

Item 9 - Correspondence

From: [Bob Ardike](#)
To: [MCP-Chair](#); Councilmember.Albornoz@montgomerycountymd.gov; marc.elrich@montgomerycountymd.gov; joy.nurmi@montgomerycountymd.gov
Cc: [slk](#); [Robert Kimble](#); richmadaleno@gmail.com; [vaughn.stewart](#); [Ben Senator Kramer](#); NataliFaniGonzalez@gmail.com; kristin@kristinmink.com; mgent1@aol.com; cctrohan@gmail.com; [Tim Carrico](#)
Subject: "First Do No Harm."
Date: Saturday, October 29, 2022 5:08:33 PM
Attachments: [page4image3211706256.png](#)

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

The “temporary” Montgomery County Planning Board should be guided by a principle attributed to the field of medicine.

“First Do No Harm.” In other words, **halt the destruction** of a historical community asset, located at Leisure World. The building **can/should be** refreshed or renovated which would result in half a century or more of its useful existence. The temporary planning board has the authority and means to do this

Tearing down the current Leisure World Administration Building(**see pics**) would also **needlessly** add tons of demolition debris to already saturated landfills. This was not a consideration taken into account a few years ago.

On November 10, 2022, the Leisure World Community Corporation/Leisure World of Maryland **will be seeking** Montgomery County Planning Board **approval of their amended site plan** re: construction of a “new administration building”.

That is the date to make a statement loud and clear...**“This Board is not the previous planning Board.”**

Be also aware...





...that only a small majority of the **34 member Board of Directors** want to **destroy** this building and construct a replacement. That replacement structure is now estimated to cost over **12 million dollars**.

Such money will not be easily raised. Attempts at doing so will only result in **displacing** low and moderate income residents **who will not be able to pay** their ever increasing monthly HOA fees. Those residents will have to sell their Units and **become a part of the “many,”** in Montgomery County, already in search for more affordable housing. Why permit this?

It is no secret. Leisure World is **“financially bleeding.”** The last year has revealed numerous infrastructure needs **that will require millions of dollars** to remediate. **Money that Leisure World does not have...!**

Outside assistance is needed to prevent a **small majority** of the Leisure Board of Directors from jeopardizing the financial well being of thousands of residents who are powerless to prevent this from happening.

Be a part of that **assistance...**

From: [slk](#)
To: [MCP-Chair](#); councilmember.albornoz@montgomerycountymd.gov; [Marc Elrich](#)
Cc: justus@justus.group; lwd@justus.group; lwgreen@justus.group; [Natali Fani Gonzalez](#); [vaughn stewart](#); kristin@kristinmink.com
Subject: re: Site Plan No. 82017012B Leisure World Admin. Bldg.
Date: Saturday, October 29, 2022 8:44:46 PM

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

To:

MCP Chair and (acting) Commissioners:
Jeffrey Zyontz, temporary acting chair,
Amy Presley temporary acting vice chair,
Cherri Branson, David Hill, and Roberto Piñero, temporary acting Planning Board commissioners

From:

s.katzman, “JustUs” Founder/President
Leisure World resident

Unlike our right to vote for county council candidates, who then have the right to appoint you to this position, the Leisure World Board of Directors purposefully denies member/unit owners the right to vote on who will “represent” our best interests — they consciously deny our most fundamental and requisite form of rights and freedoms— thereby engage in “taxation without representation”.

The County Council’s “loss of confidence” in the Planning Board appointees necessitated the recent actions taken by the Council. Unlike the Council, 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 - at least 25% (2200+) of whom signed petitions citing objection to their intended building - said building to be for the sole purpose of management employee comfort - NOT for the benefit of the member/unit owners.

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, thus precluding the ability to add to amenities directing benefiting the fee paying member/unit owners.

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.

According to Council President Gabe Albornoz, the purpose of your appointments was to "restore the public's confidence in the agency". The majority of Leisure World residents confidence in this commission was zero after the original decision to approve the Leisure World administration building site plan. Like the unelected Leisure World Board of Directors, the Planning Board Commissioners voted to oppose and ignore the 2200+ Leisure World residents who signed petitions calling for renovation of the current building rather than its destruction.

The Commission had tasked Leisure World to "gain consensus" of the residents -- - yet, though proven they had not, the commissioners nonetheless, ignored and left the residents adrift by approving the plan, thus signing a death warrant calling for the utter destruction of 60-70+ stately mature trees, construction of a building in ditch located within a flood plain that becomes a river whenever there is a heavy rain and residents holding the bag for \$19 MILLION dollars and a community of seniors at odds.

Do you assure that our financial fears, concerns, dissatisfaction and requests to reconsider this gross miscarriage of justice, will be heard and taken into consideration?

With that said, there is only one way for this Acting Commission to restore faith and regain trust with the Leisure World residents - that is to rescind the decision to approve the Leisure World site plan.

Sincerely,

s.katzman
240-433-3386

admin@justus.group

JustUs

Conscience of the Community

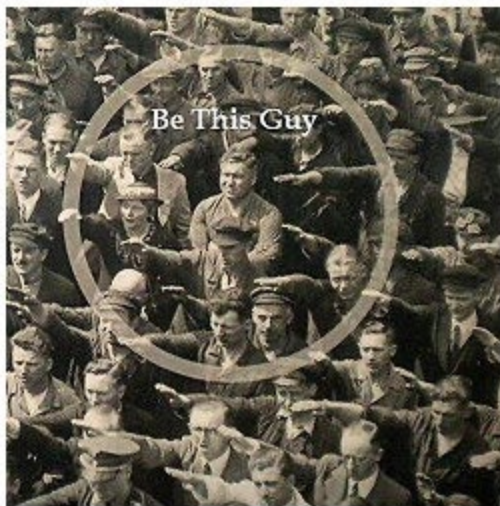
s.katzman, president

admin@justus.group



"Never forget that a small group of thoughtfully committed citizens can change the world...."

Margaret Mead



From: [Bob Ardike](#)
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
Date: Sunday, October 30, 2022 4:45:36 PM

[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.

From: [David Polinsky](mailto:David.Polinsky@montgomerycountymd.gov)
To: marc.elrich@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov;
ben.kramer@senate.state.md.us; vaughn.stewart@house.state.md.gov; natalifan.gonzalez@gmail.com; [MCP-Chair](#); [Stern, Tanya](#); kewis@wjla.com
Subject: Planning Board Hearing on Leisure World Project
Date: Sunday, October 30, 2022 7:42:46 PM

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

I am asking for your help in getting the hearing for Leisure World that was scheduled for Nov 3, 2022 rescheduled as soon as possible.

This project has been delayed by the actions of a small vocal minority. The delay will end up costing Leisure World millions of dollars.

The proposal to build a replacement Administrative Building in Leisure World makes sense economically, environmentally and helping Leisure World residents have access to facilities.

Replacing a 50 plus year old building that has poor insulation an outmoded HVAC system and sits on old boiler plant that floods will lead to less energy consumption and fewer emissions.

The site of the current building would be turned into a parking lot, mostly for handicap spaces. This parking lot will give on level close access to Clubhouse I. Currently to access Clubhouse I, you are required to walk a long distance up hill. Anyone using a walker or a cane has great difficulty in accessing the bulk of Clubhouse I. The recently completed circular driveway offers a few handicap parking spaces for access to the restaurant. I invite you to come to Leisure World and see for yourself how difficult it is to access Clubhouse I. Many residents can not go to the Clubhouse because of the access problem.

I for one do not understand why some people in Leisure World want to deny Leisure World residents from having easy access to the Clubhouse.

Thank You

David Polinsky
Leisure World Resident

DAP1049@hotmail.com

301-598-5175
3005 S Leisure World Blvd
Apt 720
Silver Spring MD 20906

From: [Stern, Tanya](#)
To: [David Polinsky](#); marc.elrich@montgomerycountymd.gov; councilmember.albornoz@montgomerycountymd.gov; ben.kramer@senate.state.md.us; vaughn.stewart@house.state.md.gov; natalifan.gonzalez@gmail.com; [MCP-Chair](#); klewis@wjla.com
Cc: [Kronenberg, Robert](#); [Sanders, Carrie](#)
Subject: Re: Planning Board Hearing on Leisure World Project
Date: Sunday, October 30, 2022 8:53:50 PM

Good evening Mr. Polinsky,

This item was rescheduled for the Planning Board's November 10 meeting. Please see item 9 on the agenda:

<https://montgomeryplanningboard.org/agenda-item/november-10-2022/>

Thank you,

Tanya Stern, AICP
Acting Planning Director
Montgomery County Planning Department
tanya.stern@montgomeryplanning.org
301-495-4508 office | 301-712-7857 cell

From: David Polinsky <dap1049@hotmail.com>
Sent: Sunday, October 30, 2022 7:42 PM
To: marc.elrich@montgomerycountymd.gov <marc.elrich@montgomerycountymd.gov>; councilmember.albornoz@montgomerycountymd.gov <councilmember.albornoz@montgomerycountymd.gov>; ben.kramer@senate.state.md.us <ben.kramer@senate.state.md.us>; vaughn.stewart@house.state.md.gov <vaughn.stewart@house.state.md.gov>; natalifan.gonzalez@gmail.com <natalifan.gonzalez@gmail.com>; MCP-Chair <mcp-chair@mncppc-mc.org>; Stern, Tanya <tanya.stern@montgomeryplanning.org>; klewis@wjla.com <klewis@wjla.com>
Subject: Planning Board Hearing on Leisure World Project

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David Polinsky
Leisure World Resident

DAP1049@hotmail.com

301-598-5175
3005 S Leisure World Blvd
Apt 720
Silver Spring MD 20906

From: [Anne Marie Martinez](#)
To: admin@justus.group
Cc: [MCP-Chair](#); councilmember.albornoz@montgomerycountymd.gov; [Marc Elrich](#); justus@justus.group; [Natali Fani Gonzalez](#); vaughn.stewart; kristin@kristinmink.com
Subject: Re: Site Plan No. 82017012B Leisure World Admin. Bldg.
Date: Tuesday, November 1, 2022 3:40:09 PM

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

We agree 100% with Ms. Sheryl Katchman's letter.
We, the resident owners, have no rights at all.
Charles and Anne Marie Martiez
Leisure World, Silver Spring, MD. 20906

On Sat, Oct 29, 2022 at 8:48 PM slk <admin@justus.group> wrote:

To:

**MCP Chair and (acting) Commissioners:
Jeffrey Zyontz, temporary acting chair,
Amy Presley temporary acting vice chair,
Cherri Branson, David Hill, and Roberto Piñero, temporary acting Planning Board
commissioners**

From:

**s.katzman, “JustUs” Founder/President
Leisure World resident**

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The County Council’s “loss of confidence” in the Planning Board appointees necessitated the recent actions taken by the Council. Unlike the Council, 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.

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said building to be for the sole purpose of management employee comfort - NOT for the benefit of the member/unit owners.

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Do you assure that our financial fears, concerns, dissatisfaction and requests to reconsider this gross miscarriage of justice, will be heard and taken into consideration?

With that said, there is only one way for this Acting Commission to restore faith and

regain trust with the Leisure World residents - that is to rescind the decision to approve the Leisure World site plan.

Sincerely,

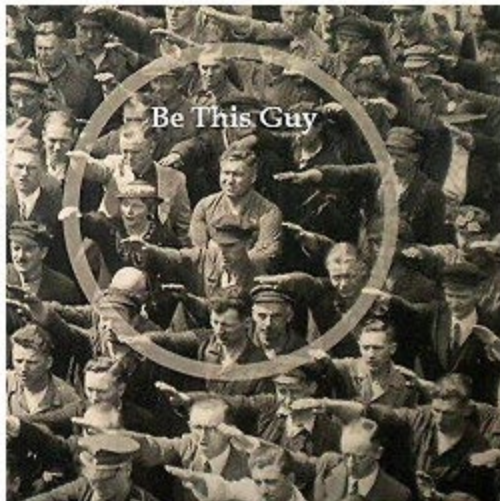
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3536 Chiswick Ct.
Silver Spring, Md. 20906
240-433-3386
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JustUs

Conscience of the Community

s.katzman, president

admin@justus.group



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

Attention: Mr. Leffler, Lead Reviewer

Master Plan Confirmation: Site plan No. 20170120 does not conform to Leisure World Community's Master Plan. The proposed community of Leisure World, developed by Rose W. Cross, was dedicated on September 9, 1965. All buildings are currently leased through original built, or where originally planned to be built. The Administration Building and Clubhouse 1 were completed in 1965. Consistent to the master plan, the proposed New Administration Building and New parking lot is planned to be built in locations that were reserved for such use. Photos below are from "Leisure World of Maryland The First 50 Years 1966 to 2016".



Figure 1 is a map of the original Master Plan for Leisure World as submitted to the Montgomery County Planning Commission in April 1966. Some interesting items listed at right are:

Historical Reference: By July 2007/2008 required 100 to ensure the existing original Administration Building that features a 48' high atrium of architectural significance. Furthermore, replacing the existing building with a parking lot would greatly impede the intended preservation of Leisure World in its own terms. Photos below are from "Leisure World".



Photos below are from "Leisure World of Maryland The First 50 Years 1966 to 2016".

Section 6 - ADMINISTRATION BUILDING



The 100 building, including the entrance structure on the Administration Building, was a new addition to the Leisure World community. It was designed by Rose W. Cross and completed in 1965. It is a two-story building with a prominent entrance and landscaping. It is located on the east side of the community, near the existing Administration Building. The building is a prime example of the modern architecture that was introduced to the community in the late 1960s and early 1970s.

Environmental Impact: Site Plan 20170120 calls for the demolition of the existing Administration Building that would generate many tons of construction waste. If the Administration Building were demolished instead, the waste could be avoided. This is an affordable option because the estimated cost of recycling, with an expansion to equal to be 30% less (\$1,200 vs \$1,240) than building new. Also the construction of a New Administration Building would result in the loss of 37 existing trees, compared to only 7 trees with recycling with an expansion to equal. The 100 building, including the entrance structure on the Administration Building, was a new addition to the Leisure World community. It was designed by Rose W. Cross and completed in 1965. It is a two-story building with a prominent entrance and landscaping. It is located on the east side of the community, near the existing Administration Building. The building is a prime example of the modern architecture that was introduced to the community in the late 1960s and early 1970s.

Historical Reference: By July 2007/2008 required 100 to ensure the existing original Administration Building that features a 48' high atrium of architectural significance. Furthermore, replacing the existing building with a parking lot would greatly impede the intended preservation of Leisure World in its own terms. Photos below are from "Leisure World of Maryland The First 50 Years 1966 to 2016".



From: [Lynn Yellott](#)
To: [MCP-Chair](#)
Cc: councilmember.albornoz@montgomerycountymd.gov; [Marc Elrich](#); justus@justus.group; [Natali Fani Gonzalez](#); [vaughn stewart](#); [Kristin Mink](#)
Subject: Hearing Needed
Date: Wednesday, November 2, 2022 12:26:03 PM

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

Dear Members of the Montgomery Planning Board,

We are writing for reassurance that no action to approve moving forward with Leisure World's proposal to replace the Administration Building will be taken without hearings.

We are new to Leisure World, having moved to Montgomery County in hopes of living in a more enlightened area and to escape the corruption and old boys' networks in WV government. We see one of Leisure World's greatest assets to be the diversity here - in terms of not only ethnicity but also of economics. We do not want to be in a community that only the rich or upper middle class can afford.

We fear that the effect of the approach of LW management and those in power here will be to price out those with low and moderate incomes. The cost of demolishing the current building and constructing a new one risks an acceleration in the rapidly rising HOA fees which in turn makes living here less and less affordable for many.

Until we moved here, we did not understand the implications of our inability to vote for those on the LW Board. We also did not understand the implications of the structure here: that the well-being of the Trust interests seem to often be pitted against the well-being of residents instead of recognition of how the Trust interests and the residents' interests should be seen as a whole and equal consideration should be given when there are conflicting interests. But residents do not have an equal voice.

I participated in one "town hall" meeting organized by LW Management. I spoke briefly and in a very polite manner at the microphone on two different topics. Each time the LW Manager dismissed my suggestions and seemed in no way interested in hearing a viewpoint different from his own. I was not alone in having my ideas dismissed. I mention this to illustrate how little voice we residents seem to have in discussions with Leisure World management.

We are looking to Montgomery County Planning Commission to protect the interest of residents by making sure that all viewpoints are heard when it comes to the proposed Administration Building. Are there less costly alternatives that do not add to landfills and destroy a building seen as historic by some yet enable Administrative employees to be in a safe and comfortable environment? These and other questions need to be considered, and a hearing is necessary to ensure that all voices, proposed alternatives, and solutions are heard.

Thank you.

Respectfully,

Lynn and Chess Yellott
15101 Interlachen Dr. #714
Silver Spring, MD 20906

From: [Carolee](#)
To: [MCP-Chair](#); [MCP-Historic](#)
Cc: [admin@justus.group](#); [board@lwmc.com](#); [mmboardofdirectors@lwmc.com](#)
Subject: RE: Site Plan No. 82017012B Leisure World Admin. Bldg.
Date: Wednesday, November 2, 2022 4:00:59 PM
Attachments: [page4image3211706256.png](#)

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

PLEASE FORWARD – to all those concerned, thank you !

Leisure World of Maryland (LWMD) is a COC/HOA in extreme financial distress. The last thing we residents need is for the feckless majority of our non-elected LWCC BOD members, to yet again, get away with violating their fiduciary responsibilities to our COC/HOA as a whole.

What we, the LWMD residents, do need desperately is for outside help to step in and stop the irresponsible majority LWCC BOD from running us into the ground. I am low income and I moved into Leisure World in 2015 believing that I was buying into an investment property. This is no longer true.

My monthly fees are rising far faster than the comparable value of my co-op unit. I cannot afford to live here anymore, yet I cannot afford to leave. I currently overpay \$898. per month. Apparently, my monthly co-op fee will rise closer to \$1,050. or more in 2023.

This is causing me and other low income residents in LWMD to feel so much more stress. Truth be told (as it always should be), the majority LWCC BOD doesn't have any financial incentive to keep residents like me here. The majority BOD actually wouldn't care if I left, and that speaks to the core of the issue. Our less than democratic governance sees the residents as life-like piggy banks, not real "beating heart" human seniors. The residents of LWMD have little voting power and we are forced to suffer as a result of the abusive side effects from the poor judgment of a minute majority on LWCC BOD. Tragically, our majority LWCC BOD doesn't have the will or mindset to spend our money conservatively.

The majority LWCC BOD has a proven record of squandering our hard earned money--project after project. There is much evidence of too many expensive mistakes made by the BOD, concerning previous projects that have ended up requiring numerous revisions and total do-overs. If our majority LWCC BOD cannot be trusted to spend lower amounts of our money wisely, how in the world can we trust them to be responsible with an outrageous amount of 13+ million ?

I hope you, the current Montgomery County Planning Board, will have the

common sense that our majority LWCC BOD lacks. It is totally irrational to over spend 13+ million from a deficit budget, supplied by low to middle income residents.

I confidently believe that the majority of LWMD residents would by far, prefer to obtain an historic designation from your Historic Preservation Division for this c.1965 structure, which exemplifies the “Late Modern” period of American architecture. If the LWCC BOD would have ever cared to listen to the majority of LWMD residents, they would have applied for historic designation for this “prairie style” example of American architecture.

With this well deserved historic designation, our Administration building would be protected from any future attempts at “demolition by neglect”. LWMD would also be eligible to receive professional advice/assistance on how to properly restore the historic aspects of the building, while also renovating where appropriate.

Thank you for your careful attention to this matter.

Carolee Rowse
Montgomery Mutual
Leisure World of Maryland

From: [slk](#)
Sent: Wednesday, November 2, 2022 11:31 AM
To: justus@justus.group; lwdogs@justus.group; lwgreen@justus.group
Subject: re: Site Plan No. 82017012B Leisure World Admin. Bldg.

From: Anne Marie Martinez <annemariechuck@gmail.com>
Date: Tue, Nov 1, 2022 at 3:39 PM
Subject: Re: Site Plan No. 82017012B Leisure World Admin. Bldg.
To: <admin@justus.group>
Cc: <MCP-Chair@mncppc-mc.org>, <councilmember.albornoza@montgomerycountymd.gov>, Marc Elrich <marc.elrich@montgomerycountymd.gov>, justus@justus.group <justus@justus.group>, Natali Fani Gonzalez <natalifanigonzalez@gmail.com>, vaughn stewart <Vaughn.stewart@house.state.md.us>, <kristin@kristinmink.com>

**We agree 100% with Ms. Sheryl Katchman's letter.
We, the resident owners, have no rights at all.**

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

Subject: "First Do No Harm."

Date: October 29, 2022 at 5:08:24 PM EDT

To: MCP-Chair@mncppc-mc.org, Councilmember.Albornoz@montgomerycountymd.gov, marc.elrich@montgomerycountymd.gov, joy.nurmi@montgomerycountymd.gov

Cc: slk <admin@justus.group>, Robert Kimble <rkimble@lwmc.com>, richmadaleno@gmail.com, vaughn stewart <vaughnstewart3@gmail.com>, Ben Senator Kramer <Ben.Kramer@senate.state.md.us>, NataliFaniGonzalez@gmail.com, kristin@kristinmink.com, mgent1@aol.com, cctrohan@gmail.com, Tim Carrico <tcarrico34@outlook.com>

The "temporary" Montgomery County Planning Board should be guided by a principle attributed to the field of medicine.

"First Do No Harm." In other words, **halt the destruction** of a historical community asset, located at Leisure World. The building **can/should be** refreshed or renovated which would result in half a century or more of its useful existence. The temporary planning board has the authority and means to do this

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That is the date to make a statement loud and clear...**"This Board is not the previous planning Board."**

Be also aware...





...that only a **small majority** of the **34 member Board of Directors** want to **destroy** this building and construct a replacement. That replacement structure is now estimated to cost over **12 million dollars**.

Such money will not be easily raised. Attempts at doing so will only result in **displacing** low and moderate income residents **who will not be able to pay** their ever increasing monthly HOA fees. Those residents will have to sell their Units and **become a part of the “many,”** in Montgomery County, already in search for more affordable housing. Why permit this?

It is no secret. Leisure World is **“financially bleeding.”** The last year has revealed numerous infrastructure needs **that will require millions of dollars** to remediate. **Money that Leisure World does not have...!**

Outside assistance is needed to prevent **a small majority** of the Leisure Board of Directors from jeopardizing the financial well being of thousands of residents who are powerless to prevent this from happening.

Be a part of that **assistance...**

From: slk <admin@justus.group>

Subject: re: Site Plan No. 82017012B Leisure World Admin. Bldg.

Date: October 29, 2022 at 8:48:36 PM EDT

To: MCP-Chair@mncppc-mc.org, councilmember.albornoz@montgomerycountymd.gov, Marc Elrich <marc.elrich@montgomerycountymd.gov>

Cc: "justus@justus.group" <justus@justus.group>, "lwdogs@justus.group" <lwdogs@justus.group>,

"lwgreen@justus.group" <lwgreen@justus.group>, Natali Fani Gonzalez
<natalifanigonzalez@gmail.com>, vaughn stewart <Vaughn.stewart@house.state.md.us>,
kristin@kristinmink.com

To:

MCP Chair and (acting) Commissioners:
Jeffrey Zyontz, temporary acting chair,
Amy Presley temporary acting vice chair,
Cherri Branson, David Hill, and Roberto Piñero, temporary acting Planning Board commissioners

From:

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

Unlike our right to vote for county council candidates, who then have the right to appoint you to this position, the Leisure World Board of Directors purposefully denies member/unit owners the right to vote on who will "represent" our best interests — they consciously deny our most fundamental and requisite form of rights and freedoms— thereby engage in "taxation without representation".

The County Council's "loss of confidence" in the Planning Board appointees necessitated the recent actions taken by the Council. Unlike the Council, 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 - at least 25% (2200+) of whom signed petitions citing objection to their intended building - said building to be for the sole purpose of management employee comfort - NOT for the benefit of the member/unit owners.

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, thus precluding the ability to add to amenities directing benefiting the fee paying member/unit owners.

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 provide 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.

According to Council President Gabe Albornoz, the purpose of your appointments was to "restore the public's confidence in the agency". The majority of Leisure World residents confidence in this commission was zero after the original decision to approve the Leisure World administration building site plan. Like the unelected Leisure World Board of Directors, the Planning Board Commissioners voted to oppose and ignore the 2200+ Leisure World residents who signed petitions calling for renovation of the current building rather than its destruction.

The Commission had tasked Leisure World to "gain consensus" of the residents -- - yet, though proven they had not, the commissioners nonetheless, ignored and left the residents adrift by approving the plan, thus signing a death warrant calling for the utter destruction of 60-70+ stately mature trees, construction of a building in ditch located within a flood plain that becomes a river whenever there is a heavy rain and residents holding the bag for \$19 MILLION dollars and a community of seniors at odds.

Do you assure that our financial fears, concerns, dissatisfaction and requests to reconsider this gross miscarriage of justice, will be heard and taken into consideration?

With that said, there is only one way for this Acting Commission to restore faith and regain trust with the Leisure World residents - that is to rescind the decision to approve the Leisure World site plan.

Sincerely,

s.katzman

3536 Chiswick Ct.
Silver Spring, Md. 20906
240-433-3386
admin@justus.group

JustUs

Conscience of the Community

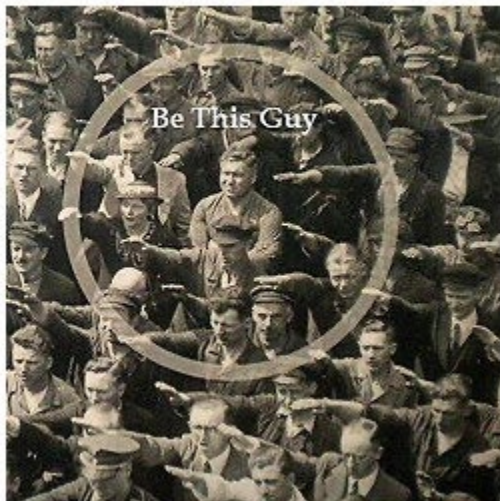
s.katzman, president

admin@justus.group



*"Never forget that a small group of thoughtfully
committed citizens can change the world...."*

Margaret Mead



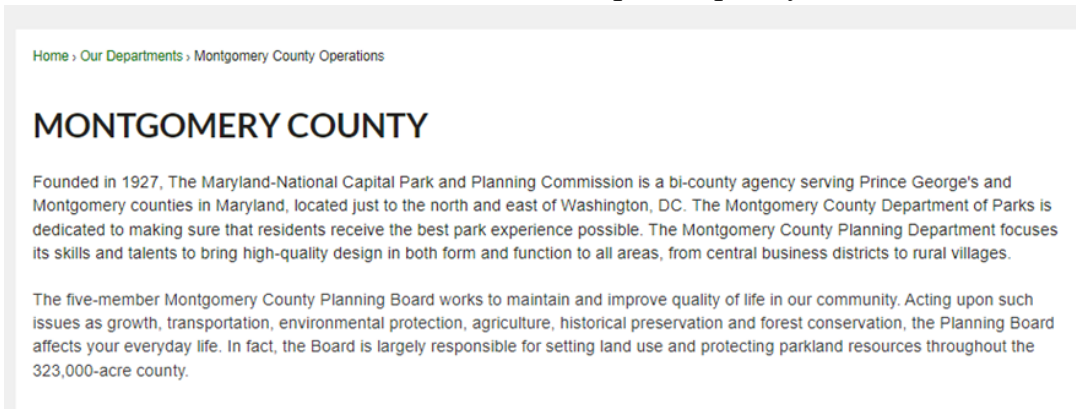
From: [S Campbell](#)
To: [MCP-Chair](#)
Cc: [S Campbell](#); carolee.rowse@gmail.com; [Stewart, Vaughn Delegate](#)
Subject: Written Testimony: Site Plan No. 82017012B Leisure World Administration Bldg
Date: Thursday, November 3, 2022 8:32:33 PM
Attachments: [image.png](#)

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

Dear MCP-Chair:

As was made clear at the last public hearing on this Site Plan, the entire years-long process has not taken account of numerous Leisure World residents' testimony against this tear down and build new project. This includes but is not limited by, to my understanding, a petition against the same by approximately 2,000 owners/residents at the time it was originally approved.

As is stated on the MNCPPC's website (see the below screen save), the MoCo "five-member...Board works to maintain and improve quality of life in our community."



This is restated in the MNCPPC's Mission as "To improve quality of life in Montgomery County by planning the natural and built environments for current and future generations."

In this case, that mission/reason for being has not in any substantial way been incorporated, as it is easy to ascertain that the community cannot afford this project, the project is highly environmentally unfriendly and the more affordable option of either renovating or rebuilding the current building was never fully reviewed and/or seriously considered by Leisure World's leadership, nor seriously questioned by P&P.

All this leads one to wonder if the MNCPPC's only true North Star is to build at any cost regardless of how the community or quality of life is affected.

A quick review of various projects turns up no true regard for communities' perspectives and certainly not ways the MNCPPC "maintain[s] and improve[s] quality of life in our communit[ies]."

This is more than sad in a county such as Montgomery County, Md.

One can only hope that this new, even though temporary, Board will decide to right the ship of Parks & Planning to include what could and should be its North Star of community first.

I am unable to attend the upcoming hearing on this Site Plan, and am submitting these comments via email only.

Thank you for your time in reviewing this.

Sharon Campbell

3330 N Leisure World Blvd, #810

Owner

From: [Bob Ardike](#)
To: [MCP-Chair](#)
Cc: [slk](#); marc.elrich@montgomerycountymd.gov; [Montgomery County Council](#); NataliFaniGonzalez@gmail.com
Subject: PREVENT MORE HARM
Date: Friday, November 4, 2022 8:54:33 PM

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

Leisure World of Maryland **does not have** the **monetary resources** to construct a new Administration Building. What that means is approving **Site Plan 82017012B**, will likely result in the displacement of low and moderate income senior residents who are already financially challenged. Here is why this would take place...

Leisure World is financially bleeding. **Many previously “unknowns”** have/continue to come to light in 2022. These have generated concerns. Not all Board members are aware of these facts. Giving the Board members everything at once might also prove to be overwhelming? So don't expect that happen, but more will be trickling out.

In addition, there is now a Leisure World Reserve Study Assessment. It presents a sobering picture of future infrastructure needs. These Leisure World will have to address in the years ahead. A lot of unanticipated spending will be necessary. That fact needs to be appreciated. Eventually even more will be known.

In the meantime, it would be fair to say there are 3 categories of resident owners in Leisure World. **First** in the category are the **“better off”** owners. They have enough, financial resources, for “worry free living” and can afford such things as club memberships, cruises, etc.

Second are **“the sufficient”** owners. They can and need to live within their means. Any significant “financial surprise,” such as a “special assessment, would put their well being at risk.

Third are **“the just getting by”** owners. In this last group are the ones who will be hurt the most if your approval is given for... **Site Plan 82017012B**. Why add more individuals to those already searching for moderate housing?

Last December a small majority of Leisure World Board members voted to tear down an existing asset, an Administration Building, that has stood the test of time and could be renovated. On a different site, they want to construct a new one. That is what you are being asked to approve on November 10. Even the Board members who are supporters of this project do not know how much it will cost. Best estimates are a cost **north** of 15 million dollars.

As strange as it seems, **previous** Community **leadership** appears to have convinced a majority of Board members that the path to future, successful solvency lies in going into debt through borrowing money. Also, that if the worst case scenario were to occur, which would be filing for bankruptcy, there would be no real down side and the Community Corp might even

emerge stronger as a result of it. **Current leadership has yet to challenge this assumption.**

Finally, you are probably aware that approximately 70 million Americans will see a **8.78% increase in their Social Security benefits** payments starting in 2023. That's the **largest increase since 1981** when inflation was even higher than it is today.

Not to be outdone by this increase, the Leisure World Corp is increasing the Community Facilities Fee by **9.49%** starting in 2023. That is the percentage increase, **9.49%**, which will be added to monthly Unit dues residents pay to the Leisure World Corp beginning in January 2023.

Below is a sample of comments from residents who will be most affected by this increase they can ill afford. Read them and appreciate you have the power **NOT** to add to their worries..

COMMENTS FROM RESIDENTS

- "I can't afford another increase my HOC will be higher than my mortgage I need help also."

- "you aren't the only one who will have to choose between Hoa and maybe meds and food even. I have met some who are already on the edge without this rise. And continued inflation of almost everything. I think it's a shame that LW...a senior community... maybe become beyond the reach of that very community. Even if we understand the reasons, something needs to be done to mitigate the effects."

- "I live in Montgomery Mutual also and if increases like this continue I will be priced out of here quickly."

- "So much for retirement.... I am going to have to go back to work...."

- "On election day take a good honest look at who is in charge and who has created this situation and vote them out of office."

- "Our new General Manager is getting paid \$300K. Electric bills are going up. Our tech people got fired and now we pay an outside contractor to handle our website and other tech stuff. We paid a fortune for that new circular driveway. We are going to get a new Admin building. Of course our expenses are going up. Figure 20% for those of us in Montgomery Mutual. It's years of bad management and an aging community. Lots of reasons. But that doesn't make it easier. My HOA fees, if they go up 20% will be well over \$1K a month. But where else in Montgomery County can people living on Social Security afford to live, or could even qualify for a loan?"

- "I doubt there is anywhere in MOCO where seniors can live affordably.. LW is a safe oasis for seniors in the busy DC environs. What will happen next? Probably the same as in the housing market area. Rich people or cooperations will buy up the condos and

rent them out.”

- "I have been here 11 years and I was shocked at the size of the raise last year. In all those years it was by far the highest. To say I was shocked when I read that newsletter is an understatement. It also seemed like it was tied into the high SS raise. Actually I doubt it, but so many were hoping the big cola would bring relief...wiped out totally for most.

- "not every senior is able to go to meetings for physical or mobility reasons. They should do them live on UTube or zoom? I am not media educated for things like that."

- "Agreed. Most of what we're facing now has to do with the years of poor management by Kevin Flannery."

-This is more than double that Montgomery Mutual raised per month last year. Also, the "buy-in" fee to LW has increased 2% in just the last few years to a total of 3% of the purchase price. With all the fees being raked-in with home purchases, why is Leisure World corp struggling? Now that the market may be turning to a buyer's market, how is it going to affect home sells in the future? When and for how long after this next increase are we're going to get hit again?