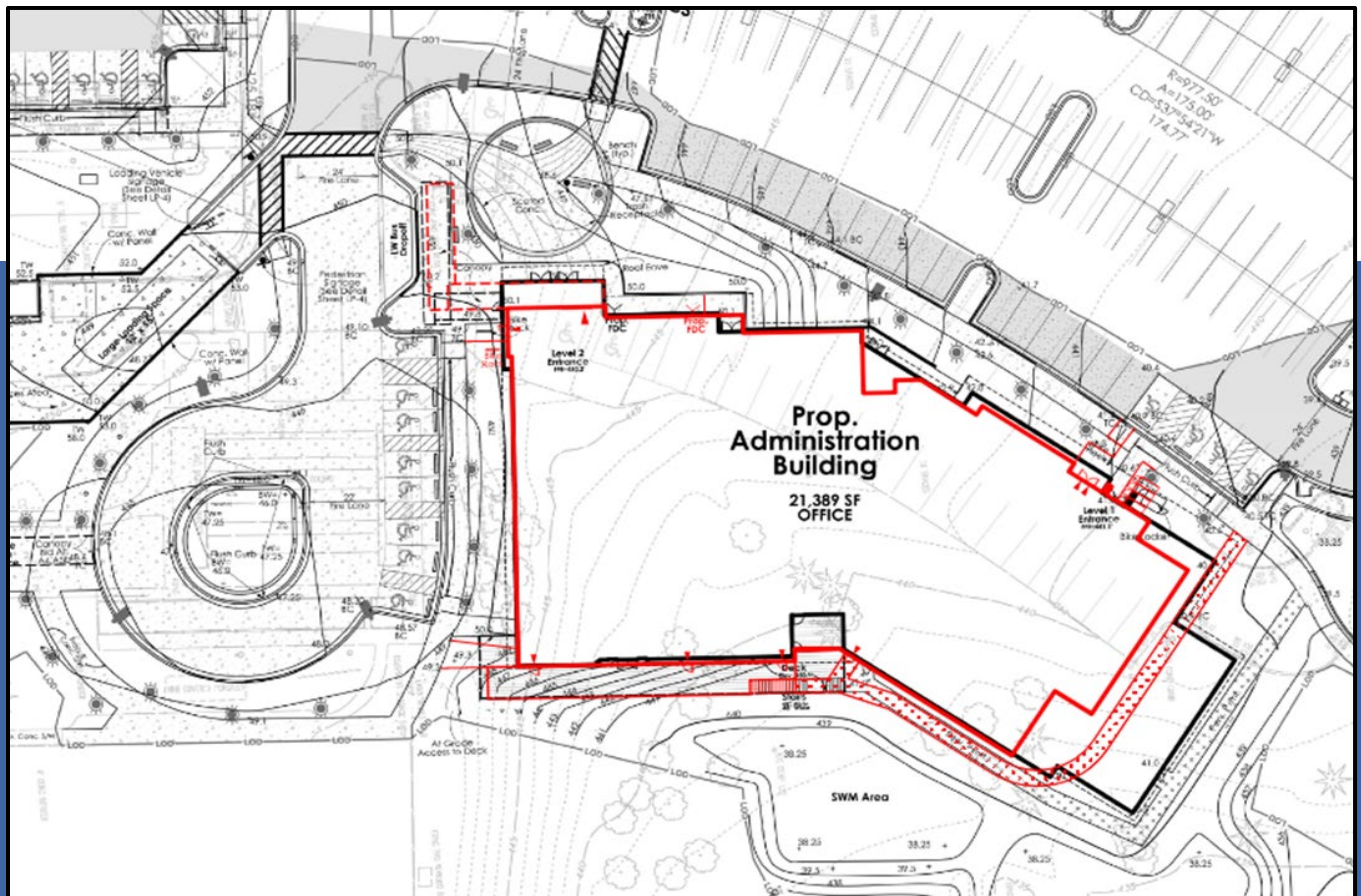


**LEISURE WORLD ADMINISTRATION BUILDING
SITE PLAN AMENDMENT
NO. 82017012B**



Description

The Application proposes to reduce the size of the previously approved Administration Building/Clubhouse, modify the architectural elevations and reduce the parking requirement.

No. 82017012B

Completed: 10-31-2022

MCPB

Item No.

11-10-2022

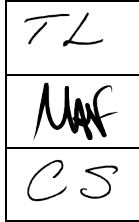
Montgomery County

Planning Board

2425 Reedy Drive, Floor 14

Wheaton, MD 20902

Planning Staff



Troy Leftwich, Planner III, Midcounty Planning, Troy.Leftwich@montgomeryplanning.org, 301-495-4553

Matthew Folden, Supervisor, Midcounty Planning, Matthew.Folden@montgomeryplanning.org, 301-495-4539

Carrie Sanders, Chief, Midcounty Planning, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

Type text here

CS



Summary:

- Staff received two emails and three phone calls from residents stating opposition and concerns related to the Subject Property and this application.
- The Project reduces the square footage associated with only the Administration Building to a maximum of 61,375 sq. ft. (including Clubhouse I), consisting of up to 39,986 sq. ft. of private club (not changing) and up to 21,389 sq. ft. of office use.

LOCATION/ADDRESS

Northeast corner of Rossmoor Blvd. and N. Leisure World Blvd.

MASTER PLAN

1994 *Aspen Hill Master Plan*

ZONE

Planned Retirement Community (PRC)

PROPERTY SIZE

11.60 acres

APPLICANT

Leisure World Community Corp

ACCEPTANCE DATE

6/13/2022

REVIEW BASIS

Chapter 59

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

SITE PLAN 82017012B

Staff recommends approval of Site Plan No. 82017012B to reduce the previously approved Administration Building and Clubhouse I square footage, modify the architectural elevations and reduce the parking requirement. The development must comply with the binding elements and/or conditions of approval for Local Map Amendment C-1318. All site development elements shown on the latest electronic version of the Site Plan, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following condition. All other conditions of Site Plan No. 820170120, as amended, remain in full force and effect:

10g.Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

A Tree Save plan must be submitted for approval with the Site Plan Amendment as required by the confirmed exemption.

SECTION 2: SITE DESCRIPTION

VICINITY

The 616-acre Leisure World property is located on the east side of Georgia Avenue south of Norbeck Road, and is zoned Planned Retirement Community (PRC), within the 1994 Aspen Hill Master Plan area. It is bordered on all sides by a mix of single-family detached homes, townhouses, and older garden apartments.

At the main entrance on Georgia Avenue, there is an existing shopping center (Leisure World Plaza), an office building and an assisted living facility. Leisure World is developed as an age-restricted, gated, planned retirement community with approximately 5,725 units in “mutuals,” or neighborhoods with single-family detached and multi-family attached units in condominium and apartment buildings.

Leisure World has a population of approximately 8,000 residents. It has two private clubs, Clubhouses I and II, and both have active and passive recreation facilities and dining services for Leisure World residents and their guests. Clubhouse I, the larger of the two, has space for banquets, a ballroom and similar special occasion events, and is the subject of this application. A golf course is located in the center of the community. All Leisure World amenities, including the internal private streets, are maintained by the Leisure World Community Corporation (LWCC). The Administration Building/Clubhouse I that is the subject of this amendment is shown in Figure 1.

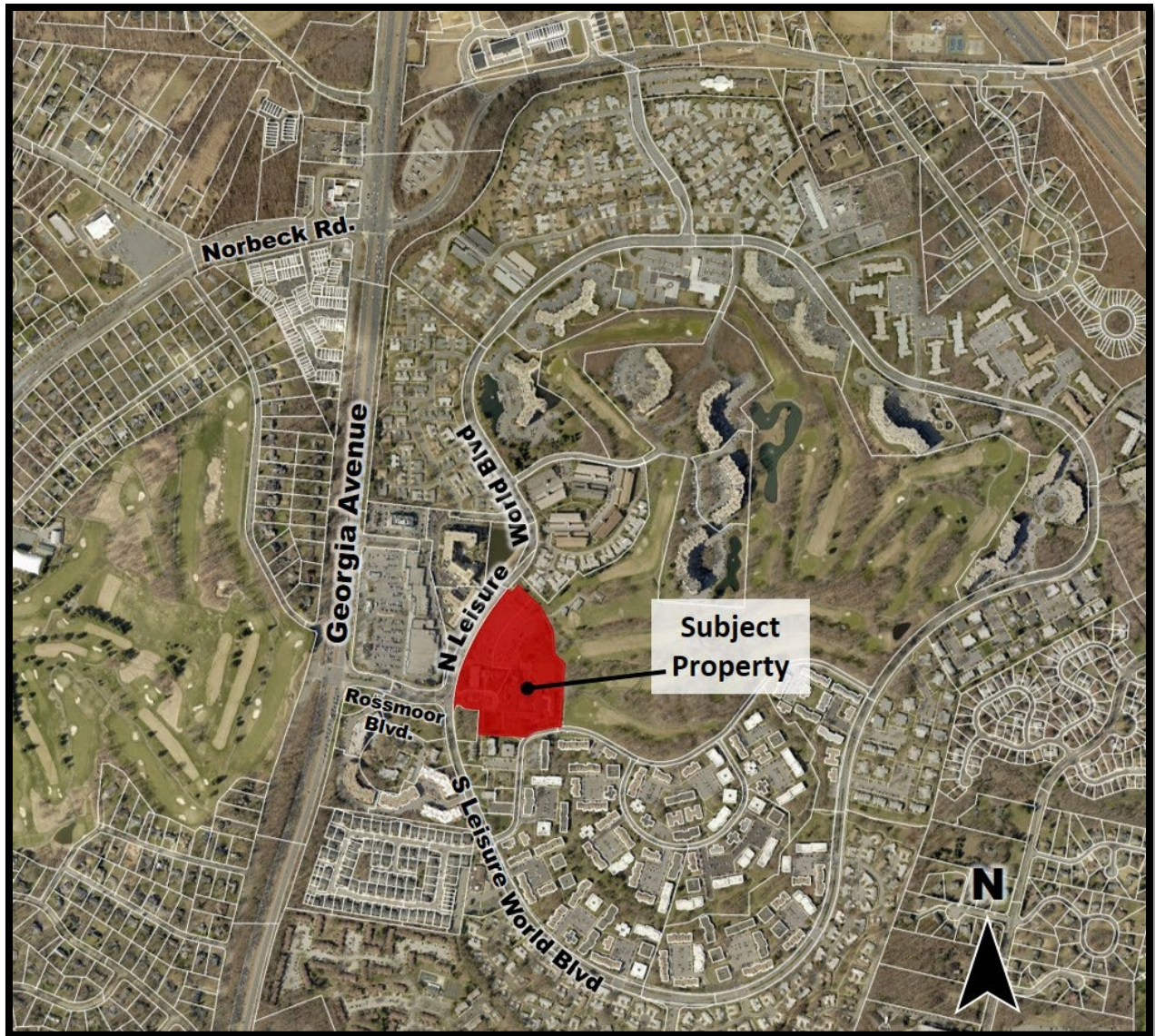


Figure 1 – Vicinity Map

PROPERTY DESCRIPTION

The 11.60-acre Property (or the Site) is developed with a 38,860-square-foot Clubhouse I with pending construction of a 1,600-square-foot addition and an approximately 16,555-square-foot Administration Building, the latter with office space primarily for Leisure World employees. A 384-space surface parking lot for these two buildings is located to the north of the Administration Building and Clubhouse I. Of these spaces, 369 are standard size and 15 are handicap spaces. The topography slopes up from the southeast corner of the parking lot to the Clubhouse's main entrance. To the north of the Clubhouse are several outdoor shuffleboard courts where the proposed circular pick-up/drop-off area will be located. A driveway loop from North Leisure World Boulevard provides a covered drop-

off/pick-up area at the Clubhouse's main entrance on the west side. Parking for patrons using the golf course is located at the northeast corner of the 384-space lot. According to the Applicant, approximately five times each calendar year, large-scale community-wide events are held at the Clubhouse; during these events, the parking lot is at capacity (Figure 2).

Residents and employees driving to the Clubhouse I and Administration Building park in the existing 384-space lot to the north and use one of two substandard sidewalks that slope up from the lot's southeast corner to the Clubhouse's main entrance or to an entrance to the Terrace Room on the north side of the Clubhouse. These sidewalks are not ADA-compliant. The parking lot has perimeter landscaping with shade trees in landscaped islands.

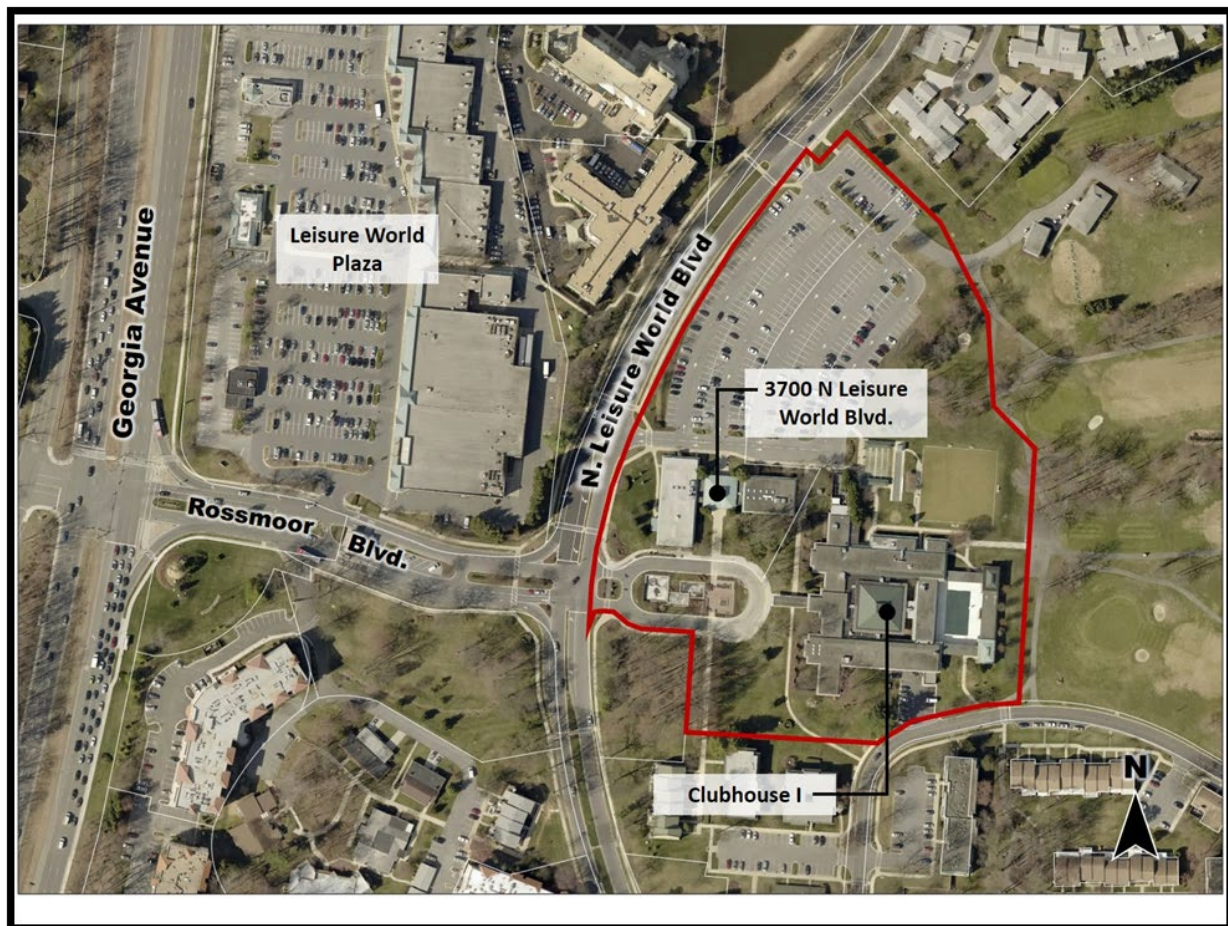


Figure 2 – Subject Property

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

Zoning Map Amendment/Development Plan Amendments

Leisure World was zoned PRC in 1964 by Zoning Map Amendment Application No. C-1318 and was designated as an age-restricted community. There are two subsequent Development Plan Amendments (DPAs) for Leisure World; neither is relevant to the area inside the Application's scope of work.

2014 Zoning Ordinance Rewrite

In 2014, the County-wide Zoning Ordinance Rewrite retained the PRC Zone for Leisure World.

2016 Record Plat

In 2016, a minor lot line adjustment was approved between Parcels 62 and 63 and recorded at Plat No. 25219.

2017-2019

In 2017, the Planning Board held a hearing on Site Plan No. 820170120 for the request to replace the existing Administration Building with a new 20,555-square-foot building, a 1,315-square-foot addition to the Clubhouse, a new 71-space parking lot, and related landscape, hardscape and stormwater management improvements, upgrades to an existing parking lot, and various pedestrian and vehicular circulation improvements.

The Planning Board continued the public hearing on November 30, 2017, and deferred action on this Site Plan to: allow the Applicant additional time to provide documentation of outreach efforts related to the submitted plans that occurred prior to the public hearing on November 30, 2017; conduct additional outreach on the submitted plans with each of the Leisure World Mutuals; improve the access and entryway to the proposed Administration Building; and improve the proposed pedestrian access through the parking lot.

In 2019, the Planning Board approved Site Plan No. 820170120 and issued Resolution MCPB No. 17-102 dated July 18, 2019, which reconfigured the improvements to the parking facilities to include removal of some of the existing parking and the addition of a new fifty-eight (58)-space parking lot near the existing Clubhouse, which results in an overall net reduction of fourteen (14) spaces (384 existing parking spaces, 370 proposed). The reconfigured parking facilities will provide better access of drop-off/pick-up areas, double the number of existing ADA spaces, and add spaces designated for electric vehicle charging, car-share, and motorcycle/scooters where none are currently provided.

In August of 2021, Site Plan No. 82017012A Leisure World: Administration Building and Clubhouse I was withdrawn and not acted on by the Planning Board.

PROPOSAL

The Applicant proposes to reduce the square footage associated with the previously approved Administration Building only with no change to the Clubhouse I addition for total of 61,375 sq. ft. (originally 64,361 sq. ft.) consisting of 39,986 sq. ft. of private club and 21,389 sq. ft. of office use (originally 24,375 sq. ft.). The Applicant determined that the interior space within the new Administration Building could be more efficiently designed, in part due to changes to space needs anticipated post-pandemic. This reduction affects the building footprint, architectural elevations, and a reduction of the required parking spaces from 195 to 189. However, no changes in building materials are proposed, and the new building design does not require an increase in approved building height (36') or the approved gross floor area of the Administration Building. Also, there is no change to the approved gross floor area of the Clubhouse.

BUILDING/ARCHITECTURE

The architectural elevations are substantially similar to the original approval and still meet the intent of the original condition. Figures 3 & 4 show the redline changes to the architecture elevations due to modifying the building footprint. Architectural changes to the elevations are as follows:

- Changes in some of the roof slopes and heights
- Changes in some of the windows' width
- Additional windows on the previous blank walls
- Changes on some of the façade materials

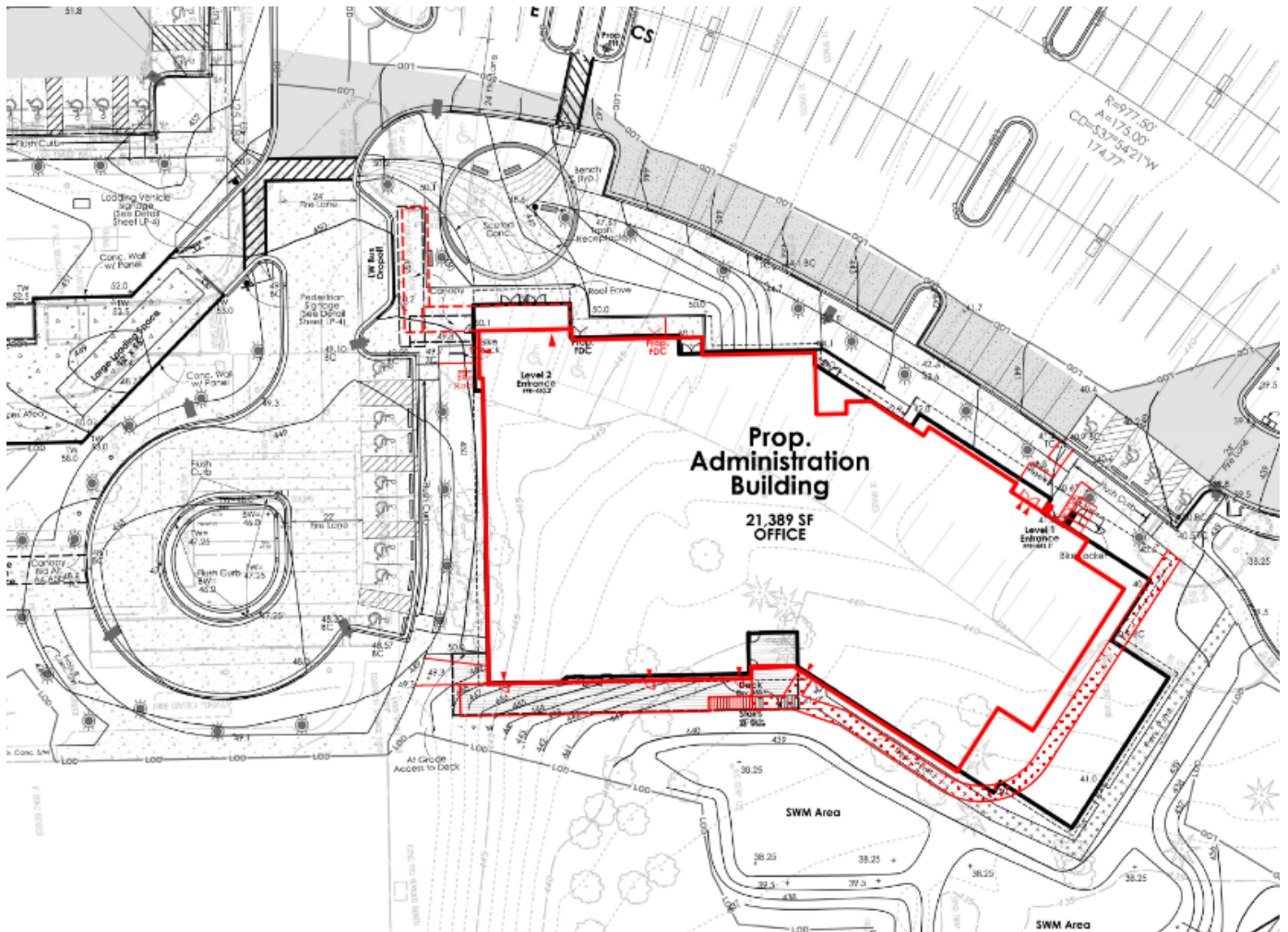


Figure 3 – Proposed Site

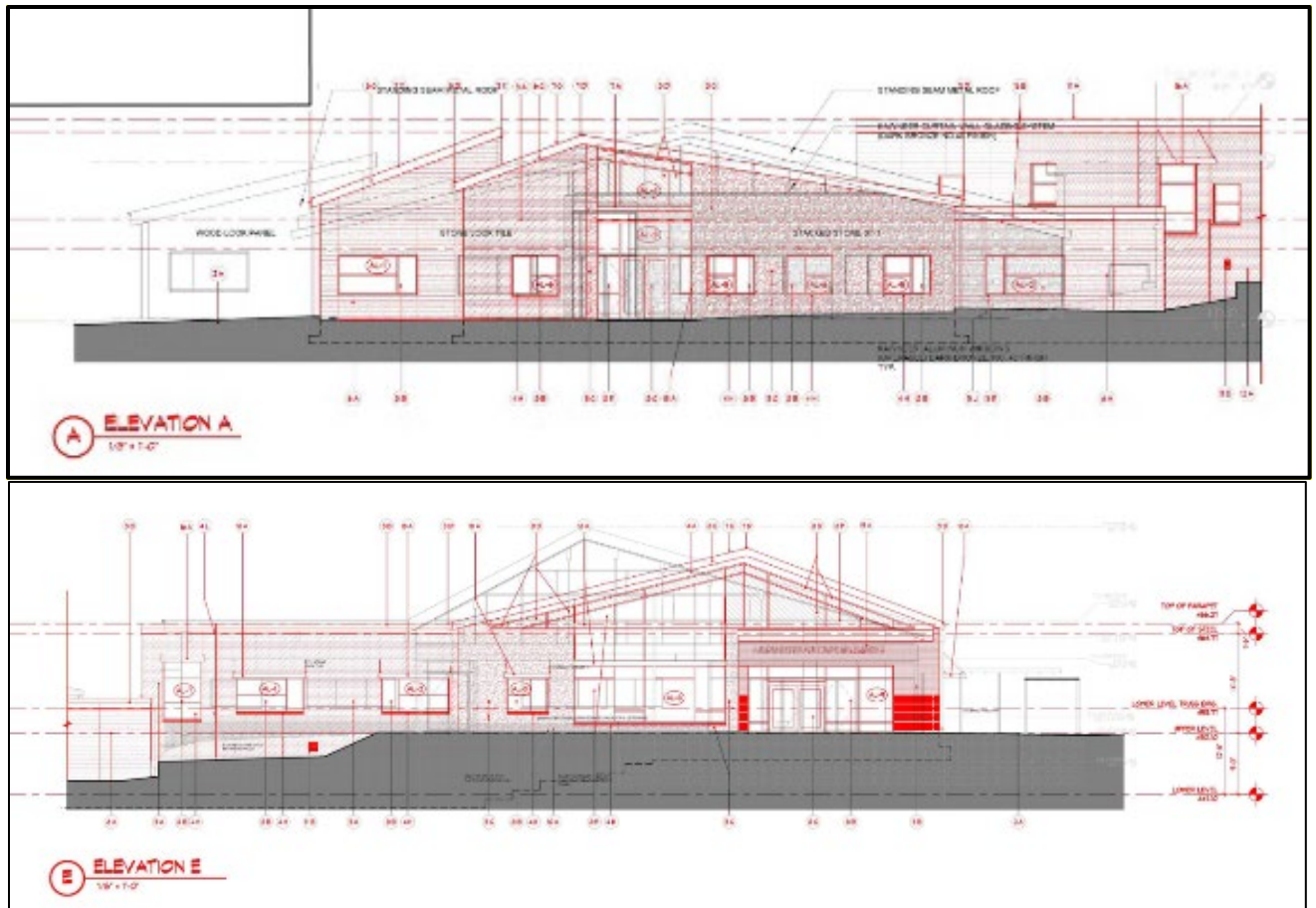


Figure 4 –Elevation

SECTION 4: SITE PLAN 82017012B FINDINGS AND ANALYSIS

The Planning Board approved Site Plan No. 820170120, MCPB No. 17-102, to replace an existing Administration Building with a new building along with an addition to the Clubhouse I on the Subject Property with conditions.

Site Plan Amendment No. 82017012B requests to reduce the square footage of the new Administration Building, modify the architectural elevations and reduce the parking requirement. The proposed Site Plan Amendment does not alter the intent of the previous findings, which remain applicable, except as modified below.

d. Satisfies applicable use standards, development standards, and general requirements under this chapter;

Development Standards

The proposed project meets the development standards of the PRC Zone per Section 59.8.3.5.C. as shown in the Data Table below. Parking Lot Landscaping and Outdoor Lighting requirements have been addressed because the new 71-space parking lot contains the minimum landscaped and tree canopy areas.

Development Standards Data Table - PRC Zone

Development Standard	Required	820170120 Approved	82017012B Proposed
Minimum Tract Area: Sec. 59.8.3.5.C.1.	At least 25 acres	11.60 acres ¹	11.60 acres
Setbacks (feet) Sec.			
Minimum Building and Lot Line Setback Sec.59.8.3.5.C.3.b ² :	N/A	N/A	N/A

¹ The Property subject to this application comprises the land area for the new Administration Building, the Clubhouse and the associated parking lot. The overall Leisure World community has 616 acres, thereby meeting this requirement.

² Setbacks are not applicable for sites internal to a planned community. Setbacks in this section refer to a PRC-zoned community and adjacent properties in relation to it. Section 59.8.3.5.C.3.b states: In a development of less than 750 acres, all buildings and structures must be set back: i. the minimum setback of the adjacent zone; and ii., an additional setback of at least 2 feet for each foot of building height above 35 feet must be provided from an adjacent detached house residential development. The overall Leisure World property will continue to meet its setback requirements.

Minimum Green Area Sec.59.8.3.5.C.4.b	50% of GTA ³	67% +/-	67% +/-
Maximum Building Height (feet) Sec. 59.8.3.5.C.5	100'	36'	36'
Density (sq. ft.)			
Private Club		39,986	39,986
Offices		24,375	21,389
Total Sq. Ft. GFA		64,361	61,375
Minimum Off-Street Parking Sec. 59.8.3.5.C.6.a ⁴	187	380	380
Minimum Landscaped Area Sec. 6.2.9.C (1) (a)	5% of total parking lot area	6%	6%
Minimum Tree Canopy Sec. 6.2.9.C (2)	Minimum 25% coverage at 20-years growth	28%	28%

e. Satisfies the applicable requirements of:

ii. Chapter 22A, Forest Conservation.

Forest Conservation

The Applicant received an exemption from preparing a Forest Conservation Plan on September 26, 2022 (Exemption No. 42023034E) under Section 22A-5(l) of the Montgomery County Forest Conservation Law. Based on this confirmed exemption, the Application is in compliance with Chapter 22A, Forest Conservation.

A Tree Save plan has been submitted for approval with the Site Plan Amendment as required by the confirmed exemption. The Tree Save plan includes locations and species planted in mitigation for the removal of two specimen trees associated with the Site Plan Amendment. This is because there were some adjustments in the LOD that introduced or increased impacts to some trees.

³ In a development of less than 750 acres, a minimum of 50% of the gross tract area must be devoted to green area. The overall Leisure World property will continue to meet this requirement.

⁴ Off-street parking must be provided under Division 6.2.

SECTION 5: COMMUNITY OUTREACH

A pre-submittal public meeting was not required for the minor amendment application related to the Leisure World Administration Building Plan. The Applicant has complied with all submittal and noticing requirements. In addition, the Applicant has conducted additional outreach.

- Leisure World's General Manager held five resident forums which were in person and Zoom. During these meetings, the proposed changes to the design of the Administration Building were on the agenda of these forums and residents could ask questions and provide comments about the project.
- Design and construction drawings for the project have been made available to residents for review at the Clubhouse I library.
- The project has been on the agenda at all monthly LWCC Board and Executive Committee meetings going back to 2020. All of these meetings were open to residents and had open resident forums.
- Presentations about the project were made at monthly advisory committee meetings.
- Articles on the project were published in Leisure World News.

As of the date of this Staff Report, Planning Staff received resident correspondence raising concerns about the Subject Amendment (Attachment C). Some of the concerns are similar to those raised during the original approval process. Resident concerns are summarized below:

- Resident Concern: The Application does not conform to the Leisure World Community's Master Plan.
 - Staff Response: This Application meets the *1994 Aspen Hill Master Plan* and the zoning requirements for the PRC zone, as described in Planning Board Resolution 17-102 for Site Plan 820170120.
- Resident Concern: This Application proposes to remove an historical resource in the existing original Administration Building that features a skylight atrium of architectural significance.
 - Staff Response: There are no historic features associated with this application.
- Resident Concern: The Application has environmental impacts, caused by the demolition of the existing Administration Building, that would generate many tons of construction waste.

- Staff Response: The Application meets the requirements for Chapter 22A, Forest Conservation, and received an exemption from preparing a Forest Conservation Plan on September 26, 2022 (Exemption No. 42023034E). All demolition will be in accordance with County standards.
- Resident Concern: The Application reduces the amount of accessible parking spaces provided.
 - Staff Response: This application reduces the parking requirement, however, there is no change to the amount of ADA spaces with this amendment from the originally approved Site Plan No. 820170120.
- Resident Concern: Over 2,000 residents of Leisure World, (i.e., 21% of the community) have signed a petition asking that the proposed New Administration Building and its related changes, be subject to a referendum of the Leisure World residents.
 - Staff Response: Planning Staff acknowledges the community's concerns and has documented them in this Staff Report. As proposed, the Application satisfies Chapter 59, the Zoning Ordinance, and Chapter 22A, Forest Conservation.
- Resident Concern: The provision of showers for bicyclists in both Clubhouse I and the Administrative Building is redundant.

Staff Response: As conditioned, the Project is required to provide bicycle commuter showers and lockers, required by Section 59.6.2.6.B.3.a. In addition to the Zoning Ordinance requirements, the Applicant is achieving sustainability points for the building's International Green Construction Code (IGCC) rating for the provision of the bicycle commuter showers.

- Resident Concern: As previously approved, the drop-off area between the Administration Building and Clubhouse I did not provide ADA access.
 - Staff Response: The Applicant and Department of Permitting Services are currently making improvements to this area to improve ADA accessibility.

SECTION 6: CONCLUSION

The Site Plan Amendment application, with conditions, satisfies the findings under Sections 59.7.3.4 and the applicable standards of the Zoning Ordinance, and substantially conforms to the recommendations of the 1994 *Aspen Hill Master Plan*. Therefore, Staff recommends approval of Site Plan Amendment No. 82017012B.

ATTACHMENTS

Attachment A: Site Plan

Attachment B: Prior Approvals

Attachment C: Community Correspondence

Attachment D: Applicant Outreach

Montgomery Planning Department
THE MONTGOMERY PLANNING DEPARTMENT
Certified Site Plan - 820170128
APPROVAL
Carmel Sanders 07/21/22

Certified Site Plan
File No.:
Montgomery County Planning Board Approval
Chair or Designer: _____ Date: _____
Montgomery County Planning Department
M-NCPPC

Legend
Property Boundary
Existing Grade
Existing Trees
Existing Buildings
Proposed Grade
Proposed Buildings
Proposed pervious pvtmt
Proposed ADA pavement
Proposed asphalt
Proposed pervious pvtmt.
Proposed conc.
Prop. Limit of Disturbance (LOD)
Car-Share Space
Electric Vehicle Space
Motorcycle Space
Proposed trash receptacle
Proposed Twin Pole Light on existing pedestal
Proposed Twin Pole Light on new pedestal
Proposed Pole Light on existing pedestal
Proposed Pole Light on new pedestal
Proposed Bollard Light
Proposed Loading Vehicle Signage
Proposed Pedestrian Signage

Vicinity Map
Scale: 1"=2000'

Parcel 1000
PLAT NO. 7814

Parcel 4
3,4798 Ac OR
151,579 Sq. Ft.

Prop. Administration Building
21,389 SF OFFICE

Clubhouse 1
38,500 SF

Minor Site Plan Amendment (820170128) Description:
-Modify building footprint and architectural elevations to accommodate changes to floorplans with no increase in gross floor area or building height; associated update of plan notes and tables.
-Amend lighting plan to allow for alternate light fixtures.
-Minor modifications to site landscape, lighting, and hardscape.

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, license No. 25768, expiration date: 06/21/2023.

Developer's Certificate
The undersigned agrees to execute all the features of the Site Plan Approval No. _____, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: Leisure World of Maryland Corporation
Contact Person: Kevin J. Barry, President
Address: 2701 Rosswood Blvd., Silver Spring, MD 20910
Phone and Email: 301-598-1000, kbarry@lwm.com

Developer's Signature: [Signature]

Scale: 1"=20'

Project No.: 2029072421
Scale: 1"=20'

Design: DK/JS
Checked: JS
Drawn: DK
Date: Apr. 2022
Sheet: 1 of 1

SP-1

Owner/Developer:
LEISURE WORLD OF MARYLAND CORPORATION
10000 Greenleaf Road
Baltimore, Maryland 21236
Phone: (301) 598-1580
Fax: (301) 598-1581
Contact: Thomas Snyder

SITE PLAN/MINOR SITE PLAN AMENDMENT - 820170128
LEISURE WORLD - ADMINISTRATION BUILDING AND CLUBHOUSE I

13th Election District
Annapolis, Maryland

Project No.	Scale
2029072421	1"=20'
Design DK/JS	Checked JS
Drawn DK	Date Apr. 2022 Jan. 2021
Sheet	

ATTACHMENT B



MONTGOMERY COUNTY PLANNING BOARD THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 17-102

Site Plan No. 820170120

Leisure World Administration Building and Clubhouse I

Date of Hearing: March 28, 2019

JUL 18 2019

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, on June 26, 2017, Leisure World Community Corp. ("Applicant") filed an application for approval of a site plan for a new 21,389-square-foot administration building and a 1,462-square-foot addition to the existing 38,860-square-foot clubhouse, for a total of 61,711 square feet of ancillary buildings, along with associated improvements to the existing parking lot, landscape and hardscape improvements, upgrades to pedestrian and vehicular circulation and stormwater management facilities, and a new fifty-eight (58)-space parking lot, on approximately 11.6 acres of land in the Planned Retirement Community (PRC) Zone, located in the northeast corner of Rossmoor Boulevard and N. Leisure World Boulevard ("Subject Property"), in the Aspen Hill Policy Area and the 1994 *Aspen Hill Master Plan* ("Master Plan") area; and

WHEREAS, the site plan application for the Subject Property was designated Site Plan No. 820170120, Leisure World Administration Building and Clubhouse I ("Site Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated November 17, 2017, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on November 30, 2017, the Planning Board held a public hearing at which it heard testimony and received evidence on the Application; and

WHEREAS, on November 30, 2017, the Planning Board deferred action on the Site Plan to allow the Applicant additional time to provide documentation of outreach efforts related to the submitted plans that occurred prior to the public hearing on

Approved as to
Legal Sufficiency:

8787 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320
MNCPPC Legal Department
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

November 30, 2017, conduct additional outreach on the submitted plans with each of the Leisure World Mutuals, improve the access and entryway to the proposed administration building, and improve the proposed pedestrian access through the parking lot.

WHEREAS, following additional review and analysis of the supplemental documentation and revisions requested by the Planning Board at the November 30, 2017 public hearing, Staff issued an addendum, dated March 18, 2019, to the original memorandum to the Planning Board, dated November 17, 2017, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on March 28, 2019, the Planning Board held a public hearing at which it heard testimony and received evidence on the Application; and

WHEREAS, on March 28, 2019, the Planning Board voted to approve the Application subject to conditions, on the motion of Commissioner Patterson, seconded by Commissioner Cichy, with a vote of 3-0; Commissioners Anderson, Cichy, and Patterson voting in favor, Commissioners Dreyfuss and Fani-Gonzalez, absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 820170120 for a new 21,389-square-foot administration building and a 1,462-square-foot addition to the existing 38,860-square-foot clubhouse, for a total of 61,711 square feet of ancillary buildings, along with associated improvements to the existing parking lot, landscape and hardscape improvements, upgrades to pedestrian and vehicular circulation and stormwater management facilities, and a new fifty-eight (58)-space parking lot on the Subject Property, subject to the following conditions:¹

1. Zoning Map Amendment Conformance
The development must comply with all applicable binding elements of Local Map Amendment C- 1318.
2. Transportation
The Applicant must provide bike parking as shown on the Certified Site Plan.
3. Environment
The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) Water Resources Section in its stormwater management concept acceptance letter dated October 2, 2017, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS

¹ For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the stormwater management easements and facilities.

4. Adequate Public Facilities

The Adequate Public Facility Review (APF) will remain valid for sixty-one (61) months from the date of mailing of the Planning Board Resolution for the Site Plan.

5. Landscape Plan

Prior to the end of the first planting season after the issuance of the final Use and Occupancy Certificate, all landscape plant materials must be installed.

6. Lighting

- a) Prior to Certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All on-site exterior area lighting must be installed in accordance with these standards.
- b) All on-site down-lights must have full cut-off fixtures.
- c) Deflectors must be installed on all proposed fixtures to prevent excess illumination or glare.
- d) Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at any property line abutting residentially developed properties.
- e) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.

7. Architecture

The final exterior architectural character, proportion, materials and articulation must be substantially similar to the schematic elevations on the submitted architectural drawings, as determined by Staff.

8. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit, or sediment control permit, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K.4 of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, lighting, site furniture, trash enclosures, retaining walls, fences, railings, private roads and sidewalks, paths and associated improvements, including storm drainage facilities, street trees and streetlights. The surety must be posted before issuance of any building permit of development and will be tied to the development program.
- c) The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.
- d) The bond or surety shall be clearly described within the Site Plan Surety & Maintenance Agreement including all relevant conditions and specific Certified Site Plan sheets depicting the limits of development.

9. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved by Staff prior to the approval of the Certified Site Plan.

10. Certified Site Plan

Before approval of the Certified Site Plan, the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the stormwater management concept approval letter, Forest Conservation Exemption letter, and the Planning Board Resolution of approval for the site plan.
- b) Modify the data table to reflect development standards approved by the Planning Board.
- c) Ensure consistency of all details and layout between Site and Landscape Plans.
- d) On the Landscape Plan, use non-invasive plants and list their common and Latin names in the Plant schedule.
- e) Provide a General Note on the plan as recommended by the Montgomery County Department of Permitting Services Right-of-Way Section (MCDPS ROWS) to read:
 - 1) The Applicant shall allow Montgomery County Department of Transportation (MCDOT) Commuter Services Section to brief employees, on a pre-arranged basis, to provide information on alternative, non-auto modes of commuting to and from the project.

- f) The pedestrian crossing near the loading dock must be highly visible and enhanced with signage and/or flashing lights.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Leisure World Administration Building and Clubhouse I, submitted via ePlans to the M-NCPPC as of the date of the Addendum to the Staff Report, March 28, 2019, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

Section 59.8.3.5.D.1 *Retained Zones from the Previous Ordinance*, requires site plan approval under Section 7.3.4. Section 7.3.4.E, *Necessary Findings*, states that to approve a site plan, the Planning Board must find that the proposed development:

- a. *Satisfies any previous approval that applies to the site;*

The Leisure World Administration Building, Clubhouse and accessory structures, will continue to satisfy all previous approvals that apply to the Property. The proposed project does not negatively impact any previous approvals.

- b. *Satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;*

Not applicable; the Subject Site does not have a development plan or schematic development plan.

- c. *Satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014, for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;*

The proposal does not increase the green area, or any other open space requirements for Leisure World. The current open space system in Leisure World provided as part of the previous approvals remains in compliance with the applicable green area and open space requirements.

- d. *Satisfies applicable use standards, development standards, and general requirements under this chapter;*

The proposed Administration Building and the addition to the Clubhouse are accessory uses allowed in the PRC Zone.

Development Standards

The proposed project meets the development standards of the PRC Zone per Section 59.8.3.5.C. as shown in the following Data Table. In addition, all parking lot landscaping and outdoor lighting meet the requirements of the Zone.

Development Standards Data Table - PRC Zone

Development Standard	Required	Approved
Minimum Tract Area: Sec. 59.8.3.5.C.1.	At least 25 acres	11.60 acres ²
Setbacks (feet) Sec.		
Minimum Building and Lot Line Setback Sec.59.8.3.5.C.3.b ³ :	N/A	N/A
Minimum Green Area Sec.59.8.3.5.C.4.b	50% of GTA ⁴	67% +/-
Maximum Building Height (feet) Sec. 59.8.3.5.C.5	100'	36'
Minimum Off-Street Parking Sec. 59.8.3.5.C.6.a ⁵	187	380
Minimum Landscaped Area Sec. 6.2.9.C (1) (a)	5% of total parking lot area	6%
Minimum Tree Canopy Sec. 6.2.9.C (2)	Minimum 25% coverage at 20-years growth	28%

- e. *Satisfies the applicable requirements of:*
- i. *Chapter 19, Erosion, Sediment Control, and Stormwater Management;*
and
 - ii. *Chapter 22A, Forest Conservation.*

² The Property subject to this application comprises the land area for the new Administration Building, the Clubhouse and the associated parking lot. The overall Leisure World community has 616 acres, thereby meeting this requirement.

³ Setbacks are not applicable for sites internal to a planned community. Setbacks in this section refer to a PRC-zoned community and adjacent properties in relation to it. Section 59.8.3.5.C.3.b states: In a development of less than 750 acres, all buildings and structures must be set back: i. the minimum setback of the adjacent zone; and ii., an additional setback of at least 2 feet for each foot of building height above 35 feet must be provided from an adjacent detached house residential development. The overall Leisure World property will continue to meet its setback requirements.

⁴ In a development of less than 750 acres, a minimum of 50% of the gross tract area must be devoted to green area. The overall Leisure World property will continue to meet this requirement.

⁵ Off-street parking must be provided under Division 6.2.

Forest Conservation

The Applicant received an exemption from preparing a Forest Conservation Plan on September 24, 2015 (Exemption No. 42016039E) under Section 22A-5(l) of the Montgomery County Forest Conservation Law. Based on this confirmed exemption, the application complies with Chapter 22A, Forest Conservation.

Environmental Guidelines

The plan proposes no construction in streams or their buffers, wetlands or their buffers, on hydraulically-adjacent steep slopes, within 100-year floodplains, or within known habitats of Rare, Threatened, or Endangered (RTE) species. Therefore, the Site Plan conforms to the Montgomery County Planning Department's *Environmental Guidelines*.

Stormwater Management

The Applicant has obtained approval of its Stormwater Management Concept Plan from the Montgomery County Department of Permitting Services (DPS) Water Resources Section in a letter dated October 3, 2017.

- f. *Provides safe, well integrated parking, circulation patterns, building massing and, where required, open space and amenities;*

The new parking area and the proposed improvements to the existing parking lot provide increased connectivity and ADA-compliant features that are adequate, safe and efficient. The proposed new Administration Building's massing will be consistent with the general character of the existing Clubhouse and other non-residential buildings in Leisure World. The Project will provide a safe pedestrian and vehicular environment for Leisure World residents, their guests and employees. The application does not include any additional open space or amenities at the Site. However, it will improve bicyclist, pedestrian and motorist access, circulation and connectivity with additional ADA-compliant sidewalks, a ramp and staircase, and new parking and handicap/van accessible spaces closer to the Clubhouse for increased ease of access.

- g. *Substantially conforms with the recommendation of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;*

The Property is part of the 616-acre Leisure World site, which is identified as Parcel 19, in the 1994 *Aspen Hill Master Plan* (Figure 15 on page 50). Page 72 of the Master Plan describes Leisure World as having a maximum density of 10 units per acre. It's presently approved for development of 5,725 dwelling units, a density of approximately nine dwelling units per acre. The Master Plan focuses primarily on residential development and highlights the importance of

identifying the needs of the elderly and providing them with convenient access to community facilities.

The application is in conformance with the Master Plan's goals to provide improved facilities for the residents and employees of Leisure World. The associated improvements will enhance the connectivity for Leisure World residents traveling to and from the Clubhouse and the new Administration Building.

- h. Will be served by adequate public facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required, the Planning Board must find that the proposed development will be served by adequate services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;*

Public Facilities

Roads

The adjoining roads are adequate to serve the proposed new Administration Building and the addition to the existing Clubhouse.

Public Transit Service

The four existing public bus routes and the Leisure World shuttle serving the Property will not be impacted by the Proposal.

Pedestrian and Bicycle Facilities

The project will create an enhanced pedestrian connection from North Leisure World Boulevard, through the existing parking lot, to the proposed Administration Building. The new parking lot will be ADA-compliant and provide a better pedestrian connection to the Clubhouse building and the existing parking lot to the north. The new drop-off and pick-up loop will provide new handicap parking spaces near the entrance to one of the Clubhouse restaurants and the new Administration Building.

Three short-term inverted-U bicycle racks are proposed with one each located near the existing Clubhouse and the new Administration Building's entrances. The third bike rack is proposed at the employee entrance to the new Administration Building. Three long-term bike lockers are proposed near the southwest corner of the new Administration Building. The proposed pedestrian and bicycle facilities are adequate, safe and efficient.

Local Area Transportation Review (LATR)

The new Administration Building and Clubhouse addition is not expected to increase the number of employees or users of the existing facilities. Thus, a traffic study is not required to analyze traffic impacts of the proposal.

Transportation Policy Area Review

Under County Code Section 52-49(h), the Applicant is exempt from paying the General District Transportation Impact Tax to satisfy the Policy Area Review test under the 2016-2020 *Subdivision Staging Policy*, as the proposed development is considered accessory structures to the largely residential community.

Other Public Facilities

The proposed development will be served by public water and sewer systems. Montgomery County Fire and Rescue has reviewed the application and has determined that the Property has appropriate access for fire and rescue vehicles. Other public facilities and services including police stations, firehouses and health care are currently operating in accordance with the Subdivision Staging Policy and will continue to be sufficient following construction of the project. Electric, gas and telecommunications services will also be available and adequate.

- i. *On a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and*

The new Administration Building's architectural features including overall massing, building height, roof design, fenestration and other details will be complimentary to the existing Clubhouse and the general residential character of Leisure World. The addition to the Clubhouse is small and will be similar in style and character to the existing Clubhouse.

- j. *On a property in all other zones, is compatible with the existing and approved or pending adjacent development.*

Not applicable.

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that this Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUL 18 2019 (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Fani-González, seconded by Commissioner Cichy, with Chair Anderson and Commissioners Fani-González, Cichy, and Patterson voting in favor, and Vice Chair Dreyfuss absent at its regular meeting held on Thursday, July 11, 2019, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board

ATTACHMENT C

<NataliFaniGonzalez@gmail.com>, <kristin@kristinmink.com>, justus@justus.group <justus@justus.group>, lwdogs@justus.group <lwdogs@justus.group>, lwgreen@justus.group <lwgreen@justus.group>, kevin lewis <klewis@wjla.com>

To:

Montgomery Council President Gabe Albornoz
Montgomery County Executive Marc Elrich

From:

s.katzman, "JustUs" Founder/President
Leisure World resident

Unlike our right to vote for county council candidates, the Leisure World Board of Directors purposefully denies member/unit owners this most fundamental and requisite form of rights and freedoms.

The County Council's "**loss of confidence**" in the Planning Board appointees necessitated the recent actions taken by the Council. Unlike you, we have **no say** in citing our **lack of confidence** and the need for resignation of the 34 Leisure World Board of Directors - who, in their fiduciary capacity, are legally responsible for expenditure of **OUR** money —said money derived from the extraordinarily high mandatory monthly fees we pay - money from which the annual \$25 MILLION LW budget consists.

Now, the instant matter at hand: Leisure World Community Corporation/Leisure World of Maryland is seeking Montgomery County Planning Board approval of their amended site plan re: construction of a "new administration building".

For years, the LW BOD has chosen to ignore the opinions and voices of the people - 25% (2200+) of whom signed petitions citing objection to their intended (located in a flood zone) building - said building to be for the sole purpose of management employee comfort.

Originally the cost of construction (and demolition of the current "prairie style" (Frank Lloyd Wright school of architecture) was \$5.2 MILLION dollars — currently management has stated the estimated cost is \$13+ Million Dollars — in addition to their being given permission to obtain \$6 MILLION in loans.

Though asked to provide documentation detailing the MILLIONS of dollars Leisure World has spent thus far for architects, plans, drawings, lawyers, permits etc.(before a shovel strikes the ground)--the request, as well as an official HOA Books & Records request, has been ignored by the LW BOD and its wholly owned subsidiary Leisure World of Maryland management corporation.

Disregarding the voices in opposition, the LW BOD continues to permit management's deficit spending of OUR money. Furthermore, the fund from which construction costs would be drained is **millions** of dollars short of the estimated construction cost.

It is to be noted that the original site plan approved by the Montgomery County Planning Board - included a reconstructed entry into the adjacent clubhouse - which, recently completed, failed to provided a curb cut entry access for disabled individuals. Additionally, management has stated that **employee showers** shown in their currently requested site plan amendment(s) are "required by county law". We have been unable to verify if this is true or not. Even if proven to be true -showers are already available for employee use - in the LW clubhouse II as part of the fitness center and indoor pool area— **we object to member/unit owners being responsible for this additional expense.**

A hearing on the amended site plan was scheduled for Nov. 3, 2022. In that the Council (wisely) “urged” resignation of the County Planning Board—and “temporary acting members” are reported to be selected on Oct. 25, 2022-- **to whom do we, the Leisure World member/unit owners, direct our thoughts and opinions?**

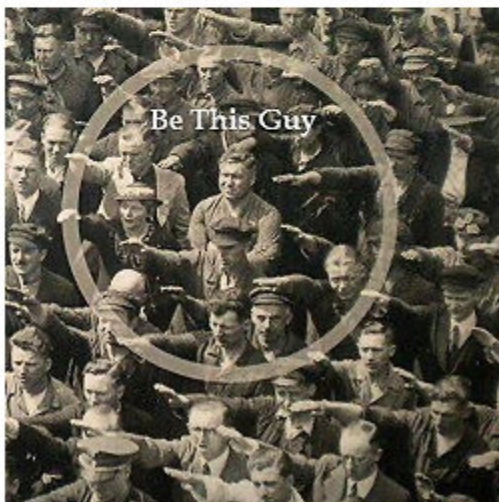
Do you assure that our financial fears, concerns, dissatisfaction and requests to reconsider this gross miscarriage of justice, will be received and considered?

Sincerely,

s.katzman

240-433-3386

admin@justus.group



Natali Fani-González

Montgomery County Council District 6, candidate

@NataliFGonzalez

<https://www.nataliforcouncil.com>

Authorized by Natali for Council, Angel González, Treasurer

Leftwich, Troy

From: Bruce MacDonald <mr_eieio@hotmail.com>
Sent: Monday, July 4, 2022 10:31 PM
To: Leftwich, Troy
Subject: Comments Regarding Site Plan No. 82017012B

Follow Up Flag: Flag for follow up
Flag Status: Flagged

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Attention Mr. Leftwich, Lead Reviewer;

Master Plan Conformance: Site plan No. 82017012B does not conform to Leisure World Community's Master Plan. The pre-planned community of Leisure World, developed by Ross W. Cortese, was dedicated on September 9, 1965. All buildings are currently located where originally built, or where originally planned to be built. The Administration Building and Clubhouse 1 were completed in 1965. Contrary to the master plan, the proposed New Administration Building and New parking lot are planned to be built in locations that were never intended for such use.

Historical Resources: Site plan 82017012B proposes (1) to remove the existing, original Administration Building that features a skylight atrium of architectural significance. Furthermore, replacing this signature building with a parking lot would greatly degrade the intended presentation of Leisure World at its main entrance.

Environmental Impact: Site Plan 8201712B calls for the demolition of the existing Administration Building that would generate many tons of construction waste. If the Administration Building were remodeled instead, this waste could be avoided. This is an affordable option because the estimated cost of remodeling, with an expansion in space is estimated to be 38% less (\$3.2M vs \$5.2M) than building new. Also the construction of a New Administration Building would result in the loss of 55 existing trees, compared to only 3 trees with remodeling with an expansion in space.

Appropriate Infrastructure: The need for the additional handicap parking spaces proposed in the New parking lot is greatly reduced with the Administration Building in its existing location, because (1) both of its entrances have a drop off area that is at grade (where as the proposed New Administration Building would have had only one such entrance) and (2) the soon-to-be completed rear entrance to Clubhouse 1 provides both another at grade entrance with a drop off location and some new handicapped parking spaces as well. With the two drop of locations at Clubhouse 1, and the two at the existing Administration Building, handicapped residents can be dropped off at these entrances and their driver can park in the existing adjacent 355 space parking lot.

Community Input: Over 2000 residents of Leisure World i.e., over 21%, of the community, have signed a petition asking that the proposed New Administration Building and its related changes, be subject to a referendum of the Leisure World residents.

Respectfully submitted,
Bruce S. MacDonald,
Resident of Leisure World
(301) 651-8112

Leftwich, Troy

From: Bob Ardike <ardike.bob@gmail.com>
Sent: Sunday, October 30, 2022 4:45 PM
To: Leftwich, Troy; MCP-Chair
Cc: Councilmember.Albornoz@montgomerycountymd.gov; marc.elrich@montgomerycountymd.gov; joy.nurmi@montgomerycountymd.gov
Subject: COME VISIT AND SEE FOR YOURSELF

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Categories: Tracked To Dynamics 365

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

You, the members of the newly appointed Montgomery County Planning Board, have a scheduled meeting on November 10, 2022. An item on the agenda that day will be...

Site Plan 82017012B

It is a request to reduce the square footage of the proposed Leisure World Administration Building/Clubhouse, modify the architectural elevations, and reduce the parking requirement.

Look at the 3 pictures below. These are pictures of the **current** Administration Building. That building and all of the trees that encompass it will be destroyed if you "Green Light" **Site Plan 82017012B**. Over 2,000 Leisure World, residents who have been given NO SAY regarding this matter, are asking you to **Turn Down the Request** to "approve."



The Leisure World Board of Directors is Abusing Seniors Financially by proposing to spend resources that are desperately needed for other purposes. This project, known to the residents as **Albatross**, should NOT be approved.

Please visit Leisure World to appreciate the awfulness of what a small majority of **(LW)** Board of Directors wants to do! Then lend your voice to the chorus saying, **“NO!”**

Thank you.

ATTACHMENT D

Leftwich, Troy

From: Wallace, Scott C. <swallace@MilesStockbridge.com>
Sent: Thursday, October 20, 2022 1:24 PM
To: Leftwich, Troy
Subject: RE: LW Admin Building public hearing

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Client advises there was also a Town Hall at 6pm on March 29th



Scott C. Wallace | *Principal*
Miles & Stockbridge
direct: +1 (301) 517-4813

For COVID-19 information and resources, please visit our [Coronavirus Task Force page](#).

From: Wallace, Scott C.
Sent: Wednesday, October 19, 2022 5:54 PM
To: 'Leftwich, Troy' <Troy.Leftwich@montgomeryplanning.org>
Subject: LW Admin Building public hearing

Troy – see below and attached for info you requested if community outreach. Let me know if you have questions on review. Thanks.



Scott C. Wallace | *Principal*
Miles & Stockbridge
direct: +1 (301) 517-4813

For COVID-19 information and resources, please visit our [Coronavirus Task Force page](#).

From: Thomas Snyder <tsnyder@lwmc.com>
Sent: Wednesday, October 19, 2022 5:24 PM
To: Wallace, Scott C. <swallace@MilesStockbridge.com>
Cc: Robert Kimble <rkimble@lwmc.com>; Philip Marks <Psmarks2@gmail.com>; Patricia Hempstead <phemps099@gmail.com>
Subject: [EXTERNAL] MoCo planning board termination - LW Admin Building public hearing

[EXTERNAL]

Scott, see below info as requested.

Dates of Town Hall meetings where the General Manager discussed the Admin Building redesign and development process:

9/29/22	10:00 AM
9/29/22	4:00 PM

4/5/22 10:00 AM
3/31/22 10:00 AM
3/29/22 2:00 PM

LWCC Board meeting where the reduced GFA was discussed:

4/26/22 9:30 AM

Special LWCC Board meeting to discuss and approve the Admin Building project source of funding:

12/6/21 2:30 PM

LW News articles:

8/19/22 Admin Building reduced GFA reasoning
4/1/22 Admin Building and CH1 renovation project

Attached are additional articles that have appeared in LW News concerning the project.
Let me know if additional information is needed.

Thomas Snyder – 301.598.1380 office – 202.841.1744 mobile

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This e-mail, including any attachment(s), is intended for receipt and use by the intended addressee(s), and may contain confidential and privileged information. If you are not an intended recipient of this e-mail, you are hereby notified that any unauthorized use or distribution of this e-mail is strictly prohibited, and requested to delete this communication and its attachment(s) without making any copies thereof and to contact the sender of this e-mail immediately. Nothing contained in the body and/or header of this e-mail is intended as a signature or intended to bind the addressor or any person represented by the addressor to the terms of any agreement that may be the subject of this e-mail or its attachment(s), except where such intent is expressly indicated.

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Leisure World News

OF MARYLAND

April 15, 2022 • Published Twice a Month • residents.lwmc.com • leisureworldmaryland.com

Due to the dynamic nature of the COVID-19 (coronavirus) pandemic and recommendations of public health authorities, the events, meetings and other activities as well as schedule changes and hours of operation reported in this edition of Leisure World News may have been changed after press time.

Work in Progress



Construction workers affix copper flashing to a section of roof over the Maryland Room extension of Clubhouse I on April 11. The background, to the north, shows partial construction of a circular driveway situated between Clubhouse I and the space planned for a new Administration Building. Photo by Leisure World News

Second COVID-19 Booster Is a Go

by Leisure World News

The MedStar Health Medical Center administered a second booster of the Moderna COVID-19 vaccine to residents on April 11, and may provide more booster clinics in the future, said MedStar Pharmacy manager of operations Daphanie Robinson.

A second booster was recently recommended by the Federal Drug Administration and the Centers for Disease Control and Prevention for adults aged 50 and older and immunocompromised individuals. These individuals are eligible to receive a second booster beginning four months after receiving a first booster.

To make an appointment for a second booster with a county-run clinic, visit (<https://bit.ly/3MoR5tI>).

‘Glimpsing Happiness’ Resident Shares Late Father’s Writings with Public

by Stacy Smith, Leisure World News

After more than two years living through the COVID-19 pandemic, we could all use some “Glimpses of Happiness: Laughter for the Soul” – the apropos title of a book of musings and vignettes by late author and resident Jerome Perlmutter.

His daughter, Diane Perlmutter Reynolds, also a Leisure World resident, had the book published in 2019, but the pandemic delayed any promotional events. Now she is scheduled to give a book signing on Saturday, April 30, from noon-3 p.m. at the Barnes and Noble Congressional Plaza in Rockville, Maryland.



Resident Diane Perlmutter Reynolds reads a book that compiles her late father’s whimsical writings. Photo by Chris Warta

“I’m just so thrilled,” Reynolds says. “It’s been my passion for many years to be able to share my father’s writings with the public.”

She says her father wrote what the book’s website, (www.glimpseshappiness.com), describes as “lighthearted, Seinfeld-like vignettes” while suffering with a brain tumor for 14 years.

Writing “was like therapy for him,” she says. After his passing in 2005, she knew she had to have the book published

in his honor.

Reynolds first had his writings published in 2018 as an interactive calendar with illustrated vignettes that she shared with a local senior living community.

The positive feedback she received from the community’s residents only fueled her desire to have the writings published as a book.

“I love this book of delightful little mini essays,” writes one Amazon book reviewer. “They are perfect for the short attention spans we all seem to have these days.”

Perlmutter kept his spirits up during his illness by writing more than 500 of these comedic observations of everyday life and sharing them with fellow members of the Writers of Leisure World. Each ‘glimpse’ was handwritten, scrawled in pocket-sized notebooks, states a March 6, 2020, Leisure World News article covering the book’s publishing.

Perlmutter wrote all his life. Random House published his book, “A Practical Guide to Effective Writing,” in 1965. He served as head of communications for the Department of State and

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A committee has been formed to plan Leisure World’s first Juneteenth celebration. For details, see page 5.

Leisure World News

OF MARYLAND

April 1, 2022 • Published Twice a Month • residents.lwmc.com • leisureworldmaryland.com

Due to the dynamic nature of the COVID-19 (coronavirus) pandemic and recommendations of public health authorities, the events, meetings and other activities as well as schedule changes and hours of operation reported in this edition of Leisure World News may have been changed after press time.

Board Receives Updates on Upcoming Projects

by Stacy Smith, Leisure World News

With a slim agenda of action items to consider, much of the Leisure World Community Corporation (LWCC) board of directors' regular meeting on March 28 instead focused on community updates and reports. Most notably, architects are redesigning the planned Administration Building to reduce its square footage by approximately 3,000, which is likely to save the community about \$1 million, said general manager Bob Kimble. The planned building requires less storage space, as the community has now moved from physical computer servers to cloud servers.

Project Proposals

Projects proposed for inclusion in Phase II of the Facilities Enhancement Plan have been vetted by the Community Planning Advisory Committee (CPAC) and referred to relevant advisory committees for further consideration. Going forward, CPAC plans to develop a master plan to be submitted to the board later this year. The 16 projects under consideration include plans for these existing and proposed amenities and facilities, as well as a few other proposals:

- Clubhouse II Auditorium

- dog park
- Clubhouse I outdoor swimming pool and lanai
- indoor pickleball court
- protected pedestrian walkway on Trust property
- garden drainage at the garden plots
- Leisure World globe outside Main Gate entrance
- labyrinth
- bocce court (relocation)
- Wood Shop (expansion)
- Norbeck Gate (reconfiguration)
- investment in nearby vacant land
- business partnerships with nearby senior communities
- Clubhouse I (expansion)
- solar panels
- electric vehicle charging stations

The CPAC's full report starts on page 35 of the meeting's agenda packet, which is available to view, download or print from (residents.lwmc.com) > Governance > Board of Directors > Click HERE to view Board of Directors Meeting Documents > Board of Directors Meeting Agendas and Minutes > 2022 > 3/29/2022 LWCC Board of Directors Meeting.

Medical Center Report

A representative from Medstar Health Medical Center presented a 2022 to-date status update to the

➤ to page 6

General Manager Holds Town Hall



A resident makes a comment at the first of a series of town halls held by general manager Bob Kimble on March 29 in the Clubhouse I Crystal Ballroom. For the story, see page 4. Photo by Leisure World News

Clubhouse Grille Reopens this Month

by Leisure World News

After a long hiatus, the Clubhouse Grille restaurant in Clubhouse I is set to reopen on Friday, April 29, at 4 p.m.

To kick off the reopening, blues guitarist David Cole and the Main Street Blues

Band will perform from 7-10 p.m. in the restaurant's wine and whiskey bar. A \$5 cover charge is applied to all guests during live music hours.

The fine dining restaurant will be open Thursday through Saturday from 4-10 p.m.

and offers beef, seafood and chicken entrees, daily and nightly specials, homemade soups, a 10-seat bar and cozy lounge area.

To make a reservation, call the restaurant at (301-598-1330).



Photo by Leisure World News

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The Inter-Faith Chapel is collecting donations for Ukraine's war victims. For details, **see page 3.**

THOUGHTS & OPINIONS: *From Our Residents*

SUBMITTING AN ITEM TO THOUGHTS & OPINIONS

1. Submissions must be emailed to (aclwn@lwmc.com) or delivered to the LW News Office.
2. Receipt of submissions will be confirmed by email or telephone.
3. Submissions must state the writer's name, address, telephone number, and email address, if any, but if the material is published, it will include only the writer's name.
4. LW News cannot guarantee when or if a submission will be published.
5. To view the full Leisure World News Guidelines, sign in to (residents.lwmc.com) and click on Documents, then select the Advisory and Special Committees folder, and click the Communications folder.

A REMINDER TO DOG OWNERS

I have noticed that some residents consistently let their dogs relieve themselves on the sidewalks and even in crosswalks. There is dog poop on the sidewalk across the street from Clubhouse I almost every day. On one occasion, someone let their dog do its business right in front of a bench across from Fairways South where people put their feet.

Why can't you curb your dog if it likes to poop on concrete, or even move it to the grass on either side of the sidewalk? For those of us who walk frequently, it is disgusting and unsanitary. We pay large condo fees to support

the Leisure World maintenance staff. They do an exceptional job of keeping our community clean. There are even some residents who walk around picking up litter to help keep our grounds clean. If you have a dog, assume your responsibilities to pick up after them and keep them off our sidewalks. This affects all of us, so please be a good neighbor and citizen of the Leisure World community. Take pride in our community like the rest of us do.

— Aaron Fineman

NOT IMPRESSED BY TOWN HALL

I watched general manager Bob Kimble's Town Hall on

A Few Things to Remember

- Relevance:** Make sure that your submission is relevant to the LW community as a whole and not to just one person, mutual, or organization.
- Respect:** Remember that your opinion is about ideas, not individuals, and please avoid personal attacks.
- Brevity:** Being concise will ensure that your opinion will have maximum impact.
- Accuracy:** Document all factual assertions. Opinions that are backed up with facts are more powerful, but only if the facts are accurate.
- Ownership:** All submissions are subject to editing but you will have the opportunity to approve the edits before publication.

Opinions are strictly those of the writers. Thoughts and Opinions is maintained by the Communications Advisory Committee.

March 29 using Zoom. I was not impressed.

Despite the months we have been using Zoom, the administration was unprepared for a hybrid meeting. In the early part of it, no one was monitoring the Zoom attendees to mute them, so much of the speaking was unintelligible. The setup did not allow the Zoom attendees to be heard; our pleas to take care of this were unanswered, so our questions were not addressed in the open forum.

Mr. Kimble was mostly off-camera, his voice was fuzzy, and he barely managed to repeat questions asked by the in-person audience. This was quite unprofessional and should not be blamed just on IT. Spend some money on a consultant, coaching and equipment to do it right. Zoom isn't going away.

The slide show, at least, was somewhat moderated from the original one presented to the Leisure World Community Corporation (LWCC) board of directors with its top-down, big-foot changes. Mr. Kimble mostly used "I" for his ideas for the future and seemed to reserve "we" for negative comments, such as "We kicked the can down the road..." regarding underfunding the Trust Replacement Reserve.

I find Mr. Kimble's attitude disappointing. The mutuals, as he is learning the hard way, are independent corporations with their own by-laws and cannot be steamrolled. The high-rises have made it clear they will not agree to having portfolio

managers over their property managers or reallocating their maintenance staff into a common Physical Properties Department pool. His experience seems to be exclusively with single family HOAs, not the mixture of association types and building structures that is the reality for Leisure World, as indicated by his repeated references to HOAs.

His lack of respect is also evident: dismissing the basement of Clubhouse II as unworthy of staff and only good for a jail, when there are organizations that meet or store supplies there; countering a question about renaming "Leisure World" (I also hate the name) with a statement that he likes it; and "Ladies before gentlemen" Please, this is the 21st century! I heard from a friend that, at a later Town Hall, he called the women on his staff his "girlfriends." That is near to being actionable.

Yes, our structure and governance need review and change, but I wonder if Mr. Kimble is the right general manager for that process.

— Carol Edwards

WALKING IN LEISURE WORLD IS SCARY

One of the reasons I moved to Leisure World is because I thought it was a safe place to live as I age. I have been living here for only three months and I walk the grounds often to enjoy the beauty of nature that is all around us.

FREE SPRING CLEANOUT

3816 International Dr., Silver Spring, MD

Leisure World Shopping Center in the rear parking lot - Follow the signs

MAY 14TH FROM 9:00 AM TO 12:00 PM

Cleanout **UNWANTED** Household items (including furniture) and have important papers **SHREDDED**
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123 Junk Truck from 9:00 am - 11:00 am &
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grounds and streets. It is vital to ensure the safety and well-being of all residents, especially those pursuing recreational activities. Given the absence of a dedicated bike lane/path and our limited green space, shouldn't we encourage a philosophy of mutual respect and sharing?

– Mali Cruz

SHOULD LEISURE WORLD ISSUE BONDS?

In his recent town hall presentation, the general manager (GM) correctly highlighted the lack of long-term planning by the Leisure World Community Corporation (LWCC) board of directors, which failed to prepare for a reserve study and periodically update a capital plan.

The GM mentioned the possible reserve fund that could have existed today if prudent decisions had been made. A capital plan would provide a timeline for key decisions, set criteria for repair/replacement decisions and set priorities for capital investment. We need to do both a reserve study and a capital plan now. Ancillary to this effort would be a long-term Trust infrastructure maintenance plan and Trust-level emergency preparedness plan.

The GM should have pointed out that an updated 1988 capital plan would likely have anticipated and prioritized the replacement of the Administration Building, either based on an expected 50–60-year service life, or due to a repair/replace decision during a biennial review. Too much of the reaction to the Administration Building planning has pretended it is a surprise and a frivolous, unnecessary investment, when instead, it would be a probable result of our capital plan review process, if only we had one. We chose an ad hoc approach instead, leading to lots of ill will. Deferred maintenance (and poor planning) never gets cheaper.

The key omission in the GM's presentation was a proposal to raise sufficient funds for near-term needs. I believe it is time for Leisure World to plan to issue bonds for capital improvement and expansion. The value of Trust property and the 50-year credit history of the community are easy for bond markets to evaluate. Issuing bonds would enable us to comply with statutory reserve requirements and reduce the pain by spreading out the increased assessments to redeem the bonds. Unless, that is, someone has a very generous, rich uncle.

– David Nachtsheim

Wills, Wealth Planning & Trusts



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Luann_Battersby@comcast.net

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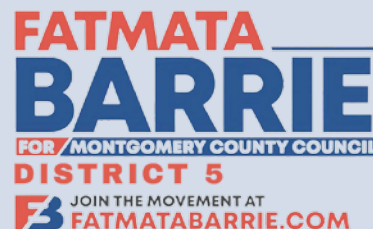
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Leisure World

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Plus, we had to get too close to one another because we needed to help each other do the registration. And, we should mention that the fellow sent to have us scan his QR on his clipboard was not the most patient of individuals and disappeared if we had a question.

So – a ridiculously large crowd admitted and left to its own devices? No spacing between people in line? No chairs? Seniors expected to be conversant with cellphone technology, with little or no help? A disgracefully inadequate number of testing personnel? No one managing this event who could answer questions and perhaps keep things moving along a little more efficiently? Surely, MDOH and Leisure World can do better than that!

– Hannelte Allen and Colleen Fitzpatrick

MULTI-PURPOSE 'LANDMARK' BUILDING NEEDED

After reading the letter in the Dec. 17, 2021 issue of the Leisure World News

entitled “Why Do We Need an Administration Building?,” I can visualize a multi-purpose “landmark” building with striking architecture to serve this community. What is needed is some vibrancy and life to welcome not only the current residents but also potential new buyers.

A structure with multiple floors hosting restaurants, bars, a ballroom, post office, etc. on the first floor, administrative offices renting space on the second floor and ideally a hotel with 20-40 rooms on the third floor makes all the sense in the world.

I am a resident for more than five years. Before moving here, I would come back and forth from California to visit my parents and we would always say, “Where do people stay when visiting their relatives who live in Leisure World? There needs to be a hotel or motel close to the community.”

What’s missing here is a bit of life and newness that a multi-purpose building would offer. The idea of a coffee shop on the premises would be a draw, as well as possibly a

hair/nail salon, and a small boutique-style hotel would be revenue-producing for the community and an asset for current residents and potential buyers.

– Diane Perlmutter Reynolds

ANSWERS NEEDED ABOUT BUILDING DECISION

Why did the Leisure World Community Corporation (LWCC) board of directors decide to retain Warfel Construction Company to build our new Administration Building? Wouldn't it make more sense to have our new general manager (GM) review the construction proposals, assuming there were Requests for Proposals (RFPs), and have him choose the best contractor? This early in the process, he shouldn't be burdened with his predecessor's decisions. There is no deadline for replacing the building. The new GM should have the opportunity to choose the best contractor, even if he

needs to re-issue the RFP.

Why is money being taken from the Resales Fund when the justification for the increase was for the beautification of our community? If I recall, we were told the fund increase was needed to keep up the appearance of Leisure World. If residents had known it was to be diverted for a new Administration Building, they may have voted differently. Now, we have to wonder where the funds will come from for the much needed (so we were told by the board) upkeep and maintenance of our community.

In the Dec. 17 issue of Leisure World News, we saw a plea for more openness. The LWCC should heed that plea and let us know: 1. Why was Warfel Construction chosen over the other contractors?; 2. Why is our money being diverted to pay for the Administration Building rather than beautification as promised?; and 3. Why choose a \$13 million dollar edifice when all we need is a building to meet our minimum needs?

– Joel L. Kristal

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THOUGHTS & OPINIONS: *From Our Residents*

A Few Things to Remember

- Relevance:** Make sure that your submission is relevant to the LW community as a whole and not to just one person, mutual, or organization.
- Respect:** Remember that your opinion is about ideas, not individuals, and please avoid personal attacks.
- Brevity:** Being concise will ensure that your opinion will have maximum impact.
- Accuracy:** Document all factual assertions. Opinions that are backed up with facts are more powerful, but only if the facts are accurate.
- Ownership:** All submissions are subject to editing but you will have the opportunity to approve the edits before publication.

Opinions are strictly those of the writers. Thoughts and Opinions is maintained by the Communications Advisory Committee.

SUBMITTING AN ITEM TO THOUGHTS & OPINIONS

1. Submissions must be emailed to (aclwn@lwmc.com) or delivered to the LW News Office.
2. Receipt of submissions will be confirmed by email or telephone.
3. Submissions must state the writer's name, address, telephone number, and email address, if any, but if the material is published, it will include only the writer's name.
4. LW News cannot guarantee when or if a submission will be published.
5. To view the full Leisure World News Guidelines, sign in to (residents.lwmc.com) and click on Documents, then select the Advisory and Special Committees folder, and click the Communications folder.

MORE INFORMATION NEEDED FROM GOVERNANCE

I very much agree with the suggestion, made by the Dec. 3 Thoughts & Opinions author, that our new general manager and the chair of the Leisure World Community Corporation (LWCC) board of directors should write frequent columns in the Leisure World News to address, in some depth, board and managerial actions.

But I want to go further, and argue that both individuals be required to report regularly (monthly!) to the community in the News. Furthermore, these columns should not only deal with background on actions, but also on other things of importance such as items being considered for the future. The columns should not only cover material presented at meetings of the LWCC board, but also issues of any type that are being considered by a manager or the board.

The real point is that communication about and from Trust management and lay leadership has been extraordinarily poor. Yes, the general manager (sometimes) sends out an email that gives minimal facts (often resulting in unanswered questions), and Leisure World News does report about board actions, but many are just statements of what was done with little real information or depth.

Indeed, I would like to see requirements for sharing information about Leisure World governance that goes well beyond just two monthly columns. For example, I would like to see a requirement that every LWCC advisory committee chair write an informative piece at least twice a year for the News that not only describes actions their committees have taken, but also what they are discussing formally and informally.

The author of the Dec. 3 piece points out that when he

was president of his mutual, he would write a monthly column for his mutual newsletter about board actions, raise forthcoming issues, etc. I have done the same thing in organizations I have led and found that this kind of communication is really appreciated and valued by members, and helps them feel much more engaged with, and more understanding of, the work and issues confronting the organization.

The bottom line is that monthly columns by the general manager and the board chair will not only inform, but they will also go a substantial way to engage residents and help them to better understand their community. There is, in fact, no downside to increased communication; but there are substantial upsides.

Finally, it is important that these columns be well written, interesting and reflect ideas and provide background on topics rather than just state facts. At the same time, I appreciate that many people do not enjoy writing and/or do not do it well. Thus, perhaps the "authors" could engage "ghost writers" to help them with columns. Indeed, there are many residents in our community who are excellent writers and perhaps several would be delighted to help with columns on a regular basis.

– Arthur Popper

WHY DO WE NEED AN ADMINISTRATION BUILDING?

Why does the Leisure World administration need its own building? Is there something in the corporate charter that says it must have a stand-alone structure?

At Leisure World's main entrance, I'd rather see a multi-purpose landmark building with striking architecture that would have the Clubhouse I restaurants,



IN THE END, IT'S ALL ABOUT LOVE.

(Actually, also in the beginning and all the time in between!)

Christians everywhere celebrate the birth over 2,000 years ago of the embodiment of Love, Jesus Christ, to save us from our hard-headedness, anger, suspicion and hatred, to give us an example of how we might drop our defenses and instead open ourselves to give and receive love from all, not just those we like or who like us. We wish that same love to all of you.

"So faith, hope, and love remain, these three; but the greatest of these is love."

Christmas Vigil Mass Friday, Dec 24, 4:00 pm

Christmas Day Mass Saturday, Dec 25, 9:00 and 11:00 am

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Leisure World News

OF MARYLAND

December 17, 2021 • Published Twice a Month • residents.lwmc.com • leisureworldmaryland.com

Due to the dynamic nature of the COVID-19 (coronavirus) pandemic and recommendations of public health authorities, the events, meetings and other activities as well as schedule changes and hours of operation reported in this edition of Leisure World News may have been changed after press time.

Long-time General Manager Says Farewell to Leisure World

by Stacy Smith,
Leisure World
News

After 40 years of dedicated service to the residents of Leisure World, former long-time general manager Kevin Flannery will officially say farewell to the community on Friday, Dec. 31, his last day on staff.

It's a bittersweet time for Flannery, who says he'll miss the relationships he's forged with staff and resi-



Former general manager Kevin Flannery wraps up his 40-year career at Leisure World on Friday, Dec. 31. Photo by Stacy Smith, Leisure World News

dents during his tenure but is looking forward to spending more time with his grandkids, playing golf and volunteering with Catholic Charities.

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Board Opts to Build a New Administration Building

by Stacy Smith, Leisure World News

After nearly 10 years of discussion and deliberation, the Leisure World Community Corporation (LWCC) board of directors passed a motion at its Dec. 13 special meeting authorizing the general manager and staff to proceed with the construction of a new Administration Building.

The motion, which passed by a weighted vote of nearly 58 percent, also authorizes the general manager to negotiate and sign contracts pertaining to the building.

Additionally, the motion

resolves to retain Warfel Construction Company to construct the new building. The company is currently constructing improvements to the interior and exterior of Clubhouse I.

The total cost of the project is not to exceed \$13 million, and the motion authorizes the general manager to obtain up to six million as a loan, for a term not to exceed 10 years. Monthly loan repayment will be funded by the Resales Fund, which is a collection of a percentage of each Leisure World home's selling price paid for by the buyer.

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COVID-19 Vaccine, Booster and Testing Available Through Next Month

by Stacy Smith, Leisure World News

In addition to MedStar Health, the Maryland Department of Health (MDOH) is administering COVID-19 vaccines and boosters, as well as testing, to residents, their caregivers, family members and other guests on specific dates throughout next month.

Receiving a COVID-19 vaccine, booster or test before or around the holidays, a time at which many people gather in large groups, can help keep residents and their loved ones safe against the virus, with boosters and testing providing an extra layer of protection for those who are already fully vaccinated.

The chart on page 2 of this edition provides specific dates,

times and locations during which vaccines, boosters and testing are available. Choose a date the works well with your schedule, but please keep in mind that the chart is subject to change; check (residents.lwmc.com) or TV channel 972 for updates.

Further Details

MedStar Health is providing the Moderna vaccine and booster and requires an

appointment but is accepting only residents at this time. To make an appointment, call the Medical Center's pharmacy at (301-598-1005).

MDOH is providing the Moderna, Pfizer (including pediatric doses) and Johnson & Johnson vaccines and boosters to residents, their caregivers, family members and other guests. MDOH prefers if

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Leisure World News

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Board Approves Advisory Committee Members for 2022

by Stacy Smith, Leisure World News

The Leisure World Community Corporation (LWCC) board of directors at its regular meeting on Nov. 30 approved the list of appointed advisory committee members for 2022, with some amendments.

The final list of committee members will be distributed to the committee chairpersons and will be available on (residents.lwmc.com).

Comprised entirely of resident volunteers, Leisure World’s advisory committees

review and monitor specific programs and services in the community. Committees work with management and staff to assess needs and potential issues and make recommendations to the LWCC board of directors through the LWCC executive committee.

Staff Relocation

A motion that modifies a previously approved resolution directing the general manager to move staff from the Administration Building to Clubhouse I was approved by

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Pardon Our Dust



Construction workers overhaul the exterior of Clubhouse I to make room for a circular driveway. Construction will also include a vestibule at the Terrace and Stein Room entrance and expansion of the Maryland Room. The restaurants remain open; use the clubhouse's main entrance. Photo by Leisure World News

MedStar Health to Hold COVID-19 Vaccine Booster Clinics

by Leisure World News

MedStar Health begins administering the COVID-19 Moderna vaccine booster to residents beginning Tuesday, Dec. 7.

An appointment is required to receive a booster; call the MedStar Health Medical Center pharmacy at (301-598-1005) to schedule your appointment. Be sure to bring your COVID-19 vaccination record card to your scheduled appointment.

Vaccine boosters will be administered:

- Tuesdays (Dec. 7-Jan. 25) from 9 a.m.-5 p.m. in the Clubhouse I Chesapeake Room

- Thursdays (Dec. 9-Jan. 27) from 9 a.m.-5 p.m. in the Clubhouse I Chesapeake Room
- Fridays (Dec. 10-Jan. 28) from 9 a.m.-5 p.m. in the Clubhouse I Potomac Room
- Saturdays (Dec. 11-Jan. 29) from 9 a.m.-5 p.m. in Leisure World’s Medical Center

People age 18 and older who received one of the three COVID-19 vaccines (Moderna, Pfizer or Johnson & Johnson) are advised to get a vaccine booster, and can receive any of the three types, the Centers for Disease Control and Prevention says.

Board Revisits Administration Building Options this Month

by Leisure World News


The Leisure World Community Corporation (LWCC) board of directors holds a work session on Monday, Dec. 6, at 2:30 p.m.

The session, which will include a presentation on options related to plans for the Administration Building, is open to all residents remotely, but participation is limited to LWCC board members.

The board will come together again on Monday, Dec. 13, a week after the work session, for a special meeting at 2 p.m. to potentially vote on the Administration Building plan options. All residents are welcome to attend remotely and participate.

For information on how to remotely attend the work session and special meeting, see page 6.

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For updates from the general manager, **see page 7.**

Leisure World News

OF MARYLAND

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New Business Manager/ Facilities Director to Oversee PPD

by Leisure World News

John Zuk joins Leisure World of Maryland Corporation later this month as its new Business Manager/Facilities Director.

He will oversee the daily operations of the Physical Properties Department.

Zuk (rhymes with “book”) brings to his role more than 20 years’ experience in the commercial real estate business, where he managed retail, office and industrial properties.

A year ago, as vice president



New Business Manager/
Facilities Director John Zuk,
courtesy photo

and the director of property management for Rosenthal Properties, his portfolio included

nearly seven million square feet of properties from Bel Air, Maryland to Virginia Beach. He negotiated lease renewals for tenants and oversaw renovations, repairs and maintenance.

“I’ve replaced roofs and parking lots, made large landscaping changes and developed shopping centers,” he said.

Before his six years with Rosenthal Properties, Zuk

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Leisure World Welcomes New Security Manager



New Security Manager Jim Rudnick, photo by Leisure World News

by Leisure World News

Jim Rudnick joins Leisure World of Maryland Corporation as its new Security Manager next week.

He is no stranger to the Leisure World community, having worked 33 years in the Montgomery County Police Department (MCPD).

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New COVID-19 Boosters Available

by Leisure World News

The Federal Drug Administration (FDA) recently authorized bivalent formulations of the Pfizer and Moderna COVID-19 vaccines for use as a single booster dose.

The bivalent COVID-19 vaccine boosters are designed to give individuals broad protection against COVID-19, including better protection against the Omicron variant, according to

the FDA’s website.

The FDA’s authorization means that Montgomery County-sponsored clinics must provide only the updated bivalent boosters. People getting first or second doses are not affected.

Due to initial supply, the county recommends making an appointment to receive a vaccine booster. For more information or to find a clinic, visit (coronavirus.maryland.gov/pages/vaccine).

Sept. 29: All Invited to Community Chats

by Leisure World News

General manager Bob Kimble holds two community chats/town halls on Thursday, Sept. 29, at 10 a.m. and 4 p.m. in the Clubhouse I Crystal Ballroom.

These gatherings are open to all residents; registration is not required. Residents are welcome to bring any community-related questions, concerns or suggestions they have.

Refreshments will be provided.

For residents who can’t attend either community chat/town hall in person, one is expected to be recorded and uploaded later to the resident website, (residents.lwmc.com). More information will be forthcoming.

Management plans to hold community chats/town halls on a quarterly basis, with the next one tentatively planned for some time in December.

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Next year's advisory and special committee chairs were recently approved by the LWCC board. For more information, **see page 7.**

GOVERNANCE & Information

HOLIDAY SCHEDULE

Monday, Sept. 5, Labor Day

Administration.....Closed

CLUBHOUSE I

Lifestyle Department.....10 a.m.-3 p.m.
Rossmoor Library.....Closed
Clubhouse Grille.....Closed
Stein Room.....11 a.m.-7 p.m.
Terrace Room.....11 a.m.-7 p.m.
Carryout.....11 a.m.-7 p.m.
Delivery.....3:30-6 p.m.
Swimming Pool (Outdoor).....10:00 a.m.-6 p.m.

CLUBHOUSE II

Lifestyle Department.....11 a.m.-9 p.m.
FISH Desk.....Closed
Fitness Center.....4 a.m.-9 p.m.
Swimming Pool (Indoor).....noon-7 p.m.

OTHER SERVICES

Golf Course & Pro Shop.....7:30 a.m.-6 p.m.
MedStar Health.....Closed
MedStar Pharmacy.....Closed
Physical Properties Department (PPD).....Closed
Post Office.....Closed
Security Gates.....Open
Signal Financial Federal Credit Union.....Closed

Shuttle Buses: No shuttle service. Call Main Gate for supplemental transportation.

Trash Collection: No trash or recycling collection. Trash collection will be on the next regular day for your location.

Governance Meeting Information

Executive Committee and Board of Directors meetings are available to attend live via Zoom. Governance meetings are open to all residents unless legally closed.

Executive Committee Meeting

The LWCC Executive Committee is scheduled to meet on Friday, Sept. 16, 9:30 a.m. via Zoom.

To attend remotely by phone: Dial (+1 301 715 8592)

To attend remotely by video: Visit (<https://tinyurl.com/LWMC-Zoom1>)

The meeting ID is (835 046 4611) and the passcode is (3547) for both phone and video.

Board of Directors Meetings

The LWCC Board of Directors is tentatively scheduled to meet for a special meeting on Wednesday, Sept. 7, at 2 p.m. to consider LWCC advisory committee chair appointments for 2023. The board is scheduled to meet for a work session on Tuesday, Sept. 13, at 9:30 a.m. to discuss the community's budget. The board's regular meeting is scheduled for Wednesday, Sept. 28, at 9:30 a.m.

To attend remotely by phone: Dial (+1 301 715 8592)

To attend remotely by video: Visit (<https://tinyurl.com/LWMC-Zoom1>)

The work session and meeting ID is (835 046 4611) and the passcode is (3547) for both phone and video.

Group Email Addresses

Residents wishing to contact Leisure World Management or a specific department, the LWCC Board of Directors, or the Executive Committee may send an email to the appropriate email address listed below. It will automatically be forwarded to all members of that group who have an email address on record.

Messages to any of the email groups should pertain only to the management and operation of Leisure World trust properties, services, or activities. Please do not send emails to multiple addresses, as there will be a duplication of recipients and will not result in a faster response to your question or comment. Messages pertaining to mutuals or anything else which Management, the Board of Directors, or Executive Committee does not control should also not be sent to these groups.

The group email addresses are:

- LWMC Management - management@lwmc.com
- LWCC Board of Directors - board@lwmc.com
- LWCC Board Chair - LWCCBoardChair@lwmc.com
- LWCC Executive Committee - execcomm@lwmc.com
- Administration - administration@lwmc.com
- Communications - communications@lwmc.com
- Lifestyle - recreation@lwmc.com
- Security - security@lwmc.com

Physical Properties Department (PPD)

- Physical Properties (general email) - physicalproperties@lwmc.com
- Community Services - communityservices@lwmc.com
- Grounds - grounds@lwmc.com
- Insurance - insuranceclaims@lwmc.com
- Trash and Recycling - sanitation@lwmc.com

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Date of Community Chat/Town Hall has Changed

by Leisure World News

The date and times of this month's community chats/town halls with general manager Bob Kimble have changed.

The chats are now held on Thursday, Sept. 29, at 10 a.m. and 4 p.m. in the Clubhouse I Crystal Ballroom. The chats are in-person, and not an in-person/Zoom hybrid.

These gatherings are open to all residents; registration is not required. Residents

are welcome to bring any community-related questions or concerns they have. Refreshments will be provided.

For residents who can't attend either community chat/town hall in person, one may be recorded and uploaded later to the resident website, (residents.lwmc.com). More information will be forthcoming.

Management plans to hold community chats/town halls on a quarterly basis, with the next one tentatively planned for some time in December.



General manager Bob Kimble, photo by Leisure World News

Leisure World News

OF MARYLAND

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Due to the dynamic nature of the COVID-19 (coronavirus) pandemic and recommendations of public health authorities, the events, meetings and other activities as well as schedule changes and hours of operation reported in this edition of Leisure World News may have been changed after press time.

Nearly Ready



Workers spray paint parking lines at the near-finished circular drive outside Clubhouse I on Aug. 4. Photo by Leisure World News

On a Mission

New Director of Music Puts Choir Back Together



Holly Oberle, The Inter-Faith Chapel's new director of music, plays the organ at the Chapel's altar on Aug. 16. Photo by Stacy Smith, Leisure World News

Community Chat/Town Hall Postponed

Management's Community Chats/Town Halls with residents that were originally planned for Tuesday, Aug. 23, have been postponed to September. Postponing the event allows time for the Leisure World Community Corporation board of directors to discuss proposals for the 2023 community budget. More details will be forthcoming as they become available.

— Leisure World News



General manager Bob Kimble speaks to the Leisure World Community Corporation board of directors at a meeting on July 26. Photo by Leisure World News

by Stacy Smith, Leisure World News

“We’re putting the band back together,” says Jake, Jim Belushi’s comical, just-released-from-prison character in the classic 1980 film, “The Blues Brothers.” “We’re on a mission from God,” deadpans his brother Elwood, played by Dan Akroyd. The characters’ sincerity is played for laughs, and the band does eventually get back together. But while Jake and Elwood must badger their former bandmate into reuniting with them, The Inter-Faith Chapel’s choir

members are likely eager to resume their own musical mission, which was put on hold at the start of the COVID-19 pandemic in March 2020. Getting the Inter-Faith band back together, so to speak, is Holly Oberle, the Chapel’s new director of music and a Leisure World resident for seven years. Next month, after two and a half years, the choir will gather to rehearse hymns and songs for upcoming services. “It’s going to be like starting over,” Oberle says, explaining that choir members didn’t

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The Health Advisory Committee plans to seek residents’ feedback on medical services. For details, **see page 16.**

THOUGHTS & OPINIONS: *From Our Residents*

SUBMITTING AN ITEM TO THOUGHTS & OPINIONS

1. Submissions must be emailed to (aclwn@lwmc.com) or delivered to the LW News Office.
2. Receipt of submissions will be confirmed by email or telephone.
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4. LW News cannot guarantee when or if a submission will be published.
5. To view the full Leisure World News Guidelines, sign in to (residents.lwmc.com) and click on Documents, then select the Advisory and Special Committees folder, and click the Communications folder.

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- Respect:** Remember that your opinion is about ideas, not individuals, and please avoid personal attacks.
- Brevity:** Being concise will ensure that your opinion will have maximum impact.
- Accuracy:** Document all factual assertions. Opinions that are backed up with facts are more powerful, but only if the facts are accurate.
- Ownership:** All submissions are subject to editing but you will have the opportunity to approve the edits before publication.

Opinions are strictly those of the writers. *Thoughts and Opinions* is maintained by the Communications Advisory Committee.

GENERAL MANAGER BRINGS POSITIVE CHANGES

I hope we all have noticed the positive changes that have happened since Bob Kimble joined us as general manager. Some that can easily be noticed include the Town Halls/Community Chats to share his vision for the community, the community picnic in May, the Juneteenth celebration, revival of a Sock Hop with Mr. Kimble as the DJ and, most recently, painting the globe, which marks the entrance to our community. These are among the activities transforming our sleepy Leisure World into a more vibrant community.

Other changes that may have gone unnoticed, but are even more important to the future of our community, include

hiring a chief financial officer; hiring an investment firm to maximize returns on idle funds; initiating accurate forecasts for future expenses and adequate reserve commitments; making a final decision on the Administration Building at a reduced scale; sending staff members to professional conferences to further enhance their job performance; frequent communication with the community through emails and participation in many committee meetings; and encouragement of the use of proven management models. His clear commitment at the last Town Hall/Community Chat was, "We want a high level of customer service, because that's what you are paying for and that's what you should expect."

My view is that Leisure World is in the process of revival toward an ideal retire-

ment community that we all dreamed of when we moved here. Let us open our eyes and ears and support Mr. Kimble for his leadership in bringing positive changes in both management and social opportunities to our lovely community.

— *Semoon Chang*

HOW MUCH ENERGY IS USED TO MAKE TOAST?

When using your appliances, have you ever thought about what the power plant does to make that energy and how much it costs you? This letter will discuss those questions.

Energy supplied to your home comes from many nationally distributed sources and includes fossil fuels, nuclear and renewables (wind, hydro, solar, etc.). For this letter, coal was selected (it still supplies 21.8 percent of U.S. energy) because it is easy to visualize. A toaster was selected as the appliance.

The label on the bottom of toaster indicates that it uses 1,000 watts or one kilowatt. A "watt" is an International System of Units (SI) unit of power named after Scottish inventor James Watt. Energy is simply the power used multiplied by the time it is used; so if you used your toaster for one hour, you would have used one

kilowatt-hour (kWh) of energy.

In the SI parlance, energy is measured in "joules," named after English physicist James Joule. It is the amount of energy needed to raise the temperature of one gram of water by one degree centigrade. A nifty conversion factor is one kWh equals 3.6 million joule (MJ).

Fossil fuel power plants burn natural gas, oil or coal to make steam, which spins a turbine, which spins a generator to make electrical energy, which is then transmitted over wires to your house. However, because of the laws of nature, only 37 percent of the energy in the fossil fuel burned at the power plant results in energy at your house. The remainder of that energy is lost as heat to the atmosphere.

So let's assume it takes six minutes to make toast with your one kilowatt toaster. The energy it uses is then six kilowatt-minutes or 0.1 kilowatt-hours and, using SI units, this is 0.360 MJ. With an overall efficiency of 37 percent, that means about one MJ of coal must be burned at the power plant to make the electricity to make your toast. One pound of coal contains about 12 MJ. So the power plant burns a couple of ounces of coal to make your toast. And, if energy costs 20 cents per kWh, they charge you about two cents.

Let's don't talk about roasting turkeys.

— *Henry Anderson*

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Finding What You’re Looking For: General Manager’s Zoom-only Town Hall

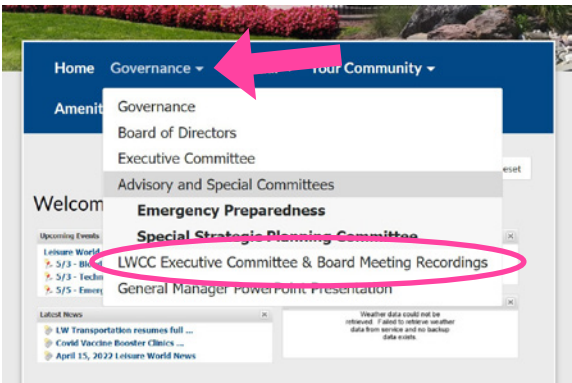
by Leisure World News

Residents unable to attend one of general manager Bob Kimble’s three in-person town halls had an opportunity to catch a Zoom-only town hall on April 5, and a recording of this version is available on the resident website, (residents.lwmc.com).

Kimble discusses his vision for Leisure World’s future by way of a PowerPoint presentation, and the town hall concludes with a question-and-answer session.

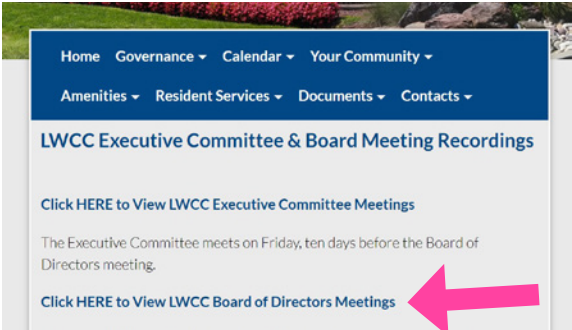
Residents who’d like to watch the approximately one hour and 31-minute recording but need help finding it on the website should follow these steps.

1.



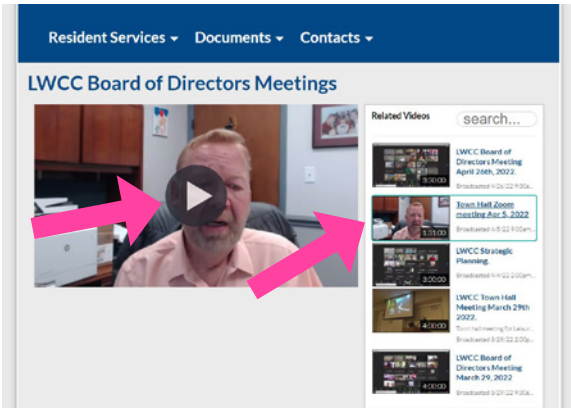
After signing into the resident website, click on the drop-down arrow next to “Governance,” and then in the dropdown menu that appears, click on “LWCC Executive Committee & Board Meeting Recordings.”

2.



Then, click on the link that reads “Click HERE to View LWCC Board of Directors Meetings.”

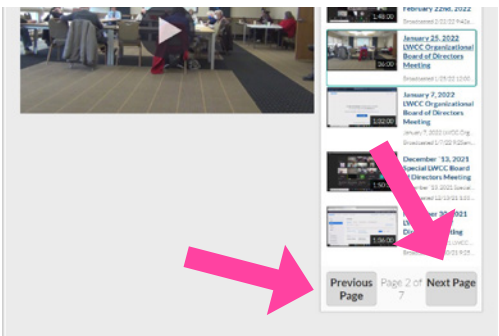
3.



Video thumbnails and links to the community’s town hall and Leisure World Community Corporation (LWCC) board meetings will appear in chronological order by date, starting with the most recent.

Click on the link that reads, “Town Hall Zoom meeting Apr 5, 2022,” and the video will appear on your screen. Click on the video’s “play” icon to watch the town hall meeting.

4.



Don’t see the video of the Zoom-only town hall, or looking for a different video? Not to worry; there are currently seven pages of videos, so you might need to click on the “Previous Page” or “Next Page” tabs that appear at the bottom of the video thumbnails to find the video you’re looking for.

So, for example, if you’re looking for an LWCC board meeting video from 2021, you would click on the “Next Page” tab one or more times to find the video. If you need to return to a previous page, just click the “Previous Page” tab.

All screenshots by Leisure World News

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Leisure World News
OF MARYLAND

An official publication of the Leisure World Community Corporation, Leisure World News is published twice monthly by Leisure World Staff in collaboration with the Communications Advisory Committee.

Leisure World News is published for the benefit of Leisure World residents. Its mission is to provide news and information about community governance and other relevant issues, events, and activities, and to provide residents a forum for their opinions and an opportunity to contribute articles of general interest. All matters concerning the Leisure World News will be decided with this mission in mind.

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THOUGHTS & OPINIONS: *From Our Residents*

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A REMINDER TO DOG OWNERS

I have noticed that some residents consistently let their dogs relieve themselves on the sidewalks and even in crosswalks. There is dog poop on the sidewalk across the street from Clubhouse I almost every day. On one occasion, someone let their dog do its business right in front of a bench across from Fairways South where people put their feet.

Why can't you curb your dog if it likes to poop on concrete, or even move it to the grass on either side of the sidewalk? For those of us who walk frequently, it is disgusting and unsanitary. We pay large condo fees to support

the Leisure World maintenance staff. They do an exceptional job of keeping our community clean. There are even some residents who walk around picking up litter to help keep our grounds clean. If you have a dog, assume your responsibilities to pick up after them and keep them off our sidewalks. This affects all of us, so please be a good neighbor and citizen of the Leisure World community. Take pride in our community like the rest of us do.

— Aaron Fineman

NOT IMPRESSED BY TOWN HALL

I watched general manager Bob Kimble's Town Hall on

A Few Things to Remember

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March 29 using Zoom. I was not impressed.

Despite the months we have been using Zoom, the administration was unprepared for a hybrid meeting. In the early part of it, no one was monitoring the Zoom attendees to mute them, so much of the speaking was unintelligible. The setup did not allow the Zoom attendees to be heard; our pleas to take care of this were unanswered, so our questions were not addressed in the open forum.

Mr. Kimble was mostly off-camera, his voice was fuzzy, and he barely managed to repeat questions asked by the in-person audience. This was quite unprofessional and should not be blamed just on IT. Spend some money on a consultant, coaching and equipment to do it right. Zoom isn't going away.

The slide show, at least, was somewhat moderated from the original one presented to the Leisure World Community Corporation (LWCC) board of directors with its top-down, big-foot changes. Mr. Kimble mostly used "I" for his ideas for the future and seemed to reserve "we" for negative comments, such as "We kicked the can down the road..." regarding underfunding the Trust Replacement Reserve.

I find Mr. Kimble's attitude disappointing. The mutuals, as he is learning the hard way, are independent corporations with their own by-laws and cannot be steamrolled. The high-rises have made it clear they will not agree to having portfolio

managers over their property managers or reallocating their maintenance staff into a common Physical Properties Department pool. His experience seems to be exclusively with single family HOAs, not the mixture of association types and building structures that is the reality for Leisure World, as indicated by his repeated references to HOAs.

His lack of respect is also evident: dismissing the basement of Clubhouse II as unworthy of staff and only good for a jail, when there are organizations that meet or store supplies there; countering a question about renaming "Leisure World" (I also hate the name) with a statement that he likes it; and "Ladies before gentlemen" Please, this is the 21st century! I heard from a friend that, at a later Town Hall, he called the women on his staff his "girlfriends." That is near to being actionable.

Yes, our structure and governance need review and change, but I wonder if Mr. Kimble is the right general manager for that process.

— Carol Edwards

WALKING IN LEISURE WORLD IS SCARY

One of the reasons I moved to Leisure World is because I thought it was a safe place to live as I age. I have been living here for only three months and I walk the grounds often to enjoy the beauty of nature that is all around us.

FREE SPRING CLEANOUT

3816 International Dr., Silver Spring, MD

Leisure World Shopping Center in the rear parking lot - Follow the signs

MAY 14TH FROM 9:00 AM TO 12:00 PM

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General Manager Shares his Vision for Leisure World's Future

by Stacy Smith, Leisure World News

General manager Bob Kimble shared his vision for Leisure World at the first in a series of town halls on March 29 that had approximately 112 attendees in the Clubhouse I Crystal Ballroom and more than 150 tuning in via Zoom.

During a presentation punctuated several times by audience applause, Kimble discussed the changes he would like to see regarding Leisure World's finances, operations, governance structure and community building, with the emphasis on improving customer service and residents' quality of life, as well as saving the community money and planning responsibly for its future.

"We want a high level of customer service, because that's what [you] are paying for and that's what you should expect," Kimble told the crowd.

Reserve Funds

A reserve study helps ensure a community has an accurate forecast of future expenditures and that adequate funds are set aside for these expenditures, but so far, the community has been "kicking the can down the road," Kimble said.

Leisure World's reserve fund has about \$1 million dollars currently, a "far cry" from where funding should be, Kimble said. And in a timely

move, Montgomery County is considering requiring homeowners' associations to fund their reserve, regardless of what a community's documents state.

"We have to be creative in coming up with a plan here, but it's going to be a hard hit this year because we are so far underfunded," Kimble said.

"As a result of having a CFO, I plan on having better reporting and analysis." A separate town hall may be planned to discuss the reserve study in greater detail with residents.

Department Operations

Kimble highlighted several key areas of operations in Leisure World with his suggested changes, some of which have already begun.

Communications:

- hire an outside sales representative to stimulate advertising dollars
- create a business plan
- identify additional revenue sources
- create a marketing video for the public website to highlight best aspects of life at Leisure World
- website redesign

Information Technology:

- create Cloud-based data storage
- protect data from hacking and ransomware attacks

- look into fobs/keyless entry to Trust properties
- evaluate new property management software

Physical Properties:

- increase maintenance staff
- streamline and evaluate department, including appliance and inventory
- increase resident participation in service contracts
- develop a business plan
- improve customer service

Property Management:

- hire two property managers to oversee community's non-high-rises (approximately 1,829 units) to provide better customer service
- have onsite administrative assistants and/or assistive property managers
- provide stronger support to smaller mutuals by assigning them a property manager

Kimble also emphasized the need to retain effective employees across all departments by paying them a proper rate of pay.

Governance Structure

The governance structure of Leisure World is overly complex and has too many separate operating entities, the community's strategic plan states, and Kimble agrees.

We have to work toward the development of a new governance plan, which some of the committees have been working on," he said.

Kimble envisions two boards with distinct responsibilities:

- a seven-member executive board that adopts policy decisions and the community's annual budget, oversees the general manager and some advisory committees and approves all contracts of under \$2 million
- a 34-member board of directors, with members drawn from each mutual, that makes decisions on projects more than \$2 million, oversees some committees and serves in an advisory

capacity to the executive board

"Keep in mind that [these] are only my suggestions, Kimble said, emphasizing that the board of directors and mutual boards would make decisions regarding any changes to the community's governance.

Kimble said these changes would create faster and more informed decision-making and place board focus on the community at large.

"With a 34-member board, there's just too much confusion and decisions take forever," he said, adding that "it's much more effective to have a smaller board."

Community Events

"I want to see us building a community here, with more activities as a community," Kimble said. Some of the community activities he proposed include:

- Community chats and town halls with the general manager
- Monthly DJ dances
- Performing arts, such as a summer concert series
- Sponsored events, such as fireworks and picnics

After his presentation, Kimble opened the town hall to residents' questions.

More Information

Registration for the remaining three in-person town halls is full, but a Zoom-only town hall is planned for Tuesday, April 5, at 10 a.m.

- To attend by internet – Visit (<https://bit.ly/3iPAool>)
- To attend by phone – Dial (301-715-8592)


The meeting's ID is (835 046 4611) and passcode is (3547) for both internet and phone.

Additionally, the town hall's PowerPoint presentation is available to view on the resident website, (residents.lwmc.com). In the dropdown that appears after clicking on "Governance," click on "General Manager PowerPoint Presentation."

CORRECTION

The last name of Leisure World's newly hired chief financial officer was misspelled in the March 18, 2022 edition of Leisure World News. The correct spelling of his full name is Robert Alonso.

Alonso officially joins Leisure World's team on Monday, April 4.



Robert Alonso, courtesy photo

Leisure World News

OF MARYLAND

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Due to the dynamic nature of the COVID-19 (coronavirus) pandemic and recommendations of public health authorities, the events, meetings and other activities as well as schedule changes and hours of operation reported in this edition of Leisure World News may have been changed after press time.

Board Receives Updates on Upcoming Projects

by Stacy Smith, Leisure World News

With a slim agenda of action items to consider, much of the Leisure World Community Corporation (LWCC) board of directors' regular meeting on March 28 instead focused on community updates and reports. Most notably, architects are redesigning the planned Administration Building to reduce its square footage by approximately 3,000, which is likely to save the community about \$1 million, said general manager Bob Kimble. The planned building requires less storage space, as the community has now moved from physical computer servers to cloud servers.

Project Proposals

Projects proposed for inclusion in Phase II of the Facilities Enhancement Plan have been vetted by the Community Planning Advisory Committee (CPAC) and referred to relevant advisory committees for further consideration. Going forward, CPAC plans to develop a master plan to be submitted to the board later this year. The 16 projects under consideration include plans for these existing and proposed amenities and facilities, as well as a few other proposals:

- Clubhouse II Auditorium

- dog park
- Clubhouse I outdoor swimming pool and lanai
- indoor pickleball court
- protected pedestrian walkway on Trust property
- garden drainage at the garden plots
- Leisure World globe outside Main Gate entrance
- labyrinth
- bocce court (relocation)
- Wood Shop (expansion)
- Norbeck Gate (reconfiguration)
- investment in nearby vacant land
- business partnerships with nearby senior communities
- Clubhouse I (expansion)
- solar panels
- electric vehicle charging stations

The CPAC's full report starts on page 35 of the meeting's agenda packet, which is available to view, download or print from (residents.lwmc.com) > Governance > Board of Directors > Click HERE to view Board of Directors Meeting Documents > Board of Directors Meeting Agendas and Minutes > 2022 > 3/29/2022 LWCC Board of Directors Meeting.

Medical Center Report

A representative from Medstar Health Medical Center presented a 2022 to-date status update to the

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General Manager Holds Town Hall



A resident makes a comment at the first of a series of town halls held by general manager Bob Kimble on March 29 in the Clubhouse I Crystal Ballroom. For the story, see page 4. Photo by Leisure World News

Clubhouse Grille Reopens this Month

by Leisure World News

After a long hiatus, the Clubhouse Grille restaurant in Clubhouse I is set to reopen on Friday, April 29, at 4 p.m.

To kick off the reopening, blues guitarist David Cole and the Main Street Blues

Band will perform from 7-10 p.m. in the restaurant's wine and whiskey bar. A \$5 cover charge is applied to all guests during live music hours.

The fine dining restaurant will be open Thursday through Saturday from 4-10 p.m.

and offers beef, seafood and chicken entrees, daily and nightly specials, homemade soups, a 10-seat bar and cozy lounge area.

To make a reservation, call the restaurant at (301-598-1330).



Photo by Leisure World News

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The Inter-Faith Chapel is collecting donations for Ukraine's war victims. For details, **see page 3.**

Leisure World News

OF MARYLAND

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General Manager Holds Town Halls Later this Month

by Leisure World News

General manager Bob Kimble holds a series of town halls for the community in late March in the Clubhouse I Crystal Ballroom. The dates and times are:

- Tuesday, March 29, at 2 p.m.
- Wednesday, March 30, at 6 p.m.
- Thursday, March 31, at 10 a.m.

Kimble will share his vision for Leisure World’s future with the community, as he did during a PowerPoint presentation to Leisure World Community Corporation’s (LWCC) board of directors at its February meeting.

Registration for all three in-person town halls is full.

Tune in via Zoom

The first town hall on March 29 will also be available to watch or listen to remotely via Zoom.

To watch the town hall online, go to (<https://bit.ly/3pAy1tq>).

To listen to the town hall by phone, dial (301-715-8592).

The meeting ID is (848 7253 7133) and passcode is (3547) for both online and phone.

Zoom video of this first town hall will also be posted later to the resident website, (residents.lwmc.com).

More information about the video’s posting will be provided as it becomes available. Residents are encouraged to sign up as users on (residents.lwmc.com) to receive emails with timely information and updates from management.

Sneak Preview

In the meantime, residents who would like to view Kimble’s PowerPoint slides presented at the LWCC board of directors meeting can sign in to (residents.lwmc.com) and click on “General Manager Presentation 2022-02-22” in the Governance dropdown menu.

Resident Volunteer Prepares Nesting Boxes for Bluebirds



Bird enthusiast and cyclist Anne Harrison affixes a recently rehabbed bluebird nesting box, one of 30 located around the golf course, near the irrigation pond behind The Greens buildings on March 15. Photo by Stacy Smith, Leisure World News

by Stacy Smith, Leisure World News

Among the golf course’s lush greenery, a blue tricycle suddenly appears, traveling slowly along the paved path at the irrigation pond behind The Greens buildings on March 15.

The bike crawls to a stop, and the helmeted woman riding it, Anne Harrison, strides up to a pole stuck in the ground. She’s carrying something bulky under her arm, but it’s not golf clubs as one might expect. Rather, it’s a bluebird nesting box, one of 30 that are scattered about the edge of the

golf course for birds to live in next month, laying their eggs and feeding their young. Harrison has been building, rehabbing and tending to these nesting boxes for about four years, first as an apprentice to Howard Goldberg, the resident who formerly led the effort, and now as the project’s leader who has helped teach a handful of other volunteers how to care for these boxes during the COVID-19 pandemic. In the coming weeks, Harrison and her volunteers will clean and sanitize the

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Protect yourself from becoming a victim of fraud. For details, **see page 5.**

Leisure World News

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A Rare Sight



An American bald eagle carrying a fish in its talons flies uphill from the golf course's 17th hole on Feb. 27. Photo by Tom Marsden

Town Hall Series Held this Month

by Leisure World News

General manager Bob Kimble announced at the Feb. 22 LWCC board of directors meeting that he plans to hold town hall meetings for the community in late March in Clubhouse I. The dates and times are:

- Tuesday, March 29, at 2 p.m.
- Wednesday, March 30, at 6 p.m.
- Thursday, March 31, at 10 a.m.

He asks that residents sign up for only one session. Beginning March 28, if seats remain available, residents may sign up for an additional session. Residents can sign up for a town hall by either:

- stopping by the Club

- house I or II Education and Recreation office
- phoning Clubhouse I at (301-598-1300)
- phoning Clubhouse II at (301-598-1320)
- emailing (recreation@lwmc.com)

Remote-Watching Options

The first of these three town halls is planned to be available via Zoom as well as in person. Additionally, residents who are unable to sign up for one of the in-person town halls can catch the March 29 town hall's playback, which will be posted later to (residents.lwmc.com). Details on these remote options for watching the town hall will be shared with the community when they become available.

Board Receives General Manager's Vision for Potential Changes to Community

by Stacy Smith, Leisure World News

General manager Bob Kimble presented his vision for the community via a PowerPoint presentation at the Leisure World Community Corporation (LWCC) board of directors' regular meeting on Feb. 22. Kimble outlined proposed changes to Leisure World's corporate structure, gover-

nance, community activities and department operations to increase revenue and improve customer service to residents. A series of in-person town halls is planned for later this month for Kimble to present his ideas to the community, and all residents are welcome to sign up to attend one of them. For more information, see the box at the top of this page. In the meantime, residents

can view the general manager's PowerPoint presentation on (residents.lwmc.com) by clicking on the link entitled "General Manager PowerPoint Presentation 2022-02-22" in the Governance dropdown menu.

Upcoming Meeting Dates

The board acted on just one motion at the meeting, approving a resolution that

changed the date of the Tuesday, May 31, regular board meeting to Wednesday, June 1, to avoid a scheduling conflict with Memorial Day. Also, the Tuesday, Sept. 27, board meeting was rescheduled to Wednesday, Sept. 28, to avoid conflicting with Rosh Hashanah.

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Several new groups are seeking members. For details, **see page 20.**