entertain progress, such as wind and solar power, as well as allowing the residents to buy electric cars, but refuse to allow the residents to have charges installed in our garages and carports. The Residents would bear the cost of installation of the charger, along with a meter, so we would pay the bill directly.

Years ago, we ask that LW please look into solar power, and wind power. They even built many new condos not too long ago, and again had a perfect opportunity to use solar or wind or both. They refused the thought of it. We have a golf course here that only about 200 (if that many) use yet all of us are forced to pay to subsidized golf course. I once suggested they build windfarms and solar power there. Not only would that have made some steps in a greener environment, look at the money and energy all of us would save. Leisure World even has it own "green committee". That just goes to prove many of us want to live green!

Leisure World, thanks to the ignorant members of Boards of Directors and its Administration refuse to progress. In fact, in my opinion, they are against any change for the better whatsoever. They want the status quo dating back to the late 60's and 70's. We are being forced to live in the past, even though we own, and are forced to pay outrageous HOA and COOP fees.

Appendix Z

The Boards of Directors and Administration do not listen to our recommendations, suggestions, and do nothing to try and get residents opinions on ANY CHANGE WHAT SO EVER. For example: We have an Administration Building which houses the staff, and a few corporations, (which are profiting making, and take away all competition) . LW wants to tear this entire building down, and build a new one. The cost for this, has risen over the years from \$ three million to well over \$7 million. Our staff do not live in this building, they work in it. LW has spent thousands, and thousands providing more types of improvements for the staff....BUT. NOT FOR THE RESIDENTS. It has been shown many times, that the majority of the residents do not want this. Retrofitting would be much less expensive. LW does not have to build a palace for people to work. There are many improvements that need to be made to our living units on the outside. To name a few: pointing up the brick. keeping the gutters clean and or installing gutter guards.

The list goes on and on. They have killed all of our bees and butterflies, and we have not seen a mockingbird for at least 2 years.....why? Instead of a lawn looking like a law, they want it to look like a carpet. So we have poison all around us, which kills every living thing, and in some cases pets, and have made humans sick (me included).. The list is extremely long.

Communications are lacking. We ask questions and we are considered trouble makers- and therefore ignored. Changes take place, without getting input or feedback from the residents. Budgets are prepared without input from residents. Money is spent without input from residents. Conflicts of Interest are very popular. If its brought to the attention of the Boards - they do nothing. I can give specific examples, if I am called.

Please look into this, to see if together we can make some progress here for those of us who make their homes in Leisure World of Maryland.

Thank You

Anne Marie & Chuck Martinez
Mutual 14, Building 16, Unit 1-D
Silver Spring, MD 20906

----- Forwarded message -----

From: Center for American Progress <progress@americanprogress.org>

Date: Fri, Feb 22, 2019 at 12:32 PM

Subject: 3 Ways Congress Can Improve Access to Electric Transportation

To: <annemariechuck@gmail.com>

Problems viewing this email? View it in your web browser.



3 Ways Congress Can Improve Access to Electric Transportation

By Miranda Peterson

Fossil fuel-powered transportation is a major source of harmful air pollution and the leading source of U.S. greenhouse gas emissions. With a bicameral and potentially bipartisan infrastructure effort on the horizon, Congress has the opportunity to invest in electric transportation solutions—such as electric vehicles or electric buses—to help drive down pollution in communities living with unhealthy air, as well as mitigate climate change. As policymakers develop these investment ideas, they should prioritize options to expand access to electric transportation infrastructure that benefits low- and moderate-income (LMI) communities and communities of color in urban, suburban, and rural areas.



Here are the three ways in which Congress can use the infrastructure package as an opportunity to help build healthy and climate-smart communities »

As of 2017, electric transportation represented only 1 percent of U.S. transportation use overall. In the years to come, infrastructure investments to lower transportation sector climate emissions are likely to be historic and to reach all corners of the country. By supporting community EV charging and public and shared electric transportation options, as well as helping local policymakers productively engage with members of LMI communities and communities of color, Congress can advance the electric transportation revolution, maximize taxpayer dollars, and create fairer and healthier communities.

Read more »

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Center for American Progress | 1333 H Street NW, 10th Floor | Washington, D.C. 20005

This email was sent to annemariechuck@gmail.com.



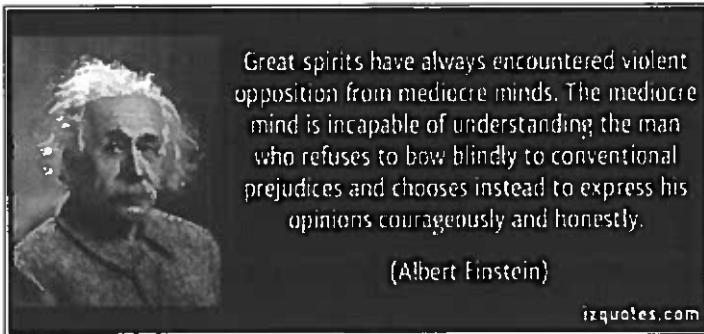
slkatzman

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

Butler, Patrick

From: Butler, Patrick
Sent: Thursday, March 14, 2019 9:04 PM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - A SELECTION SURPRISE? ...from Bob Ardike CRM:0123016

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

From: Norman Dreyfuss;
Received: Mon Feb 25 2019 07:24:04 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - A SELECTION SURPRISE? ...from Bob Ardike

From: Marybeth Ardike
Sent: Monday, February 25, 2019 7:23:54 AM (UTC-05:00) Eastern Time (US & Canada)
To: LW Board of Directors; Leisure World News; aclwn@lwmc.com
Cc: Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman; admin JustUs
Subject: LEISURE WORLD - A SELECTION SURPRISE? ...from Bob Ardike

The 2020 National Election Cycle is well underway. The Nation's population is already being bombarded with candidacy announcements. Seems candidates for the **Nation's Number 1 Job** are declaring weekly. At the present pace, the final number of "seekers" will match or exceed the number (**34**) which is the size of the **Leisure World Board of Directors**.

Speaking of Leisure World. Are you aware the Homeowners at Leisure World are not allowed to elect the Community Governing Board? Terrible, isn't it? There is a reason for this.

Leisure World "appointees" claim LW Bylaws "trump" State law. Their position is... Leisure World's Bylaws shield its practices from all kinds of regulations other Maryland communities have to follow, such as the **1987 Maryland Homeowners Association (HOA) Act**.

So Leisure World has "Selections" instead of Elections.

Not to be outdone by what is happening nationally though, Leisure World may have more than one person running for "Selection." Around Leisure World, the speculation is already beginning...

Will the incumbent Chairperson, of the Board, seek a 3rd term? If he does not run, will the mantle of succession be bestowed on the current vice-chair? Does the vice-chair even want the job? Again, who can say for sure. Time will tell.

The Leisure World Board will not officially convene in the month of December. But, if the Montgomery County Planning Commission (MCPB) grants Leisure World's request to **CANCEL** a "spring appearance" and reschedule for **December...**"conversations" involving "key players" will occur.

Appendix Z

Here is **"something"** though, already emerging. It appears there may be **"a dark house"** in the race for **LW** Chairperson. Many are suspecting it is a person sitting on the Executive Committee, one of those recognized as a **"holdover."** It's a person long overlooked.

Two campaign slogans are being considered...**"It's My Turn To Run - I'm Entitled To The Position" ...AND..."It's Time For A New Old Face."** A focus group will help make the final decision.

She has a known **"track record"**. After all, it should be remembered she has shown courage to raise questions none others would dare to raise. It is she, and she alone, who brought up a matter, few might have considered. The matter was related to the impact on Leisure World's budget and Montgomery County's plan for **increasing the minimum wage for low wage earners**.

I ask. Can you imagine anyone else doing such a thing? ... I thought not...

She also has shown forethought in establishing an unofficial Political Action Committee(**PAC**) called **"The Friends of Leisure World."** The group has been **"flying under the radar."** Not even the renown Leisure World News has carried a story about its existence. This is a **"lobby organization."** It's purpose is to **"badger"** the (**MC**) Planning Board Commissioners.

The known strategy involves the renting of 6 buses & filling them with paid supporters. They would pack the MC Planning Board meeting and demand the destruction of Leisure World's Administration building.

Now that it has been announced there is a request to the (**MCPB**) Commissioners to postpone the Leisure World meeting until December, the PAC stands a chance to lose the non-refundable deposit made to reserve the buses. Since the **"Friends"** PAC is eligible to receive **"contributions,"** guess which **Foundation** is planning on making a sizable donation? That's right! You guessed it.

One remaining item. The campaign of the **"Found-dress,"** of the **"Friends"** PAC, will have access to **"resources."** She and the person of the aforementioned Foundation have been **"friends"** for years. As a **"friend,"** she has been hoping the day would come when **"W"** would run...

Bob Ardike

Butler, Patrick

From: Butler, Patrick
Sent: Tuesday, February 26, 2019 7:52 AM
To: Feldmann
Cc: admin@justus.group; Sanders, Carrie; Mills, Matthew; 'Janice McLean'; 'tom conger'
Subject: Re: Leisure World Project Number: 820170120

Thank you, Mr. Feldmann. I will send out an invite shortly, and will make sure to leave the binders at the information desk for you.

We will see you Friday.

Patrick

From: Feldmann <jjf3353@comcast.net>
Sent: Monday, February 25, 2019 7:35:41 PM
To: Butler, Patrick
Cc: admin@justus.group; Sanders, Carrie; Mills, Matthew; 'Janice McLean'; 'tom conger'
Subject: RE: Leisure World Project Number: 820170120

Hello Mr. Butler,

Thank you for your email. We will plan to be at your office around 12:00pm to start review of the documents. After that, we would like to meet with you from 1:30 to 2:30. Thank you again, and I look forward to seeing you this Friday.

John

From: Butler, Patrick <patrick.butler@montgomeryplanning.org>
Sent: Monday, February 25, 2019 6:50 AM
To: Feldmann <jjf3353@comcast.net>
Cc: admin@justus.group; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>; Mills, Matthew <matthew.mills@mncppc.org>
Subject: RE: Leisure World Project Number: 820170120

Hello Mr. Feldmann,

I'm sorry for the delay in getting back to you. We cannot meet today, but our availability this week is as follows:

Tomorrow, 2/26/19 from 3pm-4pm.
Wednesday, 2/27/19 from 1pm-2pm.
Friday, 3/1/19 from 1:30pm-2:30pm.

Let me know if any of these times work for you this week. If not, I will look into next week.

Thank you,

Patrick Butler, AICP
Regulatory Supervisor | Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue | Silver Spring, MD 20910
301-495-4561
Patrick.Butler@montgomeryplanning.org



From: Feldmann <jjf3353@comcast.net>
Sent: Friday, February 22, 2019 5:24 PM
To: Butler, Patrick <patrick.butler@montgomeryplanning.org>
Cc: admin@justus.group
Subject: FW: Leisure World Project Number: 820170120

Mr. Butler,

I am forwarding the email that I sent requesting a meeting with the tentative days of February 21 and 25. Please let me know if we can meet on the 25th. If the 25th at 1pm doesn't work for you, please suggest a couple of dates and times (afternoon is preferable) that you are available. Thank you.

John

From: Feldmann <jjf3353@comcast.net>
Sent: Wednesday, February 13, 2019 7:51 AM
To: 'Butler, Patrick' <patrick.butler@montgomeryplanning.org>
Cc: 'admin@justus.group' <admin@justus.group>; 'tom conger' <taconger41@gmail.com>; 'Janice McLean' <janicewmclean@gmail.com>
Subject: RE: Leisure World Project Number: 820170120

Mr. Butler,

Now that the LW project is being scheduled for March, I am requesting a meeting with you on either February 20th or 25th at 1pm to discuss the project. There will be a small group of LW residents who will attend the meeting with me. We would also like to review the binders during our visit. Please advise which date we can meet with you. Thanks you.

John

From: Butler, Patrick <patrick.butler@montgomeryplanning.org>
Sent: Thursday, January 17, 2019 7:37 AM
To: Feldmann <jjf3353@comcast.net>
Cc: admin@justus.group; Mills, Matthew <matthew.mills@mncppc.org>; Sanders, Carrie

<carrie.sanders@montgomeryplanning.org>

Subject: RE: Leisure World Project Number: 820170120

Hello Mr. Feldmann,

While you do not need an appointment to review the binders, if you let me know when you plan on viewing them, I can make sure they are available for your review at the information desk ahead of time. The binders contain documentation of the Applicant's outreach efforts both before and after the Planning Board public hearing on the Site Plan application. The binders do not contain email correspondence. All compiled email correspondence will be included to the Planning Board when considering the Site Plan.

Thank you,

Patrick Butler, AICP

Regulatory Supervisor | Area 2 Division

Montgomery County Planning Department

8787 Georgia Avenue | Silver Spring, MD 20910

301-495-4561

Patrick.Butler@montgomeryplanning.org



From: Feldmann <jjf3353@comcast.net>

Sent: Sunday, January 13, 2019 9:24 PM

To: Butler, Patrick <patrick.butler@montgomeryplanning.org>

Cc: admin@justus.group; Mills, Matthew <matthew.mills@mncppc.org>; Sanders, Carrie

<carrie.sanders@montgomeryplanning.org>

Subject: RE: Leisure World Project Number: 820170120

Mr. Butler,

Thank you for your email. Will the binders include the emails/correspondence from LW residents as Ms. Katzman asked about? Do I need an appointment to review the binders? Thank you again, and have a nice day.

John

From: Butler, Patrick <patrick.butler@montgomeryplanning.org>

Sent: Friday, January 11, 2019 10:00 AM

To: Feldmann <jjf3353@comcast.net>

Cc: admin@justus.group; Mills, Matthew <matthew.mills@mncppc.org>; Sanders, Carrie

<carrie.sanders@montgomeryplanning.org>

Subject: RE: Leisure World Project Number: 820170120

Good morning, Mr. Feldmann.

The five binders of documents are available for viewing at our information desk, and will also be scanned next week and placed on DAIC.

Thank you,

Patrick Butler, AICP

Regulatory Supervisor | Area 2 Division

Montgomery County Planning Department

8787 Georgia Avenue | Silver Spring, MD 20910

301-495-4561

Patrick.Butler@montgomeryplanning.org



From: Feldmann <jjf3353@comcast.net>

Sent: Thursday, January 10, 2019 9:35 PM

To: Butler, Patrick <patrick.butler@montgomeryplanning.org>

Cc: admin@justus.group; Mills, Matthew <matthew.mills@mncppc.org>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>

Subject: RE: Leisure World Project Number: 820170120

Mr. Butler,

Thank you for your email, and a Happy New Year to you too. I saw where there were 20 or 21 new files added to the website some from September and the remainder from December. Will your office be posting the document you mentioned received from LW addressing additional outreach? I believe the document should be made available to the public as part of the overall package for the site plan. Thank you again for your assistance.

John

From: Butler, Patrick <patrick.butler@montgomeryplanning.org>

Sent: Thursday, January 10, 2019 3:48 PM

To: Feldmann <jjf3353@comcast.net>

Cc: admin@justus.group; Mills, Matthew <matthew.mills@mncppc.org>; Sanders, Carrie <carrie.sanders@montgomeryplanning.org>

Subject: RE: Leisure World Project Number: 820170120

Hello Mr. Feldmann and Happy New Year.

We did receive a set of revised drawings on December 21, 2018. I apologize in the delay in having these made available to you. I have requested that they be made available on our Development Activity Information Center (DAIC) website immediately for you to view. Here is a link to the webpage for the [Leisure World Site Plan](#). Once you open the webpage, simply click on any file dated December 21, 2018 to review.

I do not believe there will be any documents relating to consensus, but documents are available which suggest additional outreach was performed by the Applicant with Leisure World Mutuals and residents. I am aware of the pending lawsuit; however, the lawsuit does not have any bearing on the applicable timetable. Planning Staff was simply

waiting for the Applicant to resubmit supporting documentation based on the Planning Board's direction at the previous hearing.

Now that we have that documentation, we will likely be scheduling this case for the Planning Board in the near future.

Thank you,

Patrick Butler, AICP
Regulatory Supervisor | Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue | Silver Spring, MD 20910
301-495-4561
Patrick.Butler@montgomeryplanning.org



From: Feldmann <jjf3353@comcast.net>
Sent: Wednesday, January 9, 2019 7:08 AM
To: Butler, Patrick <patrick.butler@montgomeryplanning.org>
Cc: admin@justus.group
Subject: Leisure World Project Number: 820170120

Mr. Butler,

I noticed on the e-plans website, that there have been no documents posted in over a year. Have there been any documents sent to Leisure World from Parking and Planning and or from Leisure World to Park and Planning, and if so why are they not posted to the website? I am particularly interested in any documents from the Park and Planning office that might have directed Leisure World to seek consensus with Leisure World residents and any response by Leisure World to the Park and Planning Staff about consensus.

I believe you are aware of the lawsuit filed by residents of Leisure World. If this lawsuit is successful, it will totally change management of Leisure World. It will dissolve the current board and elections of board members will occur. Additionally, one of the actions of the lawsuit is an injunction request regarding the administration building expenditures. Is this legal action having any bearing on delaying Park and Planning action on the site plan?

Sincerely,

John

Butler, Patrick

From: Butler, Patrick
Sent: Friday, March 15, 2019 7:27 AM
To: Butler, Patrick
Subject: FW: Re: Project 820170120 review of resident submissions CRM:0123018

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

From: scampbell.lw@gmail.com;
Received: Tue Feb 26 2019 15:30:43 GMT-0500 (Eastern Standard Time)
To: patrick.butler@montgomeryplanning.org; mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; Patrick Butler; ;
Cc: carrie.sanders@montgomeryplanning.org; janicewmclean@gmail.com; Mills, Matthew; Carrie Sanders; Matthew Mills;
;
Subject: Re: Project 820170120 review of resident submissions

Mr. Butler and Mr. Chair: An added note of concern. I understand about following the law, but what I'd like to suggest is something better. Not merely following the law "As required," but working towards a richer and more meaningful communications by going BEYOND the law and allowing **additional time** for consideration by all parties involved. Following the required time-frame, which is incredibly short for this type of hearing (and I'm sure many others), does not require any more employee hours, but does require a true concern that deliberations are fully informed in a manner that allows everyone to properly prepare.

Why not give everyone, including the Board, 30 days to review everything for this case? How could that possibly hurt anything? Don't you think it would enhance the process in many ways, as I do?

Thank you,
Sharon Campbell

On Fri, Feb 22, 2019 at 11:28 AM Sharon Campbell <scampbell.lw@gmail.com> wrote:

Mr. Butler: Thank you for your response. However, my main concern is the real consideration of residents' comments and submissions by the Board. That question is still outstanding, from my read of your email. So, how long, exactly, will the Board have copies of our submissions and will there be a report prepared on our submissions to provide an overview and pull out some key points?

Thank you,
Sharon Campbell

On Fri, Feb 22, 2019 at 10:51 AM Butler, Patrick <patrick.butler@montgomeryplanning.org> wrote:

Hello Ms. Campbell,

We are working diligently to prepare the addendum to the original report and schedule this item with the Planning Board. It is no longer scheduled for the March 7 Planning Board hearing. It is now tentatively scheduled for March 14 or March 21. As required by law, we will post the addendum and all correspondence received ten days in advance of the public hearing. Again, since this is a continuation of the public hearing from November 30, 2017, the Planning Board Chair will decide the format for receiving testimony from the public.

I will notify you as soon as the Planning Board date is set.

Thank you,

Patrick Butler, AICP

Regulatory Supervisor | Area 2 Division

Montgomery County Planning Department

8787 Georgia Avenue | Silver Spring, MD 20910

301-495-4561

Patrick.Butler@montgomeryplanning.org



From: Sharon Campbell <scampbell.lw@gmail.com>

Sent: Thursday, February 21, 2019 1:51 PM

To: Butler, Patrick <patrick.butler@montgomeryplanning.org>

Cc: MCP-Chair <mcp-chair@mncppc-mc.org>; Janice McLean <janicewmclean@gmail.com>; Sharon Campbell <scampbell.lw@gmail.com>

Subject: Fwd: Project 820170120 review of resident submissions

Mr. Butler: My apologies for the initial copy going to an incorrect email address. Please see the full email below.

Sharon Campbell

----- Forwarded message -----

From: Sharon Campbell <scampbell.lw@gmail.com>

Date: Thu, Feb 21, 2019 at 1:37 PM

Subject: Project 820170120 review of resident submissions

To: <patrick.buttler@montgomeryplanning.org>, <MCP-Chair@mncppc-mc.org>

Cc: Sharon Campbell <scampbell.lw@gmail.com>, Janice McLean <janicewmclean@gmail.com>

Dear Mr. Butler (and Chairman Anderson):

In reading your Feb. 11, 2019 email response to Ms. McLean, you stated that "We are preparing an addendum to the original report and we will make certain that all email correspondence over the past year since the first public hearing is available for public viewing and **will be included in the Planning Board packet for their consideration.**" [emphasis added]

[I have a meeting scheduling request at the end of this email.]

That statement means that virtually no one -- but especially the Planning Board -- will have anywhere near sufficient time to read, much less consider, the concerns and data we residents have submitted. (I've served on Boards and "packets" are usually given out mere days in advance.)

Also, there is no report of resident submissions, even in consolidated format, to be held up next to the report of LW's architectural submissions. How does that even put we resident on the first rung of a very tall Planning Board ladder, much less in "consideration" by the Planning Board?

Planning Board members who will hear this case should have been made aware of all resident submissions at various times along the way, so they could review them as time permitted. Not having that option makes the role of residents laughable (a mere "checked this box" exercise by the Board, **unless we are at least allowed time to speak on the day of the hearing--at the very minimum, those of us who did not speak Nov. 30, 2017.**

Janice McLean and I submitted our own comments but also submitted a survey of our condo about this matter on April 27, 2018, including our survey, survey statistics and comments. That's just one submission totaling 5 detailed pages of data.

Given the aforementioned, I request that the meeting be postponed from March 7th (early March) and that all resident comments submitted since the last meeting Nov. 30, 2017, be both aggregated in report format by Planning staff and provided in full to every Planning Board member at least 30 days prior to the meeting so that they may actually consider them.

Respectfully,

Sharon Campbell

LW Resident

--

Author, Medicare Enrollment Personal Workbook

--

Author, Medicare Enrollment Personal Workbook

--

Author, Medicare Enrollment Personal Workbook

Butler, Patrick

From: Butler, Patrick
Sent: Thursday, March 14, 2019 9:02 PM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - A COLD CASE? ...from Bob Ardike CRM:0123015
Attachments: PastedGraphic-2.tiff; PastedGraphic-1.tiff

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

From: Gerald Cichy;
Received: Tue Feb 26 2019 07:11:43 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - A COLD CASE? ...from Bob Ardike

From: Marybeth Ardike
Sent: Tuesday, February 26, 2019 7:11:30 AM (UTC-05:00) Eastern Time (US & Canada)
To: LW Board of Directors; Leisure World News; aclwn@lwmc.com
Cc: Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman; admin JustUs
Subject: LEISURE WORLD - A COLD CASE? ...from Bob Ardike

The **1987 Maryland Homeowners Association (HOA) Act** specified what a Community had to do if it were defined as a "Homeowners Association."

Leisure World waited for 22 years (2009) before seeking Legal advice to answer the Legal Question..."Is Leisure World a Homeowners Association as defined in the the **1987 Maryland Homeowners Association (HOA) Act?**" The legal advice provided to Leisure World was..."Yes! You are a Homeowners Association as defined by the **1987 Act** (see letter below).



Leisure World waited until 2012 before undertaking action to discern what specific steps were needed to comply with "Governance"...as defined in the the **1987 Maryland Homeowners Association (HOA) Act?**"

A Special Committee was formed by Leisure World. The members of the Special Committee were exceptionally well versed in the Law. They thoroughly examined the **HOA** Act of 1987. Their report made clear that Governance at Leisure World had to drastically change for Leisure World to be in compliance with the requirements of the **1987** Maryland Homeowners Association (**HOA**) Act.



Yet soon, thereafter, the Special Committee was thanked for its work and then disbanded. The report was minimally circulated. What followed is still shrouded in Mystery. The "Bottom Line is...

What Happened?

Why Did...

LEISURE WORLD BECOME A "COLD CASE" UNTIL 2018?

Bob Ardike

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COLD CASE - an investigation placed in "Storage" due to exhausting all know leads in a Case - Dead Ends...

Butler, Patrick

From: Butler, Patrick
Sent: Thursday, March 14, 2019 8:43 PM
To: Butler, Patrick
Subject: FW: LEISURE WORLD - IT WAS "COLD" NOW IT IS GETTING "WARMER"...from Bob Ardike CRM:0123012

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

From: Gerald Cichy;
Received: Wed Feb 27 2019 21:14:46 GMT-0500 (Eastern Standard Time)
To: mcp-chair@mncppc-mc.org; MCP-Chair@mncppc-mc.org; MCP-Chair #; ;
Subject: FW: LEISURE WORLD - IT WAS "COLD" NOW IT IS GETTING "WARMER"...from Bob Ardike

From: Marybeth Ardike
Sent: Wednesday, February 27, 2019 9:14:38 PM (UTC-05:00) Eastern Time (US & Canada)
To: LW Board of Directors; Leisure World News; aclwn@lwmc.com
Cc: Montgomery County Council; Fani-Gonzalez, Natali; Cichy, Gerald; Patterson, Tina; Anderson, Casey; Marc Elrich; ben kramer; vaughn stewart; bonniecullison; ben shnider; CCOC@montgomerycountymd.gov; Dreyfuss, Norman; admin JustUs
Subject: LEISURE WORLD - IT WAS "COLD" NOW IT IS GETTING "WARMER"...from Bob Ardike

Tuesday a Question was raised. What happened to turn Leisure World into a "Cold Case" (is that stated correctly?).

Leisure World residents are entitled to an answer. Little is known except for the following...

1. Leisure World **wanted to abide** by the **1987 Maryland (HOA) Act**. It initially sought to avoid being the "scofflaw" it has become.
2. Evidence proves the above. It is supported by the 2009 letter **(shown previously)** providing legal advice requested by the Chairperson at that time & then again in 2012 with the establishment of a Special Committee.
3. Leisure World **did want** its Governance methodology changed.
4. The 3 previous **LW Chairpersons**, however, wanted the "change" in Governance to come from "Outside" of Leisure World by a ruling from the County Circuit Court.
5. Leisure World had a plan to **Sue Itself**.
6. "Self Suing" would have been a less expensive approach.

7. The money saved could have been **squandered** on something else, such as eradicating all the mold found as a result of LW Management's negligence.

A Major Point Being...

Why was the "self-suing" plan dropped and substituted with a plan designed to antagonize Leisure World residents?

Seven Board Members 7 Could Provide You With The Answer.

They Will Not Do It

Which is Why The County Circuit Court Will Have To...

The Leisure World "Cold Case" Was Re-opened in 2018

Bob Ardike

Note: If you have received this email by mistake, please pass it on to someone who cares about Leisure World.