MNCPPC Site Plan No. 820170120

Administration Building and CH1 Site Improvement Project

BINDER 5

LEISURE WORLD NEWS ARTICLES
2012 – 2018
The Leisure World News is published twice monthly for a total of 24 issues per year. The Leisure World News is delivered to every residents' home in the community and copies are available at community facilities for pick up. Each edition is also accessible on the LW Resident website with back issues dating to 2012.

Each edition of LW News includes stories that highlight events and projects that are occurring in the community, including any information on the Facilities Enhancement Plan projects, most notably the new Administration Building and Clubhouse 1 Site Improvement.

One edition each month includes a summary of the LWCC Board of Directors meeting and discussions/decisions that take place at the meeting. Also included in each edition is a "Thoughts & Opinions: From Our Readers" section where any resident of Leisure World can submit an opinion letter on any Trust related item.

Since May 2012 when the Facilities Enhancement Plan program began, there have been 156 issues of the Leisure World News (2012 – June 2018). During this period there have been 57 articles, highlights, or notices in 46 editions of the paper relating the Administration Building/Clubhouse 1 site improvement project.

Attached are copies of the Leisure World News items.
LEISURE WORLD NEWS
ARTICLES/HIGHLIGHTS/LETTERS REGARDING FEP/ADMINISTRATION BUILDING & CH1
IMPROVEMENTS AND SITE PLAN

2012
• May 15, 2012- Highlight Page 3
• September 4, 2012- Article Page 4; Letter Page 13

2013
• April 2, 2013- Article Page 1
• September 3, 2013- Article Page 1; Article Page 3
• October 15, 2013- Highlight Page 3
• November 5, 2013- Highlight Page 3
• December 17, 2013- Highlight Page 3

2014
• February 4, 2014- Article Page 1
• March 4, 2014- Article Page 1
• May 6, 2014- Article Page 3
• October 7, 2014- Letter Page 4/5
• October 21, 2014- Article Page 6
• November 4, 2014- Article Page 7; Letter Page 4
• December 2, 2014- Article Page 1

2015
• January 6, 2015- Letter Page 4
• October 16, 2015- Highlight Page 7
• November 6, 2015- Article Page 2
• December 4, 2015- Highlight Page 10

2016
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• February 19, 2016- Letter Page 14
• August 19, 2016- Article Page 1
• October 7, 2016- Article Page 1
• October 21, 2016- Letter Page 8
• November 4, 2016- Letter Page 8
• November 18, 2016- Article Page 1; Letter Page 14
• December 16, 2016- Letter Page 8
2017

- February 17, 2017 - Letter Page 7
- March 3, 2017 - Article Page 2
- March 17, 2017 - Article Page 9; Letter Page 12
- April 7, 2017 - Article Page 1; Letter Page 15
- April 21, 2017 - Letter Page 10
- June 2, 2017 - Article Page 1
- October 6, 2017 - Article Page 4
- November 3, 2017 - Article Page 3
- November 17, 2017 - Article Page 3; Letter Page 8
- December 1, 2017 - Article Page 1
- December 15, 2017 - Article Page 1

2018

- January 5, 2018 - Letters Page 10-11
- February 2, 2018 - Article Page 2
- February 16, 2018 - Article Page 5; Letter Page 8
- March 2, 2018 - Articles (2) Page 1; Notices Page 8; Letters Page 10-11
- March 16, 2018 - Article Page 3
- April 6, 2018 - Notice Page 4; Letters Page 6-9
- April 20, 2018 - Letters Page 12
- June 1, 2018 - Article Page 1; Letter Page 12

Articles: 29
Letters: 20
Highlights/Notices from Meetings: 8

Total # of Issues of LW News as of May 15, 2012 = 157 issues
Total # of Articles/Letters/Highlights/Notices as of May 15, 2012 = 56
Appendix K

LWCC Board Highlights Board Meeting of April 24, 2012

At the April board meeting, the following issues were discussed:

- A new group of volunteers will be recruited to assist in the planning for the upcoming 2013 LWCC Annual Meeting.
- The building committee is working on final plans for the new LWCC headquarters.
- The finance committee presented the budget for the coming fiscal year.

The board approved the following actions:

- Approval of the 2013 budget
- Appointment of new members to the finance committee
- Approval of the 2013 budget

The next board meeting will be held on May 22, 2012.

Recordings of the LWCC Executive Committee and the LWCC Board of Directors meetings will be available on Channel 59. The broadcast schedule is as follows:

LWCC Board of Directors: Monday, May 14 at 7 PM
LWCC Executive Committee: Monday, May 21 at 7 PM

Budget Assumptions/Budget Forum

Continued from page 2 above, we continue to support the LWCC Board of Directors and the Community Advisory Board in their efforts to ensure that LWCC remains financially sound.

The budget for 2013 is based on the following assumptions:

- Revenue from membership fees will increase by 5%.
- Expenses for operating costs will decrease by 3%.
- The budget includes a 2% increase in reserves.

The budget will be presented at the next board meeting on May 22, 2012.

Upcoming Meetings of Leisure World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

<table>
<thead>
<tr>
<th>Meeting</th>
<th>Date</th>
<th>Time</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>LWCC Advisory Committee</td>
<td>May 15</td>
<td>9:00 a.m.</td>
<td>CCH</td>
</tr>
<tr>
<td>LWCC Executive Committee</td>
<td>May 18</td>
<td>1:00 p.m.</td>
<td>HP</td>
</tr>
<tr>
<td>LWCC Advisory Committee</td>
<td>May 21</td>
<td>1:00 p.m.</td>
<td>HP</td>
</tr>
<tr>
<td>LWCC Executive Committee</td>
<td>May 22</td>
<td>1:00 p.m.</td>
<td>HP</td>
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<tr>
<td>LWCC Advisory Committee</td>
<td>May 25</td>
<td>1:00 p.m.</td>
<td>HP</td>
</tr>
<tr>
<td>LWCC Executive Committee</td>
<td>May 28</td>
<td>1:00 p.m.</td>
<td>HP</td>
</tr>
</tbody>
</table>

Did You Know?

The Leisure World Model Train Club will be hosting its annual open house on Saturday, June 16, at 10 a.m. at 3 p.m.

Please turn to page 3 for more information.

Appendix K

The Kaplan Hearing Center

We are located at

2331 New York Blvd.
Rockville, MD 20852

301-260-0966 • 810-740-4885

AUTO BODY

Rockville Central
Just off East Guide Drive
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- Free Towing to Shop
- Free Touch Up Paint
- Lifetime Warranty on All Repairs
- Special Discounts for LW Residents

We Happily Handle All Insurance Claims For You

Ask for Richard or Tony
Appendix K

Community Home Challenge

While understanding the need to expand and update our community, the concept of a "Community Home" has not been uniformly accepted. Many members of the community feel that a "Community Home" should be a place where people can gather, socialize, and engage in activities that are meaningful to them. Others believe that a "Community Home" should be a place where people can relax and unwind.

In this context, the "Community Home Challenge" has been proposed as a way to address these concerns. The goal is to create a space that is both welcoming and functional, while also reflecting the values and beliefs of the community. The "Community Home Challenge" is a call to action, a way for members of the community to come together and work towards a common goal.

Community Home Challenge

The "Community Home Challenge" is an ongoing initiative that is open to all members of the community. The goal is to create a space that is both welcoming and functional, while also reflecting the values and beliefs of the community. The "Community Home Challenge" is a call to action, a way for members of the community to come together and work towards a common goal.

NAAMAT USA RBZ Club

The NAAMAT USA RBZ Club is a chapter of the National Association of Asian American Women (NAAMAT) in the USA. The club is dedicated to promoting the advancement of women of Asian and Pacific Islander descent.

The club meets on the fourth Wednesday of every month at 7:00 PM at the following location:

123 Main Street, Los Angeles, CA 90010

The club is open to all women of Asian and Pacific Islander descent, as well as women who are interested in supporting their local Asian American community. For more information, please contact the club at info@naamattlbz.org.
New Zealand
Sponsored by the Foundation of Leisure World
12th of Travel Video Series
(Free)
Monday, April 22, 2 P.M.
Clubhouse II Auditorium

The Foundation’s next stop is in the southermmost Particle, New Zealand, a country comprised primarily of two long narrow islands with lots of natural beauty. We will have a different guide on this trip to help us capture the outstanding landscape, vegetation, wildlife as well as Maori culture and art. Please make sure your passport and current, place the date on your calendar, and look at the next issue of this publication for more details and travel arrangements. (Additional immunizations are recommended)

AARP Driver Safety Course
To Be Offered on April 5
The AARP Department is sponsoring a AARP Driver Safety Course on Monday, April 5 at 9 a.m. in Clubhouse I from 10 a.m. until 3 P.M. with a noon break. Registration is now available. All AARP members have until April 1st to register. The course includes written and driving tests. The fee is $25. For more information call 301-589-1744.

Budget Time Again

by Michael Schwartz, Chair, Budget & Finance Advisory Committee

A budget is a financial plan for the coming year. The following is a detailed list of the major components of the budget for the coming year:

- Personnel:
  - Salary increases
  - Retirement contributions
- Supplies and services:
  - Office supplies
  - Marketing materials
- Equipment:
  - New technology
  - Replacement of old equipment
- Building maintenance:
  - Repairs and renovations
- Other:
  - Contingency fund

The budget is reviewed and approved by the Board of Directors. Any changes to the budget will be discussed during the meetings.

ATTENTION—NEW RESIDENT ORIENTATION

WHO?
All new residents and anyone interested in the facilities to be discussed

WHERE?
Chesapeake Room, Clubhouse I

WHAT?
Enjoy some refreshments and meet other new residents. As well as the general manager of Leisure World and the chair of the LWWC Board of Directors. How we present our agenda may be:

- Leasure World operations
- Government structure of the community
- Service providers
- Status report on the Medical Center operation
- Possible future amenity improvements

REGISTRATION: Call the AARP Department at 301-589-1744 and leave your name if you plan to attend.

Your Interests at Leisure World of Maryland are at Stake—and You Can Have a Voice

by David Frager

How do we care about our community? A website for— we have heard this before. It is attractive, easy to use, and accessible. An AARP social network is an option. But, should we choose to create our own community website? The idea of a site to provide a community website has been discussed and is now available.

Many important issues have been before the Leisure World Board of Directors. Among these was the provision of sidewalks to the community, which has been completed with the help of community and the city. The city has taken the responsibility of operating sidewalks. However, there is no need to worry, it is not the city's problem, and the city is making significant investments in our aging infrastructure.

The website has been a great success. We have many people who are interested in the community. The website is a tool to help us and the community.

Please turn to page 4.

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www.leisureworld.com
Leisure World Before the Civil War (Part 1) By Joan Osterman, Contributing Writer

Paul Edmonson's Purchase In 1835, a free African-American named Paul Edmonson paid $290 for 20 acres of turpentine land. He and his family grew sugarcane and potatoes, corn, and raised pigs and hogs. In 1847, Edmonson advertised the sale of his farm with another purchase worth $180. The day after he sold his farm, the East and West sides of Northwood Road were out of town. This is part of Leisure World. Edmonson and his family became an important part of the community.

The Edmonson Family

The story of the Edmonson family has been documented in historical records and magazine articles. Unfortunately, the story is not well known. One of the stories is that Paul and Mary Edmonson were the first African-Americans to visit each other and maintain contact in the slave and post-Civil War era. As a result, they were able to pass on their knowledge and traditions to the next generation. The story of the Edmonson family is an important part of the history of Leisure World.

There's More to Investing in CDs Than Just Buying CDs

In addition to buying CDs, there are other ways to invest in CDs. You can place your CDs in a bank or credit union. You can also invest in CDs through mutual funds or other investment vehicles. Another option is to invest in government bonds, which are a safe way to invest in CDs. There are also some online platforms that allow you to invest in CDs. These platforms typically offer higher yields than traditional CDs. It's important to understand the risks and benefits of investing in CDs before you make a decision.
Appendix K

General Manager's Report March 2013

In January, net operating expenses were approximately $6000 over budget.

Notes of Future Facility Projects - The board of directors has been closely following recommendations from various advisory committees related to future projects under consideration. In summary, in January, the board reviewed potential enhancement projects following meeting, all successful planned renovation requests were granted.

Service Area of the Physical Properties Building Arts next meeting (on 2/23). The board will receive facility repair and replacement with their future facility. At the following meeting, the board will receive a recommendation from the E&R Committee and the Recreation Committee regarding proposed enhancements in Clubhouse and Club.

If any member of the community has a suggestion or wishes to provide input within future planning projects, please contact the chairperson of the appropriate committees and submit your suggestion in writing.

WSC Work - WSCC plans to replace sections of water main in sidewalks 15, 16, 18, and 20. Construction is expected to begin spring 2013 and will be completed in fall 2013. Due to the nature of the work, it is crucial that WSCC coordinate with each contractor to ensure that the work is completed on schedule.

Community Events - Events in the process of scheduling a meeting update for the community. The details will be provided in the next issue of the newsletter.

Upcoming Meetings:
- April 20, 2013, 10 am, Clubhouse - Open House.

Thursday Afternoon at the Movies - Darling Companion

The concept Department is pleased to announce "Thursday Afternoon at the Movies." The event will be held in the Clubhouse. The first event is scheduled for April 19, 2013, at 1:00 PM. The film will be screened in the Clubhouse Auditorium. The event is open to all members of the Clubhouse. Reservations are required and can be made by contacting the Clubhouse Office at 555-1234. The cost is $5 per person, which includes refreshments and a soft drink. The film is rated PG-13, so please plan accordingly.

Upcoming Meetings of Leisure World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

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<th>Meetings</th>
<th>Date</th>
<th>Time</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Planning Advisory Committee</td>
<td>April 1</td>
<td>1:00 pm</td>
<td>Sullivan Room</td>
</tr>
<tr>
<td>Government Affairs Advisory Committee</td>
<td>April 1</td>
<td>3:00 pm</td>
<td>Sullivan Room</td>
</tr>
<tr>
<td>LWCC Board of Directors Meeting</td>
<td>April 2</td>
<td>2:00 pm</td>
<td>Clubhouse</td>
</tr>
<tr>
<td>Public Relations Advisory Committee</td>
<td>April 3</td>
<td>1:00 pm</td>
<td>Clubhouse</td>
</tr>
<tr>
<td>temporal Advisory Committee</td>
<td>April 4</td>
<td>2:00 pm</td>
<td>Clubhouse</td>
</tr>
<tr>
<td>Education &amp; Recreation Advisory Committee</td>
<td>April 5</td>
<td>3:00 pm</td>
<td>Clubhouse</td>
</tr>
<tr>
<td>Emergency Preparedness Advisory Committee</td>
<td>April 6</td>
<td>3:00 pm</td>
<td>Clubhouse</td>
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<tr>
<td>Physical Properties Advisory Committee</td>
<td>April 7</td>
<td>3:00 pm</td>
<td>Clubhouse</td>
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<tr>
<td>LW Foundation</td>
<td>April 8</td>
<td>3:00 pm</td>
<td>Clubhouse</td>
</tr>
<tr>
<td>Budget &amp; Finance Advisory Committee</td>
<td>April 9</td>
<td>3:00 pm</td>
<td>Clubhouse</td>
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<tr>
<td>Security &amp; Transportation Advisory Committee</td>
<td>April 10</td>
<td>3:00 pm</td>
<td>Clubhouse</td>
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<tr>
<td>Landscape Advisory Committee</td>
<td>April 11</td>
<td>3:00 pm</td>
<td>Clubhouse</td>
</tr>
<tr>
<td>Restaurant Advisory Committee</td>
<td>April 12</td>
<td>3:00 pm</td>
<td>Clubhouse</td>
</tr>
<tr>
<td>Golf &amp; Greens Advisory Committee</td>
<td>April 13</td>
<td>3:00 pm</td>
<td>Clubhouse</td>
</tr>
</tbody>
</table>

Did You Know?

The Wood Shop Users Group will hold an Open House on Friday, April 19, and Saturday, April 20, from 10 am to 9 pm. The shop is located in Clubhouse 1. All residents and guests are invited to attend. A preview will be shown periodically on Channel 94 during the week of April 22.
Compassion & Choices Presents:
Understanding Palliative Care

By Rosalind Kaplin, President

Compassion & Choices will present a program on Tuesday, May 21 at 2 PM in Clubhouse 1 (see directory in the lobby for room locations). Assistant Director of the Department of Palliative Care at MedStar Georgetown University Hospital, will talk to us about palliative care, its philosophy and how it works with both the patient and their families to provide end-of-life care.

If you have questions, Rosalind is available at 301-587-6900 or rkaplin@capc.org.

ASK THE EYE DOCTOR

HOWARD KANE, M.D.O.D.

CLUBHOUSE ONE

APRIL 3RD
1 PM

HOSTED BY LOW VISION GROUP
Welcome, New Leisure World Residents

By Nancy Talleck, contributing writer

They came streaming into the big-outlet room by the thousands, glancing curiously around as they entered. Announced as people they were now down to receive questionnaires, once found empty chairs, united as they were in their new home and gradually engaged in conversation. Almost all shared a few questions from the food bar.

Three people are among the many residents attending a new residents meeting on Wednesday, Aug. 14. Today, the homeowners have been writing editorials, congratulating the board for the months of work.

On Aug. 20, the Homeowners Association announced that all residents can now join the maintenance and property improvement programs. Twenty-four individuals made up the group, representing various projects. See page 3 for an O&A on FEP by Executive Committee.

Experiences and Anecdotes of Irv Eisen, Professional Numismatist

By Fran Leider

The last time Irv Eisen appeared, he was speaking about the history of the United States from a numismatic perspective. He introduced a set of gold coins that he had previously owned and showed how they had been used as a means of preserving wealth.

He then took the audience on a tour of his career, highlighting some of the key events and discoveries he has made in the field of numismatics. He shared a few of his personal experiences and anecdotes, painting a picture of his career as a professional numismatist.

He concluded his talk by discussing the future of the field and the importance of continued study and research.

Please see "Foundation Piano Concert article on page 4."
Appendix K

General Manager's Report August 2013

Community Topics

Plummers - As of last report, the plumbing repairs were approximately $32,000.00. The plumbers will be at the site to complete the work. The budget is for the month of August.

Lawn Care - The LAWN Board has requested a rate increase for the lawn care service. The current rate is $20.00 per month for the lawn care service. The proposed rate increase is $25.00 per month.

Facilities Enhancements

The Board of Directors has approved a proposal for new window coverings to enhance the appearance of the building. The project will be completed in the fall of 2013.

Leisure World Community Facilities

Executive Committee Meeting Date - The Executive Committee meeting will be held on the last Tuesday of each month.

Leisure World Community Corporation

Executive Committee Meeting Date - The Executive Committee meeting will be held on the last Tuesday of each month.

2013 Broadcast Schedule - Channel 974

Executive Committee Meetings

- Sunday before the next Board meeting at 4 pm
- Monday before the next Board meeting at 7 pm

Board of Directors Meetings

- Sunday before the next Board meeting at 4 pm
- Monday before the next Board meeting at 7 pm

Group Email Addresses

Residents are encouraged to use the Group Email Addresses for communication within the community. The Group Email Addresses are as follows:

- Community Manager: communitymanager@lwc.com
- Executive Committee: executivecommittee@lwc.com
- Board of Directors: boardofdirectors@lwc.com

Upcoming Meetings of Leisure World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

<table>
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<tr>
<th>Meeting</th>
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<th>Time</th>
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<tr>
<td>Educational Advisory Committee</td>
<td>September 8</td>
<td>9:00 am</td>
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<tr>
<td>Public Relations Advisory Committee</td>
<td>September 8</td>
<td>10:00 am</td>
<td>OHI</td>
</tr>
<tr>
<td>Community Planning Advisory Committee</td>
<td>September 8</td>
<td>11:00 am</td>
<td>OHI</td>
</tr>
<tr>
<td>Tennis Advisory Committee</td>
<td>September 8</td>
<td>12:00 pm</td>
<td>OHI</td>
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<tr>
<td>Emergency Preparedness Advisory Committee</td>
<td>September 8</td>
<td>1:00 pm</td>
<td>OHI</td>
</tr>
<tr>
<td>Social Advisory Committee</td>
<td>September 8</td>
<td>2:00 pm</td>
<td>OHI</td>
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<tr>
<td>Physical Properties Advisory Committee</td>
<td>September 8</td>
<td>3:00 pm</td>
<td>OHI</td>
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<tr>
<td>Landscape Advisory Committee</td>
<td>September 8</td>
<td>4:00 pm</td>
<td>OHI</td>
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<tr>
<td>Recreation Advisory Committee</td>
<td>September 8</td>
<td>5:00 pm</td>
<td>OHI</td>
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<tr>
<td>Insurance Advisory Committee</td>
<td>September 8</td>
<td>6:00 pm</td>
<td>OHI</td>
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<tr>
<td>GOLF Secretary Advisory Committee</td>
<td>September 8</td>
<td>7:00 pm</td>
<td>OHI</td>
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The Leisure World Facilities Enhancement Plan

Answers to Residents' Questions: By the LWCC Executive Committee

The Leisure World Facilities Enhancement Plan (LWFEP) is a comprehensive and integrated overview of all the proposed capital improvement projects to be completed by the LWCC in the upcoming years. The LWCC Board of Directors is currently reviewing the plan and will make necessary changes to the plan as needed.

The plan includes various projects, such as the proposed expansion of the fitness center, the installation of new exterior lighting, and the replacement of the pool equipment. The plan will be discussed in detail at the next Executive Committee meeting.

Leisure World Flu Clinics 2013

Did You Know?

The outdoor pool will remain open until 10 pm, Sept. 15, Labor Day, 9 am-7 pm, Sept. 16-29, 10 am-7 pm, Sept. 30-Oct. 16, 10 am-7 pm, Oct. 17-31, 10 am-6 pm. The indoor pool will remain open until 6 pm Tuesday - Thursday.
Welcome, New Leisure World Residents

The residents are anxious to learn more about their new surroundings and talk extensively about amenities available to them. The staff offers tours of the new community and provides answers to any questions they might have. Tours are available daily, and residents can contact the management office for scheduling.

Governance Meetings, Issues and Status

On Aug. 21, the Executive Committee met and discussed the progress of various projects. The committee reviewed the status of ongoing projects and approved new initiatives. The next meeting will be held on Sept. 18, and all residents are welcome to attend.

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(301) 399-8634

All Major Vehicle Services Provided
By ASE Certified Technicians

Special Offer for September:
Regular Oil Change & Filter (5 qts.) $19.95
Synth. Oil Change & Filter (6 qts.) $25.00
Free shuttle service and 10% Discount available to the Leisure World Resident Community

THE KAPLAN HEARING CENTER

We are located at:

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703-425-2000

Our services include:

Hearing Aids
Service & Repair
Hearing aid batteries
Hearing loss assessment
Hearing loss treatment

Fees: Free Initial Consultation

We accept Medicare

Call today for your appointment.

THINKING OF ELLINGTOWN?

Read about Elington, Virginia
to decide if Elington may be
effective for you. An
individual consultation with
Ellington's founder, William G. Lankford, will provide useful
tips for your personal decision-making.

MAYNARD TROW

THINKING OF ELLINGTOWN?

Ellington's founder, William G. Lankford, will provide useful
tips for your personal decision-making.
Appendix K

LWCC Board of Directors Meeting Highlights - Sept. 24

Updated Enrollment Plan: The board took action Sept. 24 to authorize development of an enrollment management plan (EMP) by passing a motion of resolution which will outline project scope, process, timeline and guidelines for the next stage in planning and review of other projects. The EMP will assist the community in understanding and communicating with the campus and the community.

HF & Customer Service Review: The project will provide a structure similar to the plan for the LOL and LOL 200 building. The HF & Customer Service Building will be the primary group working with management.

Administration Building: In a move, the board voted to accept an offer from the Community Planning Advisory Committee to interview and select a new administrator for the Community Planning Advisory Committee. The board will review and select the new administrator.

Fellows: The board also signed off on the concept design for the Fellows building. The project will be marketed to the Fellows Planning Advisory Committee for review and approval.

Upcoming Meetings of Laboratory World Community Corporation

Executive Committe, Board of Directors, and Advisory Committees

Upcoming Meetings of Laboratory World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

Executive Committee Meeting

Upcoming Meetings of Laboratory World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

Executive Committee Meeting

Upcoming Meetings of Laboratory World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

Executive Committee Meeting

Upcoming Meetings of Laboratory World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

Executive Committee Meeting

Upcoming Meetings of Laboratory World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

Executive Committee Meeting

Upcoming Meetings of Laboratory World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

Executive Committee Meeting

Upcoming Meetings of Laboratory World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

Executive Committee Meeting

Upcoming Meetings of Laboratory World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

Executive Committee Meeting

Upcoming Meetings of Laboratory World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

Executive Committee Meeting

Upcoming Meetings of Laboratory World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

Executive Committee Meeting

Upcoming Meetings of Laboratory World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

Executive Committee Meeting
Leisure World - Toward a Greener Community

Part One of a Three-part Series - by Ruby Pollack, contributing writer

Should Leisure World adopt a green-friendly policy? Would it help to reduce costs, improve environmental impact, and promote sustainability? These questions and many others are asked by the Leisure World Landscaping Advisory Committee members and residents. The committee meeting on Oct. 30 is intended to discuss these questions further, providing an opportunity for community members to voice their thoughts and concerns.

The meeting will be held at 7:30 p.m. in the community center. All residents are welcome to attend.

Upcoming Meetings of Leisure World Community Corporation

Executive Committee, Board of Directors, and Advisory Committees

<table>
<thead>
<tr>
<th>Meetings</th>
<th>Date</th>
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<tbody>
<tr>
<td>Audit Advisory Committee</td>
<td>November 4</td>
<td>6:00 p.m.</td>
<td>CH11</td>
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<tr>
<td>Community Planning Advisory Committee</td>
<td>November 11</td>
<td>6:00 p.m.</td>
<td>CH11</td>
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<tr>
<td>Education &amp; Recreation Advisory Committee</td>
<td>November 18</td>
<td>6:00 p.m.</td>
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<tr>
<td>Public Facilities Advisory Committee</td>
<td>November 25</td>
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<tr>
<td>Financial Proceedings Advisory Committee</td>
<td>November 4</td>
<td>6:00 p.m.</td>
<td>CH11</td>
</tr>
<tr>
<td>Physical Properties Advisory Committee</td>
<td>November 11</td>
<td>6:00 p.m.</td>
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</tr>
<tr>
<td>Landscape Advisory Committee</td>
<td>November 18</td>
<td>6:00 p.m.</td>
<td>CH11</td>
</tr>
<tr>
<td>New Resident Orientation</td>
<td>November 25</td>
<td>6:00 p.m.</td>
<td>CH11</td>
</tr>
<tr>
<td>Security &amp; Interoperability Advisory Committee</td>
<td>December 2</td>
<td>6:00 p.m.</td>
<td>CH11</td>
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<tr>
<td>Government Affairs Advisory Committee</td>
<td>December 9</td>
<td>6:00 p.m.</td>
<td>CH11</td>
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</tbody>
</table>

Did You Know?

Some residents are questioning the wisdom of the new community center, which was recently completed. They argue that it was built on land that could have been used for other purposes, such as a park or a playground. Others believe that the center will bring more people to Leisure World, increasing the demand for more amenities and services.

Some residents are concerned about the environmental impact of the new center. They point out that it was built with materials that were not environmentally friendly, such as concrete and steel, which are not sustainable. Others believe that the center will help to reduce costs, as it will provide a place for community events and activities, reducing the need for rental fees and other expenses.

The issue of the new community center is one of the topics that will be discussed at the upcoming meeting on Oct. 30. The committee hopes to hear from residents and gather feedback to help inform future decisions.

Appendix K

LWCC Board Highlights - Oct. 29 Meeting

By Barbara Conner

FEP Actions: The board held a lively and productive meeting on Oct. 29. As part of the ongoing Facilities Enhancement Plan (FEP) process, several modifications were made to the project. The FEP team is now looking into the possibility of constructing a new clubhouse and upgrading the existing facilities. The new clubhouse will be located on the north side of the community, near the tennis courts. It will feature state-of-the-art facilities, including a fitness center, a conference room, and a large outdoor area for special events.

The board approved a motion to proceed with the design and construction of the new clubhouse, with the goal of completing the project by the end of the year. The project is expected to cost approximately $5 million, and the board has committed to funding the project through a combination of member dues and fundraising efforts.

In other news, the board discussed the potential for adding a new pool to the community. The board is considering several options, including a lap pool and a family pool, and is looking for input from the residents to help inform the decision.

The board also discussed the potential for adding a new playground to the community. The board is considering several options, including a play area for young children and a more challenging area for older children.

The board concluded the meeting by thanking all members for their input and participation, and looking forward to the next meeting.
Appendix K

IWCC Board Highlights
Nov. 26 Meeting — by Barbara Cruz

The final meeting of the year continued a tempo of action. Several important steps were taken to move directionally and get things forward into the December.

The Board was presented with the Recommended Plan for the 2014 budget. The plan proposes an increase of $200,000 in the budget for the next phase of the Phase Center, which includes the completion of the construction documents and the approval of the documents for approval. The Board expressed its support for the plan and approved it.

The Board was informed about the upcoming meetings and that the IWCC will continue to meet on the second Tuesday of every month.

General Manager’s Report
November 2013

Community Update: Looking forward to the new year, the IWCC is planning several events and initiatives. The budget for the upcoming year is approximately $126,000.

Emergency Planning: The IWCC is currently planning for an emergency response to any crisis that may occur. The committee met to discuss strategies and procedures for handling such situations.

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Executive Committee, Board of Directors, and Advisory Committees

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<thead>
<tr>
<th>Date</th>
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<tbody>
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<td>December 18</td>
<td>9:00 a.m.</td>
<td>CHI</td>
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<tr>
<td>December 19</td>
<td>10:00 a.m.</td>
<td>CHI</td>
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<tr>
<td>January 2</td>
<td>9:30 a.m.</td>
<td>CHI</td>
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<tr>
<td>January 3</td>
<td>7:00 a.m.</td>
<td>CHI</td>
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<tr>
<td>January 5</td>
<td>7:00 a.m.</td>
<td>CHI</td>
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<tr>
<td>January 6</td>
<td>10:00 a.m.</td>
<td>SFR</td>
</tr>
<tr>
<td>January 7</td>
<td>7:30 a.m.</td>
<td>CHI</td>
</tr>
<tr>
<td>January 7</td>
<td>1:00 p.m.</td>
<td>CHI</td>
</tr>
</tbody>
</table>

Did You Know?

Some Leisure World basics when there is inclement weather:
- www.lwmc.com, 701-39-131 and channel 912 are updated as often as possible.
- Montgomery County schools are closed, no bus service.
- All classes are cancelled; Library and FISH are closed.
Celebrate Mardi Gras on Tuesday, March 4

Landscape Advisory Committee Workshop
A workshop will be held on Wednesday, Feb. 9 at 10:30 a.m. in Meeting Room 2 at Clubhouse II. The workshop will discuss landscaping issues and provide an opportunity for residents to ask questions and provide feedback. Please contact the Landscape Office at 301-298-3000 for more information.

The Balkans: Crete, Dubrovnik, Bosnia
Sponsored by the Foundation of Leisure World
16th Travel Video Series (Free). Monday, Feb. 24 at 7 p.m.
Auditorium - Clubhouse II

Our guide Rick Steves is taking us to the Balkans, specifically Crete and Bosnia. First, we’ll explore the Crete island, later through the Bosnia and Herzegovina area. The tour will be led by knowledgeable guides and includes visits to historic sites.

As usual, refreshments will be served after the tour, All residents and their guests are invited to attend. There is no charge.

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Leisure World News
Of Maryland
Published the First and Third Tuesday of Each Month

Volume 37, Number 2
Deadline for articles and display ads for next edition, March 7
March 4, 2014

Electoral 2014

Work this space for election next week.
On June 26, 2010, weeks from the publication of the Leisure World News, candidates will line the walkways to assure that the votes will be cast by elimination.

7:30 PM, Monday, March 5
Cleghorne I
Auditorium
Two Radio Shows
"Party Room Wars" and "The Jack Benny Program"

Directed by Hannele Allen, $3 or Fun & Fancy Members Free.

Reminder - Fireside Forum
Presents Architect William Lecky
by Jannar Voice
Distinguished architect Wil-

American Masterworks: Porgy & Bess

From the P&O Department
In 1935, George Gershwin was already famous Broadway composer, a trendsetting pianist and the music he wrote became the phenomenon "Porgy and Bess." Socially aware, this opera was groundbreaking and successful. He called the work "an attempt to write an opera. Ignoring his critics, he went on to create a masterpiece and the first American "Porgy and Bess.""
Appendix K

from the April 29 Board of Directors Meeting

by Martha Robinson

Administration Building Site Plan Approved.

The Board of Directors at its April 29 meeting selected a site plan for the Administration Building presented by Rosebud architects and engineers.

The board agreed to offer that the site for the new administration building be the former 550-foot site between the original parking lot and the old Administration Building. The new site will provide a parking area for up to 500 vehicles, includes a public access area, and will be adjacent to the existing parking lot.

Advertisements for the new administration building will be placed in local newspapers and online.

2014 Broadcast Schedule - Channel 974

Each meeting begins its broadcast on the Thursday the week after the meeting. It will broadcast every day at 4 and 7 PM until the next meeting.

Executive Committee Meetings

The April 16 Executive Committee meeting will be broadcast beginning Thursday, May 1.

Board of Directors Meetings

The April 29 Board of Directors meeting will be broadcast beginning Thursday, May 1.

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<th>Location</th>
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</thead>
<tbody>
<tr>
<td>Annual Meeting</td>
<td>March 2</td>
<td>2:00 p.m.</td>
<td>Ballroom Room</td>
</tr>
<tr>
<td>Community Planning Advisory Committee</td>
<td>March 3</td>
<td>10:00 a.m.</td>
<td>Admin Building</td>
</tr>
<tr>
<td>Education &amp; Recreation Advisory Committee</td>
<td>May 6</td>
<td>9:30 a.m.</td>
<td>CH 1</td>
</tr>
<tr>
<td>Tennis Advisory Committee</td>
<td>May 7</td>
<td>1:30 p.m.</td>
<td>Ballroom Room</td>
</tr>
<tr>
<td>Security &amp; Transportation Advisory Committee</td>
<td>May 8</td>
<td>9:30 a.m.</td>
<td>CH 1</td>
</tr>
<tr>
<td>Landscape Advisory Committee</td>
<td>May 8</td>
<td>10:00 a.m.</td>
<td>CH 1</td>
</tr>
<tr>
<td>Golf &amp; Recreation Advisory Committee</td>
<td>May 9</td>
<td>9:30 a.m.</td>
<td>CH 1</td>
</tr>
<tr>
<td>Physical Properties Advisory Committee</td>
<td>May 14</td>
<td>9:30 a.m.</td>
<td>CH 1</td>
</tr>
<tr>
<td>Foundation of a Better World</td>
<td>May 14</td>
<td>9:30 a.m.</td>
<td>CH 1</td>
</tr>
<tr>
<td>Budget &amp; Finance Advisory Committee</td>
<td>May 14</td>
<td>2:00 p.m.</td>
<td>Ballroom Room</td>
</tr>
<tr>
<td>I.W. News Advisory Committee</td>
<td>May 14</td>
<td>1:30 p.m.</td>
<td>Ballroom Room</td>
</tr>
<tr>
<td>LWVC Executive Committee</td>
<td>May 14</td>
<td>9:00 a.m.</td>
<td>Ballroom Room</td>
</tr>
<tr>
<td>Restaurant Advisory Committee</td>
<td>May 15</td>
<td>10:00 a.m.</td>
<td>Ballroom Room</td>
</tr>
<tr>
<td>Government Affairs Committee</td>
<td>May 15</td>
<td>2:00 p.m.</td>
<td>Ballroom Room</td>
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Women's Health Seminar May 19

Meals and a healthy lifestyle can improve the health outcomes of women. This seminar will be held on Tuesday, May 19, in the Ballroom at Clubhouse 1. The seminar will cover topics such as nutrition, exercise, and stress management. Please register at the Clubhouse 1 desk or call (301) 596-1230.
Lawn Bowl Facts

The Lawn Bowls Club wishes to respond to the residents’ Forum letter in the September 16, 2014 issue of Leisure World News entitled, Access with Dignity.

The number of rinks (lawn) in use on the green is not related to the number of players but to the rules of the game being played. The Lawn Bowls Club was organized in 1970 and is an active part of the Leisure World Community. The number of members varies from year to year just as in other clubs.

Lawn Bowls members may park a $50.00 fee per person for use of the green this season. Lawn Bowls is the only lawn game which pays a fee. Even when membership has been reduced the club has paid at least half of the cost of maintenance for the green. It pays for and maintains all of the necessary and expensive equipment for this sport.

The Lawn Bowls Club is not an exclusive organization. We welcome everyone regardless of their athletic ability. Lawn bowling is a moderately active sport which permits people with mobility issues (some are unable to use the exercise equipment in the gym) to exercise in a pleasant outdoor environment with friendly competition. Equipment is new and available for those in wheelchairs to participate in lawn bowling.

We believe that a modification of the proposed walkway would benefit everyone. There should be enhanced access to the restaurants and continued access for those who are physically challenged to enjoy healthy outdoor exercise.

The E&O Committee and the architect told us that they had no knowledge of the requirements regarding the space or equipment necessary for any of the lawn games.

Several committees members asked us for more information which we will provide.

— Leisure World Lawn Bowls Club submitted by Patricia Patton and Lois Reese

Please Rethink Administration Building Plans

At its September meeting, the LWNC Executive Committee (EC) considered a request from Management to put on the Board of Directors (BOD) agenda, a motion for $477,500 to purchase plans for a new Administration Building. This would have moved forward demolition of the current building, to be replaced by a new 45 million building.

The EC rightly declined. It has been said that this project is needed to adequately house administrative staff and current tenants, and to improve parking for the restaurants. Since Management’s request was postponed, it is timely for residents to think again about this Facilities Enhancement Plan proposal.

Several years ago, the BOD approved this plan because it believed more space was needed. Since then, significant changes have occurred that question this need.

Along with other concerned residents, I hope that the BOD will revisit the issue of adequate space before spending $477,500 to move forward a project that could be modified to better serve all residents at a lower cost.

A careful review is needed because:

— BOD has said that a real estate firm is not needed in the building; this releases 800 square feet.
— Bank of America has said that it needs an approximately 1,500 square foot bank, half its present size; it may not be willing to pay a major part of building costs in order to be in the new building, as has been estimated.
— The new Fitness Center, to be built behind Clubhouse II, will release space in CH II that could be used for office space.
— Preliminary plans from StreetSense, the LW architect, provide for another large entryway atrium, of questionable need; the current atrium contains over 2,000 square feet, and could be made into offices.
— The plans call for more than doubling the space in the Sullivan Room (1,800 sq. ft. instead of the current 670 sq. ft.), even though room use data do not show this need; offices could possibly replace the Sullivan Room.
— Modern management practices could release space now used for files.
— No detailed engineering analysis of the cost of renovating the present building has been done. No justification for keeping a bank and a post office in an administrative building has been made available.
— No alternative ways to improve parking close to restaurants have been considered.

— Bob Marnower and David Ripping

Residents’ Forum Guidelines

Join the LW News Advisory Committee.

The Leisure World News welcomes submissions from its readers. We will publish as many as possible to reflect the widest part of LW community issues. To increase your chances for publication, please follow the guidelines below.

Guidelines for Letter Writers

1. Letters to the Residents’ Forum should be signed or emailed to lwnews@comcast.net.
2. Letters must state writer’s name, address, and telephone number for verification. Published letters will include writer’s name only.
3. Content must address issues relevant to the LW community. Be respectful and in good taste.
4. Submissions are strictly the opinion of the writers.
5. Letters should be concise and limited to 250 words.
6. Writers will have an opportunity to approve pre-publication edits.
7. If a letter refers to another source, such as an article in another publication, a press release, a legal opinion, etc., a copy of that source must be provided, with the letter for verification and reference.
8. Letters sent by email are confirmed by email reply. If a confirmation is not received, writers should contact the LW News by phone or in person to verify submission.

Resident’s Forum LETTERS

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Let the People Decide FEP

It is apparent to even the casual observer that the multi-million dollar FEP is generating growing controversy in the News, seriously questioning justifiable need and the sustainability of raising money already overspent by multiple project allocations. In business-speak, the LWBOT and LW management need to rethink the massive program and evaluate cost/benefit, the likelihood of special assessments given market risks factors, the credibility of FPD cost estimates, construction cost overruns and project changes after startup. Traditional BOD deliberation and costly T&D fees in the project definition add to relevant and documented project costs.

In true democratic fashion, the people who pay the bills should decide on the need for projects that do not address the stated rationale for projects and renovations to attract new residents. INFORC proposes a binding referendum, easily conducted in the mail, that lists project, cost and a simple Yes or No.

The mutual returns would be collected and assembled for a community result. Some people believe that the decisions of the LW BOT are not truly representative and do not reflect community sentiment despite "town meeting" forums, sparsely attended, that are weak in informational content.

Let the people speak and decide issues in their best interest.

-- Jay Harding

$5,000,000.00...a drop in the bucket?

On Wednesday, October 9, the Executive Committee met and discussed an agenda item for submission to the Leisure World Board of Directors requesting approval to release $4,777,000 in funds for the design process of a new administration building to be built at a proposed cost of $5,000,000. Even without predictable cost overruns this is an alarming amount to expend on a building that will serve no other purpose but to house an administrative staff and its functions. No study exists to indicate a need for future expansion of the number of staff or its work product.

It is noted that, in the process of reaching approval for tear down and construction of an entirely new building, the concept met with opposition, and "success" by a tied Mutual vote and a difference in the Weighted vote of barely 2% at the September 2013 Board of Directors meeting. At the September 2014 CPAC meeting a member's well-reasoned motion to reconsider that determination failed by a mere one vote. One vote does not a mandate make. Enjoying the privilege of wearing both hats, several members of CPAC are also Board members and participated in both the Bond and CPAC votes.

-- Elaine Harvey

MVA Mobile Office Returns

The MVA on Wheels returns to Leisure World on Thursday, Oct. 9. The van will be located in the Clubhouse II parking lot and hours of operation are 10 a.m. to 2 p.m.

Services offered include renewal of non-commercial driver’s licenses, Maryland photo identification cards and vehicle registration. You can also obtain a duplicate driver’s license, a certified copy of a driving record, disability placards, substitute stickers, duplicate registrations, return tags, change your name and/or address, register to vote and register as an organ donor.

Questions on Medicare?

The facts you need for the future you want...

Medicare will provide new services and cut prescription drug costs for many beneficiaries beginning in 2015. Medicare Open Enrollment for 2015 runs from October 15 to December 7 — so now is the time to gather the information you will need to make important decisions about your health care insurance.

Join us Thursday, October 23, for a seminar that will help answer your questions and guide you through the Medicare maze. Enhance enjoyment of your retirement years by making sure you understand your Medicare options.

SPEAKER: Ed Malloy, Malloy Medicare Advisor Group
LOCATION: Leisure World Maryland Room
TIME: 11 a.m.

Learn more on October 23, 2014
Leisure World Clubhouse I, Maryland Room
3700 Rossmoor Boulevard, Silver Spring, MD
To RSVP, call Terri at 301-939-5651.

Discover Collington where Life Care assures you unlimited access to a full continuum of on-site healthcare, if needed, for as long as you need!

OCTOBER 7, 2014 Leisure World News
Governance & INFORMATION

General Manager's Report September 2014

Community Topics
Finance
Net operating expenses were approximately $99,000 under budget in August.
Year-to-date, net operating expenses are approximately $148,000 under budget.

2015 Management & Operating Agreements
Management is in the process of developing new Management & Operating Agreements for 2015.
Documents were released to members last week.

Community Shredding Day
A community shredding day has been scheduled for Monday, Oct. 13 (Columbus Day), from 10 a.m. to 1 p.m. at the Administration parking lot for drop-off of bulk shredding.
At past shredding events, this is a perfect time to securely shred your home in time for the holidays and to free up space by permanently destroying outdated or unwanted files and documents. Your documents go directly into the shredder on the truck and are destroyed in front of you.
Documents are one piece of the puzzle, but paper clips and binder clips should be removed. CDs, DVDs and unwanted credit cards are okay. Please do not bring the following items: newspapers, brochures, magazines that you regularly receive, batteries, food waste, hanging files, binders, or large metal objects.
Call Terri Sommer at 301-398-2370 if you have questions.

Flu Shot Clinic
Flu shots will be administered from 9 a.m. to 12:30 p.m. in the Crystal Ballroom, Clubhouse I, on Thursday, Oct. 9 and Nov. 13. Medicare will cover the cost of the flu shots. MedStar Visiting Nurses Association provides services.

Group Email Addresses
Residents wishing to contact Leisure World Management, the LWCC Board of Directors or its 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: units, properties, services, or activities. Please do not send emails to all these addresses, as there will be a duplication of recipients and it 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:
- LWCC Management - management@lwcc.com
- LWCC Board of Directors - board@lwcc.com
- LWCC Executive Committee - execcomm@lwcc.com

News Extras
From the Leisure World Board of Directors’ Meeting on Sept. 30

by Martha Robinson
Update on Building & Amenity Enhancements.
The Facilities Enhancement Plan (FEP) presented on page 9 of this Leisure World News was the centerpiece of this meeting of the Board of Directors.

The Fitness Center.
With drawings and diagrams in front of them and the architect’s assurance that the project is “well within budget parameters,” the Board voted unanimously to approve the final concept layout plan for expansion of the LW Fitness Center. Next steps are to define the “look and feel” of the new center, obtain conceptual estimates to verify that the proposed concepts is within the $4.1M construction budget, and to develop a site plan for county approval.

The Administration Building & Lawn Activities.
No motion was taken on the FEP project to build a new Administration Building and change its surroundings. At its Sept. 30 meeting, the Board’s Executive Committee requested much more information about space use within the new building and the proposed site, and a current estimate of new construction and rehabilitation of the current structure. The Executive Committee made it very clear, “said Vice Chair David Preger, “that we are interested.”
Pair Recognized for Stopping “Grandparent Scam”

L временный驻京大使 Jack Melnick и Giant Food’s Solution Center cashier Rose Bobbie teamed up recently to stop a scam in progress at the Leisure World Plaza Giant. Waiting in line, Jack noticed a woman mannering herself as she tried to fill out a Western Union form.

“What do you need to do,” Jack asked.

“I needed to send money to my grandson. He’s in trouble. He needs $10,000.”

“That sounds like it could be a scam,” Jack said.

Enter Rose. “You’ve got to call his mother,” she said. “Give me the number.”

“Where is the grandmother?”

“He’s here inside,” said the mother. Scam averted. The grandmother walked away, money intact.

Jack and Rose saved the woman ten grand and were commended for their vigilance by the LW Board of Directors on Sept. 30. Jack has also received an award from the Montgomery County Chief of Police presented by Morton A. Davis, who coordinates the police department’s “Keeping Seniors Safe” program.

Security and Transportation Advisory Committee

Saturday Shuttle Bus Schedule

With the end of daylight savings time upon us, the Security and Transportation Department would like to ask all Leisure World residents to pay special attention to the Saturday bus schedule. Effective Saturday, Nov. 8, the Saturday shuttle buses will begin implementing a winter schedule. Under the winter schedule, Saturday shuttle buses will begin operating at 10 a.m. and will end at 2 p.m. To avoid confusion, residents are encouraged to look for reminders placed on the Leisure World television channel, as well as the Leisure World News. Please keep in mind the following when riding the shuttle buses: Stay seated while the bus is in motion; The consumption of food or beverages is not permitted on the bus; Feet should stay on the floor; Only carry an amount of bags that allow you to safely navigate; entrance/exit of the bus.

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Security and Transportation Advisory Committee

Saturday Shuttle Bus Schedule

With the end of daylight savings time upon us, the Security and Transportation Department would like to ask all Leisure World residents to pay special attention to the Saturday bus schedule. Effective Saturday, Nov. 8, the Saturday shuttle buses will begin implementing a winter schedule. Under the winter schedule, Saturday shuttle buses will begin operating at 10 a.m. and will end at 2 p.m. To avoid confusion, residents are encouraged to look for reminders placed on the Leisure World television channel, as well as the Leisure World News. Please keep in mind the following when riding the shuttle buses: Stay seated while the bus is in motion; The consumption of food or beverages is not permitted on the bus; Feet should stay on the floor; Only carry an amount of bags that allow you to safely navigate; entrance/exit of the bus.
Yes, Leisure World Buildings and Amenities Are Changing

This is a review of what's going on and how you can be informed and participate, submitted by the Leisure World News Advisory Committee.

Background.

About one year ago, after public input, presentations, workshops, and forums, the Leisure World Community Corporation, Board of Directors (LWCC/BOD) approved what is commonly referred to as the ‘het’. That stands for the Facilities Enhancement Plan in progress now, which was originally estimated to be at around $60M.

Planned Enhancements Include the Following Projects:
- New Administration Building and surrounding site
- New Fitness Center and expansion at Clubhouse II
- Renovations to the Cascade Bistro, Terrace Room, Maryland Room, Crystal Banquet and restrooms in the North Wing of Clubhouse I
- Renovations to the Golf Course Playable Area
- Rehabilitation of the Golf Course Irrigation Pond
- Renovation of FPD Customer Service Area

A next step is for the BOD to review cash flow estimates and an implementation schedule for FEP projects. To date, funding has been designated as coming from the reserves fund as it accumulates which does not impact residents’ monthly fees.

The Process for Decision Making

While each project is in a different stage of development, most are still in what is considered the ‘concept stage’ which is when project scope is refined and plans for moving forward are defined.

There are two main resident groups involved in making the decisions for the projects: advisory committee members and the Board of Directors.

Members of the advisory committee are residents who are nominated by their mutual presidents and approved by the BOD. They receive and review proposals specific to their committees by Streetsense, the design firm contracted for this work.

- Community Planning Advisory Committee for the Administration Building
- Restaurant Advisory Committee for food services
- Education & Recreation Advisory Committee for Fitness Center and Crystal Banquets
- Golf & Greens Advisory Committee
- Physical Properties Advisory Committee

Committee recommendations are considered before a proposal goes to the BOD. The BOD may want more information and postpone action.

How You Can Monitor the Projects and Stay Informed of Progress.

Designing, scheduling, planning, permitting, and actual construction of the work is complicated. It’s been called a juggling act. For example, interior improvements to the restaurants will probably be completed a year before exterior entrances and surroundings, important to these areas, can advance through the permitting process. Therefore, restaurant enhancements may be on your watch list for months to come.

Attend BOD Meetings.

The Board meets the last Tuesday of the month (except for holidays). The agenda is available at www.lwmc.com 5 days before each meeting. Find “Board of Directors Meeting Packet”. Typically, the agenda says “FEP Update” with related papers deeper into the packet. Residents are welcome to attend these meetings and offer their opportunities to comment as in committee meetings. All meetings are represented by their mutual president or appointed alternates at BOD meetings.

Attend your Mutual Meetings.

If no report is given, ask your mutual president to share what is going on. Most meetings are represented on the advisory committees involved in FEP matters. A mutual advisory committee member could be asked for information.

Check the LWMC Website.

Monthly updates are posted containing information on the current status of the projects and meeting dates for the associated advisory committee. Project plans and documents will also be posted at the website.

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Residents' Forum

LETTERS

Let’s Spend Less Money?

I am an active, working 75-year-old resident of Leisure World. I think that the administration building looks big enough. Why not give it a face lift with some paint and new carpets? There also seems to be plenty of floor space in the admin building. Also, I’ve never seen all the rooms in Clubhouse II filled to capacity. As a matter of fact, excluding Thanksgiving Day, I’ve never seen the parking lot filled!

I also think we should add the roads and parking lots every couple years or so rather than tear them up and re-asphalt. Perhaps this idea could save asphalt and money.

We are the active new generation moving in. If money wants to be spent, why not pave a bicycle path around the inside perimeter of the outer fence? I also hope to see the new improved exercise center I’ve been hearing about since before I moved here.

If we have surplus money, let’s upgrade with new electric transformers that don’t have to adapt more to a holistic approach to lawn care, buy more computers for the computer room, and arrange wireless connection for the whole of Leisure World. In addition, we could reduce our monthly payments.

— Karen Flemminger

Announcing Revised Leisure World News Guidelines

The Board of Directors approved revised LWN Guidelines for submissions to the paper on September 30, 2014. These have been distributed to all clubs, organizations, and advisory committees and are also available in the LWN office for those individuals who would like a copy.

The specific guidelines for Residents’ Forum submissions in the complete document are excerpted below and will be reprinted in each edition of the Leisure World News. If you have questions or comments about these revised guidelines, please email lwnewsadvisorycommittee@gmail.com.

Residents’ Forum Guidelines

From the LW News Advisory Committee

The Leisure World News welcomes submissions from its readers. We will publish as many as possible to reflect the wide span of LW community issues. To increase your chances for publication, please follow the guidelines below:

Guidelines for Letter Writers

1. Residents’ Forum (RF) submissions must be submitted to lwnewsadvisorycommittee@gmail.com or delivered to the LWN Office.
2. RF 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.
3. RF submissions must adhere to all General Guidelines, including but not limited to:
   a. Material must be of interest to the community, respectful and in good taste, clear, concise, accurate, non-repetitive, relevant and avoid personal attacks.
   b. All submissions will be subject to editing.
   c. Writers will have the opportunity to approve substantive pre-publication edits.
4. LWN News does not guarantee that any submission will be published.
5. Editing is not to be confused with censorship. LWN News welcomes constructive criticism (or praise) as long as it is clearly identified as “opinion” and adheres to all other guidelines for LWN News.
6. Receipt of RF submissions will be confirmed by email or telephone.
7. If an RF submission refers to another source, such as an article in another publication, a press release, a legal opinion, etc., a copy of that source must be provided for verification and reference.
8. RF submissions are strictly the opinion of the writer.
General Manager's Report October 2014

Community Topics

Finances
Year-to-date as of Aug. 31 net operating expenses are approximately $445,000 under budget.

September financial statements were published the week of Oct. 13. Preliminary information indicates costs should be at or slightly below budget for September.

Contract Renewals
The housecleaning ( janitorial ) and pool management contracts are being put out for bid. Management is working on these with the Physical Properties and Education and Recreation Advisory committees, respectively.

Final Flu Shot Makeup Day
The final makeup day for flu shots is Friday, Nov. 13 from 9 a.m. to 12:30 p.m. in the Crystal Ballroom.

Resident Meeting
A resident meeting has been scheduled for Tuesday, Nov. 16 at 3:30 p.m. in the Crystal Ballroom. Information on projects that are part of the Facilities Enhancement Plan will be presented, and residents will have an opportunity to ask questions. Residents who plan to attend should register with the Education & Recreation office at 301-598-1300.

Metro Bus Service
Please be advised that members of the community, elected officials, and management of Leisure World of Maryland Corporation continue to work, and will meet with Metro officials, to request reinstatement of full service to the community. As an interim step, Metro has provided a schedule, effective immediately. See chart below.

Leisure World Emergency Call System Update
The new "Go Safe" program will be announced in October. This new service will provide emergency response service outside of the home. Additional information on the service and pricing will be released by the end of October. Details will be published in the Leisure World News.

Leisure World Of Maryland Corporation

New Hires
Jonathan Headley, Security Guard, as of Sept. 24 and David Rice, Service Plumber, as of Oct. 9.

Resignations
Mark Mangieri, Carpenter, effective Sept. 30 and Jane Dineck, Receptionist, effective Oct. 8.

Open Positions
Carpenter, condominium receptionist, director of communications, security guards and shuttle bus driver.

Leisure World News Advisory Committee

LW World War II Veterans Invited to Honor Flight Event

Honors Flight Capital Region is inviting WWII veterans to participate in a special Honor Flight trip on Sat., Nov. 8. The trip includes visits to their WWII Memorial in the company of fellow veterans, Arlington National Cemetery, and other memorials. All meals are included, and veterans are encouraged to travel with a family member. The trip is entirely free for WWII veterans.

Space is limited and applications are due by Oct. 27. To apply to participate in the Nov. 8 trip, call Honor Flight Capital Region Director Michael Garren at 312-714-4337 or go to www.honorflightdc.org. Honor Flight Capital Region is a Washington, DC-based nonprofit program dedicated to providing a day of honor and recognition for WWII veterans.

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Leisure World News Advisory Committee

Update on Pending Changes To Buildings & Amenities

Proposed new Administration Building as viewed from the Terrace Dining Room in Clubhouse I.

Important Notice to Residents
Resident's Meeting on PEP Projects, 3 p.m., Tuesday, Nov. 18, Clubhouse I. Ballroom.

This is an opportunity to ask questions and get answers on project plans and progress.

Current Status of Projects
Top-to-Bottom Administration Building Project Review Coming Soon. At its Oct. 26 meeting, the Board will receive a review of the Administration Building and associated site plan project to date. It will address this project from the initial options to retain, expand, or build new through the choices of three different site plans. The report will also include the estimated cost information associated with each option.

Status Report at www.lwn.com. Meanwhile, a 4-page report found at www.lwn.com summarizes the status of all projects. For example, it describes in words and graphics the current site plan for the new Administration Building. The building itself and the illustration shown for an access road and lawn activities are still at “concept” and “discussions” stage pending validation by the architect. Consideration is continuing by advisory committees and the BOD. See illustration on this page.

The Crystal Chandelier.
As reported in the Oct. 7 Leisure World News, the architect's interior design proposal to replace the crystal chandelier in the ballroom was put on hold pending reconsideration as to keeping it in place, reusing the crystals in new light fixtures, or selling it. However, the chandelier is usable in the future, the architect said it must comply with Montgomery County's current energy codes, which may include being retrofitted with LED lights.

To read about the history of the crystal chandelier see page 2.

Recent Advisory Committee Considerations
The Community Planning Advisory Committee, which reviews nearly all proposals by the architect met on Oct. 6. There was general discussion about the Administration Building as well as the crystal chandelier, for which the committee will not make recommendations, pending the accumulation of community comment during October and November. Contact: Chair, Carol Kann, Community Planning Committee, ckan@comcast.net.

The Education & Recreation Advisory Committee met on Oct. 7. The Committee is waiting for more definitive proposals from the architect; therefore, there was no significant discussion or action on the PEP. Contact: Chair, Rita Pern, ritaepen@comcast.net.

The Restaurant Advisory Committee (at press time) was scheduled to meet on Oct. 21 at 6:30 p.m., Clubhouse I, to receive recommendations by the architect for finishes and furnishings for the restaurants and Maryland Room projects. Contact: Chair, Yolanda Hunt, yolinahunt@aol.com

To Make Your Voice Heard, Attend Meetings
Community Planning Advisory Committee, 1st Monday of every month.
Education & Recreation Advisory Committee, 3rd Tuesday of every month.
Restaurant Advisory Committee, 3rd Monday of every month.
Executive Committee of the Board of Directors, usually the 1st Friday of every month.
Board of Directors, 1st Thursday of every month.

For more information about the article, contact Lauren L'Heureux, lheureuxcommittee@gmail.com.

Review & Background

The Projects
The projects comprising the Facilities Enhancement Plan (FEP) adopted by the Leisure World Community Corporation Board of Directors (LWC/C/ROD) in 2013 include:

- New Administration Building and surrounding site/landscaping
- Fitness Center and addition to Clubhouse II
- Renovations to the Cascades Banquet, Terrace Room, Maryland Room, Crystal Ballroom and restrooms in the North Wing of Clubhouse I
- Renovations to the Golf Course Playable Areas
- Rehabilitation of the Golf Course Irrigation Pond
- Renovation of PFP Customer Service Area

The Architect of Record
As reported in the Feb. 4, 2015 issue of Leisure World News, a Bethesda-based architectural firm, was retained to plan the designs, and oversee completion of the approved projects. Streetsense was selected by the BOD following deliberations that included recommendations by the three advisory committees tasked to evaluate the credentials of potential architects. Throughout the past year, Streetsense has regularly presented proposals step-by-step via drawings and rationale, first to the advisory committees assigned project jurisdiction, and second to the BOD. Thus, before its vote on concepts, the BOD has considered recommendations both by the architect and the committees.

Staff Point of Contact
Due to the volume and scope of work inherent in multiple and sometimes overlapping impacts of the approved FEP, Nicole Gerke, an architect with ten years experience in project management and construction, was asked to join the Leisure World staff this year. Her job is to manage the FEP projects from concept to completion. She is the point of contact for Streetsense, the BOD, the advisory committees, and for residents who want to voice their concerns and recommendations. Updates by Nicole Gerke may be found at www.lwn.com, then click on "FEP Updates" in top left corner.

35th Annual Swedish Bazaar sponsored by David Wolf Tip, 964-0013, UABPIA Sunday, November 1, 2015 11:00 a.m. - 3:30 p.m. St. Isaac's United Church Parish 11115 Severn Road Rd., Parklawn, Md.
www.cblt-buz.org
Appendix K

Leisure World News
OF MARYLAND

NOVEMBER 4, 2014 • Published the First and Third Tuesday of Each Month

New Leisure World Veterans Project Spotlights World War II Vets

by Martha Robinson

A Leisure World Veterans History Project (VHP) has been formed in partnership with the Library of Congress to collect first-hand remembrances of individuals who have served in the American military or who worked as civilians in direct support of military operations.

Initially, the founding Leisure World group will spotlight World War II veterans. Interviewers will guide them through a conversation about their wartime experiences and how their lives were affected. Most interviews will run about an hour and take place in a Leisure World meeting space. As needed, arrangements for home interviews can be arranged. Each interview will result in a video recording for inclusion in the growing collection of veterans’ history at the Library of Congress.

Help Get the Word Out

Clubs and organizations are encouraged to pass on the information about this project through their memberships as a way of getting the word to veterans who may want to participate. World War II veterans attending the Nov. 11 “Veteran Luncheon” at Clubhouse I will be invited to sign up to schedule their interviews.

The U.S. Congress created the VHP in 2000 as part of the American Folklife Center at the Library of Congress, one of the world’s most respected research and cultural institutions. The mission is to collect, preserve, and make accessible the personal accounts of veterans so that future generations may hear directly from them and better understand the realities of war. The Library of Congress relies on volunteers, such as the Leisure World group, to conduct the interviews.

Each veteran interviewed will be given a copy of the video and accompanying paperwork. A duplicate copy will also be provided to the Rossmoor Library Guild for a special collection the guild has committed to house.

Residents who are coordinating this new Leisure World project are individuals associated with their mutuals, veteran activities, and the Leisure World News: Marian Allman, Larri Cohen, Norma Maltby, Jean Gabriel, Sally Macdonald, Martha Robinson, Billie Saunders, Richard Saunders. Leisure World VHP sponsors are: The Foundation of Leisure World, the Lions

Final Flu Shot Clinic
5:30 p.m.-12:30 p.m.
Thursday, Nov. 13
Clubhouse I

Notice to Residents
Residents’ Meeting
Facilities Enhancement Plan
Be there. Ask questions and get answers on project plans and progress.
3 p.m., Tuesday, Nov. 18 • Clubhouse I, Ballroom
See pages 3, 4, 5, 6 and 7 for related matter.

Travel Video: London, England, 2 p.m.
Monday, Nov. 17, Auditorium Clubhouse II sponsored by the Foundation of LW
Clubs, Groups & Organizations
Sports & Scoreboards
Classes & Seminars
Brief Notes
Calendar of Events
Governance Calendar
Classifieds

Sweet Charity
A Musical Comedy
Presented by the Fun & Fancy Theatre Group
Nov. 14, 15, 16, 22 & 23
See pages 3 & 8 for who is in the show and show times.

Photo Matinee
Venice & China
Nov. 8
See page 2
Residents' FORUM LETTERS

Resales Fund Is Restricted Money
As a resident of Leisure World and Chair of the Community Planning Advisory Committee, I have become increasingly concerned about the misconception I hear concerning the use of the Resales Fund to finance the Facilities Enhancement Plan (FEP).

The Resales Fund is accumulated as each new homeowner in Leisure World pays 4 percent of the purchase price of his/her unit into it. The Trust Documents state that this money cannot be used for any purpose other than capital improvements to Trust Properties. This money cannot fund enhancements of any kind in the individual units, which are separate corporations. It cannot even be added to the Operating Budget of the Leisure World Community Corporation.

We may, and we do as a community, disagree about how to proceed with the FEP projects, but let us get this clear. Using Resales Fund money to pursue these plans is not depriving any individual or entity of financial support that might otherwise be available.

— Carole Koman

Make Your Voice Heard!
Leisure World Residents have recently seen and heard numerous suggestions about Facilities Enhancement Plan (FEP) for changing Trust properties. Some urge major or minor adjustments to architect's suggestions for the Administration Building; others recommend leaving the lawn activities undisturbed; some comment on planning for access to the renovated restaurant; many have given solid reasons for leaving the crystal chandelier in place in a renewed bathroom; parking access is a concern of many; preserving environmental assets concerns others. Many are worried about the cost of proposed changes.

All of these concerns — some expressed eloquently, some shared in a threatening tone — are all healthy for Leisure World of Maryland. Too often in the past, residents have taken a “dozer” approach to a need to shape the community we live in and love.

When the FEP was being developed last year, several “Open Forums” sought input. I attended most of them, usually along with fewer than 50 other residents. Recent Open Forums drew similar sparse attendance. All too often, when discussing plans for the Administration building, I have heard talk, “They are going to do what?”

Participation should be taking the place of leisure!
As we approach our 50th Anniversary, we have an opportunity to shape Leisure World of Maryland for its next half-century. Granted, few will have the opportunity to fully experience the result, but we have a responsibility to help shape the community for the benefit of those who follow us as residents.

That requires participation. We can, and must do better.

You should try to attend upcoming meetings of your initial board, and to attend Board of Directors meetings to inform members about your opinions. You should express your views at Open Forums (such as the discussion of the FEP scheduled for Tuesday, November 19 at 2:30 p.m. in Clubhouse I). You should also attend the next meeting of the Board of Directors on Tuesday, Nov. 25 at 9:30 a.m. in Clubhouse I. It may be your last chance to speak up on various aspects of the FEP before binding decisions are made.

There is plenty of time for leisure after we make the best possible plans for the Trust facilities; now is the time for you to help shape those plans.

— Robert Nemerow

My Turn
Let me identify myself as someone who gets nauseous when having to write a check anywhere near a thousand dollars or more. That being said, let’s take a look at this issue of the new Administration Building. It’s more than a place where people work. The bank is a source of revenue; the USPS is a convenience for all. Could some space be made available for both revenues and revenue?

Since I was in high school, I have seen short sightedness be costly. By the second year of its existence, space in a brand new school space was so short in supply, the cafeteria had to be used for study halls. It was built in compliance with state law and regulations, OOPS! Since then I have seen the cheap materials used right here in Montgomery County come back to bite the present homeowner. Each of us moved to a mutual that has eye appeal and that we can afford. Whether that mutual is kept up is up to that group of officers and board.

To me the “Town Center” would be a jewel that attracts every prospective resident and should be first class. From what I have seen of management and the different committees, they are trying to come as close as they can.

— D.C. Copeland

Get the Facts About the FEP and Participate
As a member of the Board of Directors, I am concerned about inaccurate information being circulated about the status of

Residents' Forum Guidelines
from the LW News Advisory Committee

The Leisure World News welcomes submissions from its readers. We will publish as many as possible to reflect the widest span of LW community issues. To increase your chances for publication, please follow the guidelines below:

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   b. Submissions will be subject to editing. Writers will have the opportunity
to approve substantive pre-publication edits.
   c. LW News does not guarantee when or if any submission will be published.
   d. Editing is not to be confused with censorship. LW News welcomes constructive criticism (or praise), as long as it is clearly identified as “opinion” and adheres to all other guidelines for LW News.
4. Receipt of RF submissions will be confirmed by email or telephone.
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6. RF submissions are strictly the opinion of the writer.
Appendix K

Fitness First

Information in the Leisure World News relating to proposed construction and remodeling projects has left us confused and bewildered. From what has been published, I'm not sure I understand the priority being given to these projects or a timeline for completion.

In my opinion, the most urgent project being discussed and the number one priority for ASAP completion is the fitness center. The current fitness center is a windowless structure with no amenities, old equipment, and limited access to the community and those who use it. As a user, I sometimes witness residents agents bringing their clients inside the door of the fitness center to acquaint them with what LW has to offer. I often wonder what these clients might think especially those who may have had experience with the many up-to-date fitness centers that are all over the DC area.

While the remaining proposed projects also require prioritization and a construction timeline, there is one, in my opinion, that is open to question. I am referring to the proposed new Administration Building. I think the current building is suffering from a design flaw and with creative remodeling and the addition of elevators, this building could be a fantastic feature to attract active adults. In every Leisure World News, caution drivers, not like rules, about bicycle safety rules. Numerous people pull out from the courts without looking. Create pedestrian crossing maps that show the various sidewalks and sections of the roads at the back of the building. The once given to new buyers are not detailed, and don't show where paths intersect.

Install separate metering systems in each unit. That way, owners, or renters, are not paying the full monthly fees for units that are unoccupied, and consequently using almost no energy and most important, residents have an incentive to conserve energy.

Another clear method for people to know when units are for sale. A small tasteful sign or in a small window decals would help. Some residents may want to move within Leisure World, or have friends who would like to move here. Make the list of available units available at a print out. I do not think there is any marketing/business reason to deny knowing where units for sale are especially if Leisure World wants to attract new buyers.

—Herbert Morris

New Residents and Prospective Buyers Priorities

Before that higher priorities are even to be discussed, $5 million on the Administration building for the number of people who work there.

Following are enhancements I feel would help new residents as well as attract new buyers as units are vacated due to attrition:

Make all administrative services available from at least 8 a.m. until noon on Saturdays.

Make the doors to the administration offices for depositing co-op checks and other documents of a business nature.

Make other services such as the post office and Bank of America to be open a half-day on Saturdays. Don't utilize a study for the post office and Bank of America and don't use the other facility, even selling them. Will they be found in a bathroom? An ill-lighted hallway? The possibilities make me shudder. All of their beauty will be gone.

People's memories live within that chandelier. Is money so important to us now that destroying reminders of days gone by is so valuable? There is no heart left in us any more. When I moved here more than 20 years ago, there was only a huge round hole in the wall, with bricks surrounding it, where an occasional fine frame I remember thinking that someday, a careless person would trip and tumble into that architectural hazard. Finally, the chandelier was bought, installed and glued to the building. Residents are always proud to give strangers the directions when they ask where it is, or how it's being held. "In the room with the huge chandelier," they say. and they smile. "This is a place where beauty is valued," I want to add, but the message doesn't need to be put into words. It is there in the glow of the chandelier.

To those who want to remove the chandelier, it is possible that no argument is going to be successful. To those of us, who value the past, and have required in the lawfulness of the chandelier, we can only hope that that past will not be demilitarized in the name of progress or economies.

—Jesek S. Schlosser

Mary Zandhoff

November 17, 2014 / Leisure World News
Appendix K

Governance & INFORMATION

Dial 301-598-1313 for recorded Daily Events

2014 Broadcast Schedule - Channel 974
Each meeting begins its broadcast on the Thursday the week AFTER
the meeting. It will broadcast every day at 4 and 7 PM until the next
meeting.

Executive Committee Meetings
The Oct. 16 Executive
Committee Meeting is
broadcasting now.

Board of Director Meetings
The Oct. 28 Board of
Directors meeting will begin
broadcasting on Nov. 6.

General Manager's Report October 2014

Community Topics
Finances
Year-to-date, as of 9/30/14,
et operating expenses are
approximately $350,000 under
budget.

A complete financial statement
package is available at the Leisure
World library (Clubhouse I), for
review by residents.

In addition, a complete
financial statement package is
available at lwmc.com, under
the link “Goverance/Financial
Reports.”

Final Flu Shot Makeup Day
The final makeup day for flu
shots is Thursday, Nov. 14 from 9
a.m. to 12:30 p.m. in Clubhouse I.

Resident Meeting
A resident meeting has been
scheduled for Tuesday, Nov. 18
at 3 p.m. in the Crystal Room.

Information on projects
that are part of the Facilities
Renovation Plan will be
presented, and residents will
have an opportunity to ask
questions. Residents who plan
to attend should register with
the Education & Recreation
office at 301-598-1300.

During the week of Nov. 1,
information boards will be placed
in the lobbies of buildings where
project work is scheduled.

In addition, updated status
reports on each project will be
made available in the Leisure
World library.

Also, identification
stake will be placed on the
Administration Building.

Chesapeake Lake, which will
identify the proposed new
location of the Administration
Building and the boundaries of
the proposed access road.

911 Calls from Clubhouse II
At a recent community
meeting, a resident expressed
concern regarding the inability
to contact 911 from phones in
both the Fitness Center and the
indoor swimming pool. Please
be advised that these phones
can be used in emergency
circumstances to contact 911;
however, you must dial 911.

LIW of Maryland Corporation

New Hire: Yvonne Owen,

Resignation: Raymond Lee,
accountant, Oct. 24 and
Peggy Lowe, accounting clerk
PDP, Oct. 31.

Open Positions: Carpenter,
director of communications,
security guards, shuttle bus
driver, accounting clerk PDP
and accounting AR/AR.

Baronessa Italian Restaurant

Dial 301-598-1313 for recorded Daily Events

2014 Broadcast Schedule - Channel 974
Each meeting begins its broadcast on the Thursday the week AFTER
the meeting. It will broadcast every day at 4 and 7 PM until the next
meeting.

Executive Committee Meetings
The Oct. 16 Executive
Committee Meeting is
broadcasting now.

Board of Director Meetings
The Oct. 28 Board of
Directors meeting will begin
broadcasting on Nov. 6.

Group Email Addresses
Residents wishing to contact Leisure World Management, the LWMC
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 all three
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 members 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 - rmanagemail@lwmc.com
* LWMC Board of Directors - board@lwmc.com
* LWMC Executive Committee - execcomm@lwmc.com

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News Extras

From the Leisure World Board of Directors' Meeting on Oct. 28

by Martha Robinson

Closed Circuit TV Programming

According to a policy adopted by the Leisure World Community Advisory Board (LWCC/2006) on Oct. 28, use of its two closed circuit TV channels must be of interest to the residents and be of a non-commercial nature. The policy also establishes that programming is limited to events that take place on the Leisure World of Maryland property. The policy is an affirmation of previous practice. Closed circuit service is provided under Leisure World's contract with Comcast. Broadcasts of Executive Committee and Board meetings and Inter-Faith Chapel services, provided for some time, constitute the only programming approved to date.

General Manager's Development Plan

The Board approved use of “the areas of focus, tasks, and benchmarks that are in the General Manager's Specific Development Plan” for the 2014 evaluation process to be used to monitor his performance and be part of the 2015 evaluation process. The General Manager and the Board Evaluation and Executive Committees agreed to this plan.

LWCC Finances

The General Manager reported an operating surplus of $450,000 for the first three quarters of 2014 due primarily to savings in salaries and benefits. He reported that as of Sept. 30 LWCC has an operating cash balance of about $424,600, a reserve fund balance of about $3,904,000, and a Facility Enhancement Plan (FEP) fund balance of about $5,794,000.

Landscape Report

During a discussion of the Landscape Advisory Committee report to the Board, which included a list of products used by LW Landscape contractor McFall and Bory, that company's spokesperson said that LW uses an organic-based fertilizer, which is different from synthetic fertilizers. Further discussion of the cost of organic-based vs. organic products ensued.

M&B was requested to prepare a short description of these products. Landscape Advisory Committee Chair Morton Altman also reported that plans are in the works to establish a new and maintenance gardens throughout the Cascade Park area (right side with the pebbled bloom) going toward the entrance of Clubhouse 1. She expects that boulders, pebbles, and other natural elements will be planted for a visual to a visit and use. Dog excrement is not known to eat herbs.

The Facility Enhancement Plan

North Wing Clubhouse I

Streetsense, the architecture firm leading FEP development, proposed for Board action down several design and design process changes. The Board voted to accept these changes, which include inviting and pleasant design experience. To see the Cascade Room as being a “jewel” of a place to gather with a mix of stone on the walls, plenty of plants to bring the outside in, an adjacent patio, and an lounge area at the interior courtyard from the clubhouse. Sketches projected on screen for the Board to see. The design and design process changes included contemporary light fixtures, comfortable chairs, and a fireplace.

The Streetsense proposal also addressed interior changes to the Terrace Room, including rearranging the current buffet for center table use and opening up space to the open-air observation room. He described adding small additions to the Cascade and Marylands Rooms to accommodate appropriate entrances. The Marylands Room, located between the Cascade and Terrace Rooms, will temporarily lose some space if the Cascade expansion concept is approved. When exterior work is complete, the Cascade Board will meet and perhaps access its original site with a bump-out addition toward the back. In discussion about the north wing plans, the age of the clubhouse was placed at about 40 years. Yes, the entire clubhouse will be taken down and replaced, the architect said, if there was an unlimited budget.

The Post Office

A motion that originated in the Community Planning Advisory Committee to consider the option of including a post office in the Administration Building did not carry. That means that the Board's earlier action this year to maintain the possibility of postal service remains in place as the FEP decision-making process proceeds.

Resident Petitions Against FEP Loop Road

Elise Maxam presented petitions opposing a proposed loop road that would displace existing lawn sports. Her 2-inch stack of petitions, topped with a perfectly tied gold bow, contained about 700 resident signatures. Some petitions, which describes itself as an "unscientific" survey, simply "disapproved," said, suggesting that many more people may have wanted their signatures counted. She said that common in the Leisure World News, the upcoming Nov. 18 information meeting on the FEP for residents, plus large scale of resident review in the clubhouse will help, she hopes, to address the view of many residents that they "have no say."

The petition itself calls for "abandoning the present plans for the installation of the circular drive and leaving the sports area as is." The proposed roadway is intended to add a drop-off point to increase resident access to the north wing (restaurants) of Clubhouse 1. Residents against this roadway includes, Maxam said, disturbance of the view from the pool patio and the restaurant, as well as displacement of lawn sports representing "a total loss of $45,000 for the bowling/bocce court plus the cost of Bocce and shuffleboard courts."

The Administration Building

FEP Project Manager Nicole Gerke handed each Board member a new binder containing a review of this project. One binder has been placed in the Rosemont Library in Clubhouse 1, Board Chair Barbara Cronin asked that more copies be made available in the clubhouses, and that the information be added to the website if possible at www.lwcc.com.

An executive summary of the binder contents addressed the original three options, to renovate, expand, or construct a new Administration Building. The summary describes these options in terms of square footage, construction cost, and estimated time lines, along with proposed completion and construction duration. Site plan issues are also spelled out in the summary.

This document places the cost of the proposed and phased access/drop-off road at $355,000; its impact on lawn activities is detailed as to size and relocation costs.

Board and visitor discussion and questions about the Administration Building focused on the need for updated information about space needs and current cost comparisons for renovation vs. new construction.

No action was taken.

Other FEP Matters

Pond rehabilitation project design work is underway.

Crystal Ballroom: community comments on the proposed concept for the ballroom are being collected and discussed with the architect. The update report states that a decision on the crystal chandelier "will be required" in November to continue with development of project plans and that funding will be requested at the November Board meeting for design and construction.

Salt storage sheds: this is pending county review.

Physical Properties customer service renovation—this is pending a bid process.

Fitness Center—design development continues; an inventory of existing fitness equipment is being documented to determine the age and life expectancy for each piece before developing a final equipment list for the project.

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Appendix K

Leisure World News
OF MARYLAND

News Extras
From the Leisure World Board of Directors’ Meeting on Nov. 25
by Barbara Easley

The Facilities Enhancement Plan
Access Road

After discussion and amendment, the Board decided that the proposed access road between the new Administration Building and the restaurant section of Clubhouse 1, as shown on the Plan 34, be eliminated. However, LW Management and contractor Strockenburg will be tasked with developing alternative access opportunities. The Board also approved an additional $25,000 to explore options to improve accessibility to the North Wing of Clubhouse 1, with funds to come from the Resales Fund.

Administration Building

Resident Sandy Fazal presented a petition to the Board with a reported “over 500 signatures” stating opposition to construction of a new Administration Building at an estimated cost of $5.2 million. The signers are also calling for an engineering study of the existing structure to be followed by a “resident referendum” before any final decision is made regarding construction of a new building.

The Board members adopted a motion to allocate $35,000 from the Resales Fund to refine the actual square footage needs for the Administration Building. They then considered whether to allocate up to $100,000 to engage an independent engineering and architectural firm to complete an “invasive facility conditions assessment” (engineering study) of the existing Administration Building. Many...

> to page 2

Crucial Meeting on Metrobus Service to LW
by Sandra W. McLaughlin

As was explained in the previous issue of the Leisure World News, direct Metrobus service to Olney and Medstar Montgomery General Hospital was abruptly discontinued on Sunday, August 24, 2014 without advance notice. A group of Leisure World committees, members, local and state legislators, and some service providers came together to discuss the implementation of service. Starting Monday, Oct. 27, 2014, Y3 services between Leisure World, Olney, and Medstar Montgomery Medical Center will be restored on weekdays. Northbound trips will depart every 20-30 minutes from the Clubhouse 1 bus stop to Medstar between 7 a.m. and 8:25 p.m. Southbound trips will...

> to page 2

Opening on the Board of Directors of the Foundation
by Bob Stranberg

The Board of Directors of the Foundation and is requesting applications from residents who would like to serve. If you are interested, please submit a letter and a short bio to the E&R Office in Clubhouse 1 by January 15. Interviews will be arranged. Your first question may be: what is the Foundation and what is its function in LW? Our mandate is rather broad: to enhance the quality of life for residents of LW in the areas of culture, education and health. Okay, you may say, but would you be a little more specific? Yes, just as for example, we subsidize cultural events in the auditorium and ballroom such as concerts, art shows, dance programs; purchase items not covered by the community operating budget such as the new grand piano in the auditorium, audio-visual equipment; and help support organizations such as the Reside Forum. You may be then wondering: where does this money come from? It is all derived from tax-deductible donations made by residents. Additional information is available on the LW website: www.LWMC.com and click “Foundation”.

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Coming Soon
Rossomor Model Train Club Open House
Saturday, Dec 27, 10am-3pm
Clubhouse II Basement

During December enjoy the Model Train display in the lobby garden area of the Administration Building—the naming of large scale trains with buildings and people, and maybe some snow. Contact Marilyn Cumbler, 301-438-3259
News Extras
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Board members spoke on this issue, pro and con, and there were so many visitor comments the Chair invoked the Open Forum policy which restricts visitor comments on any one floor to 20 minutes or less. In the end, the motion failed by a narrow margin.

North Wing of Clubhouse I
The Board approved an additional $66,000 for a total sum of $80,000 for the Design Development phase of the North Wing of Clubhouse I project. Funds will come from the Reserves Fund.

Crystal Ballroom
The Board decided that the crystal chandelier will be retained as a focal point in the Crystal Ballroom. Also, an additional $20,000 was approved for a total sum of $350,000 for the Design Development phase of the Ballroom.

Contracts
After a bidding process, the LWCC Board of Directors approved a new 3-year contract for janitorial services with Stanfield Building Services, beginning January 1, 2015 at a cost of $393,923 in 2015, $384,433 in 2016, and $361,543 in 2017. Also after a bidding process, the Board approved a 3-year contract with a new swimming pool management services company, Community Pool Services, LLC. The cost will be $125,750 in 2015, with a 3% increase in 2016 and 2017, respectively. After a request for proposals was issued, the Board delegated authority to the Executive Committee to review and approve the proposal to install fiber optic cable for implementation at Texas facilities. Because the full Board will not be meeting in December, this delegation was necessary so that field work can begin shortly after the first of the year.

Dear Incident Reports
The Board directed that dear incident reports will continue to be used and published through October 2015 and data will be provided to the Security & Transportation Advisory Committee for transmission to the Board. In addition, the Board will take no action—other than continued monitoring—regarding the dear population in LW.

Walking on the Golf Course
After a detailed discussion of the legal and financial issues, the Board decided to immediately discontinue the existing policy of allowing walkers on the golf course up to 10am. Also, any policy to allow walkers on the golf course will be reviewed by the LW legal council and the LW insurance carrier and approved by the LW Board.

Advisory Committee Representatives
The Board approved all the nominees for LW's standing committees listed in the attachment to the Agenda packet, which is available on the LW website, LW.net.com.

LW News Advertising Rates
At the June 10, 2014 meeting, the Board approved the annual Schedule of Fees for 2015, which included advertising rates for the LW News. But shortly thereafter, LW needed a new printing company for the paper. In order to procure the best printing company, the LW News needed to be downsized and restructured. Consequently, the display ads needed to be reduced to fit the new format, and the previously approved "per column inch" rate base was no longer applicable. Therefore, on November 25, the Board approved a new "flat rate" basis for display ads in LW News.

Metrobus
< from page 1
Metrobus operates every 20-30 minutes from MedStar Montgomery Medical Center to Leisure World between 7 am and 9 pm, seven days a week. The service is open to anyone over 18 years of age with a valid fare card. The fare for a round trip is $3.50. The service is available to all residents of Leisure World and is open to the public.

Leisure World News of Maryland
An official publication of the Leisure World Community Corporation
Published Twice Monthly

Obey and MedStar Montgomery Medical Center could be revived again during the summer of 2016. If the utilization of the service does not increase, it is very important that we have a large turnout of those meetings and are able to express a high level of need to WMATA in order to retain this service. If the service is important to you, please make plans to attend this meeting on Wednesday, Dec. 10 at 7 pm in the Clubhouse I.

Sandra McLeod
is a member of the Leisure World Health Advisory Committee.
Residents' FORUM

Our Troubling and Troublesome Less Than 1 Percent

This is a sensitive and difficult subject. To what extent should the less than 1 percent of activists and residents monopolize the time and efforts of the approximately 10 percent who volunteer to support our community? This means that the ongoing work of both paid staff and volunteer boards and committees is disrupted with a loss of morale and efficiency. What is the impact on the 80 percent of our residents who believe they live in a safe, beautiful, and well-managed community where their person and property values are respected? Adversaries distributed outside our community can reflect badly on our personnel and facilities and limit our ability to attract new residents to Leisure World.

Respecting the Majority

How did I come up with 15 percent? This is a rough estimate, probably too low, of the people who serve on our 29 mutual boards and committees, members of advisory committees, and many others who help out even if they have no official recognized positions. Also included in the 15 percent are those who express their concern and opinions in a positive and respectful manner, and often get the action they desire from our volunteer boards and management.

The remaining 80 percent—the rest of our community—also actively contribute to the community in many ways. Approximately 100 residents hand carry the Leisure World News to their neighbors. Last month, some 100 residents enjoyed the performance of Fats & Fanny's production, "Sweet Charity," at the community center. A crew of 30 residents devoted 480 hours (the equivalent of 200 days) to prepare this event. Such efforts are repeated by The Gilbert & Sullivan Society. Teachers and students challenge each other in classes and seminars. The Lions Club recently ran a vision and hearing screening for nearly 200 residents.

The woodworkers group, in making 1000 seedlings for a monastery in Washington D.C. this holiday season, is extending the reputation of Leisure World far beyond our gate.

And what better example of community service than the volunteers who staff the Library in Clubhouse 1.

We have more than 70 clubs and organizations. With just a few active people each, there are another 200 residents who are contributing to Leisure World life through their chosen activities.

Our society has a great tradition of tolerating open debate and civil disobedience. We hope the causes are just and the arguments sound, but this is not always the case. Even as a broken clock is right twice a day, activists disdain can be on target with their criticism and advice, but however exaggerated, misguided, and ill-informed language and insults are, disruptive, not helpful.

This year the Board of Directors Executive Committee initiated a public relations program to ensure that the Washington community is aware of the many programs and benefits offered by Leisure World. I am concerned that when the less than 1 percent extend their complaints and criticisms to the general public and to public officials, the impact will potentially undermine our outreach and may force homes less attractive to potential buyers, which also harms our property values.

Community corporations such as ours have governance systems defined by state law. The less than 1 percent often shun that we should behave like a government body and act by all the documents that define us as a Common Ownership Community. In fact, we have a trust agreement, bylaws, rules, policies and procedures that each of us agreed to abide by when we bought our units (even though most of us never read all the documents we received). The Leisure World Community Corporation Board of Directors has gone further than what the law requires in adding open forum opportunities and trying to be as transparent as possible. I believe we need to consider seriously the concerns of the less than 1 percent, as they are our fellow residents; however, the amount of time invested in dealing with the continuous challenge of questions and personal allegations must not be allowed to take precedence over the time and effort required by our volunteer governance boards and committees and professional property management organization to support the other 99 percent. When the circumstances warrant it, LWCC has a dispute resolution process that is available to any resident.

— David Fraser

Residents' Forum Guidelines

The Leisure World News welcomes submissions from its readers. We will publish as many as possible to reflect the widest span of LW community issues. To increase your chances for publication, please follow the guidelines below:

Guidelines for Letter Writers

1. Residents' Forum (RF) submissions must be emailed to lwccadvisorycommittee@gmail.com or delivered to the LW News Office.
2. RF 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.
3. RF submissions must adhere to all General Guidelines, including but not limited to:
   a. Material must be of interest and value to the community, respectful and in good taste, clear, concise, accurate, non-repetitive, relevant, and avoid personal attacks
   b. All submissions will be subject to editing. Writers will have the opportunity to approve substantive pre-publication edits.
   c. LWN does not guarantee when or if any submission will be published.
   d. Editing is not to be confused with censorship. LW News welcomes constructive criticism (of praise), as long as it is clearly identified as "opinion" and adheres to all other guidelines for LW News.
4. Receipt of RF submissions will be confirmed by email or telephone.
5. If an RF submission refers to another source, such as an article in another publication, a press release, a legal opinion, etc, a copy of that source must be provided for verification and reference.
6. RF submissions are strictly the opinion of the writer.
Letters

See Social Workers for Best Rx Insurance Plan

Dec 7 is the Medicare deadline for making changes in Part D prescription insurance plans. Finding the most beneficial plan for your needs can be a daunting task with many things to consider. The monthly premium, the cost for each medication, co-pays, deductibles and the ever-looming "gap" often referred to as the "donut hole".

Wilma Braun, A.G.S.W., LCSW-C, in the Social Work Office at the Medical Center is a resource for help with this task. For example, when I consulted her last year, within less than an hour, she had entered all my meds, which are a lot, and found me a 2014 plan for $35 a month, no deductible, and no co-pay for all generic meds which at that time was all of them. This year, I went back to see her to see if this was still the best plan for me, or if I could get a better deal for 2015. And sure enough, with her magic computer program, she identified a plan that shaved off almost $3,000 on my projected expenses for 2015. And then she enrolled me in this new program. Now, I'm all set for next year with no worries.

To make an appointment with Wilma or one of the other MSWs in that office, call 301-598-1007.

Carol Necker

Share Your Vision Donate Old Glasses

by Jack & Ralph

Your eyesight has changed. The Lions Club sight van has told you that you need new glasses. You need bifocals. You need trifocals. You need prisms. After examining your lenses, you don't need the old glasses anymore. You don't use "drug store" glasses/sunglasses any more.

What do you do with your old glasses and lenses? If you keep the frames for the new lenses, what do you do with the old lenses? The Lions Club wants them. There are many people who can use those old glasses and lenses. Give someone a chance for a life of better sight and vision.

The Lions Club can also make hearing aids. They may be placed in any of the eyeglass receptacles in the Administration Building, Clubhouse II at the 513R desk, Giant Food, or call Judith Jollies at 301-598-6925 who will help you. Share your expression of good will by providing sight to others as a special Thanksgiving act of love and goodwill.

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Luann Battersby
Leisure World neighbor
350 Chiswick Ct.
FEP Community Meeting Draws Overflow Crowd

Photo and story by Martha Robinson

More than 300 residents braved 30-degree temperatures and navigation through packed Clubhouse I parking lot to be at the two-hour Nov. 18 informational meeting about the $30 million Facilities Enhancement Plan (FEP) before the Leisure World Board of Directors. The Crystal Ballroom was so full some residents could not be seated.

Board Chair Barbara Cronin opened the meeting with a statement intended to put to rest the perception that the proposed projects, most of which have not advanced beyond concept stage, will result in monthly fee increases. She explained that the projects will either be paid for from the LW Reserves Fund or will not be started. The 7% per month paid at the settlement table when property is sold is what makes up this fund, she said, and it can only be used for major projects benefitting the entire property such as the clubhouses, administration building, golf course, and the physical properties building and surrounding grounds. The reserve fund by the end of 2014 will be $5.8 million; it is said to grow by $1.2 million annually.

Residents saw large-scale projected images of the buildings and spaces depicting interior and exterior usage and design including ideas for furnishings and proposed color palettes. Specific reports by Assistant General Manager for Facilities and Services Jolene King and FEP Project Manager Nicole Gerke included:

- The new fitness center, a 5,000 square foot addition to Clubhouse II, estimated at $1.7 million, has progressed to the front of all projects. Next steps are to decide equipment, its placement, and finishing materials.
- The Crystal Ballroom is a $620,000 project encompassing updated floor, well, and ceiling treatments and improved lighting, acoustics, and AV capacity. Next steps include recommendations by the FEP Advisory Committee and decisions by the Board on the crystal chandelier and furnishings.
- The North Wing of Clubhouse I is $1.1-$1.5 million project aimed at redistributing restaurant usage among patrons of the Bistro, Terrace, and Stein Rooms, addressing kitchen capabilities and catering needs. The idea is to update finishes and renovations and improve access to the restaurants via new outside entrances and vestibules. The Maryland Room, wedged between the restaurants would be reconfigured slightly. Next steps include decisions on detailed floor plans, finishes, and furnishings.
- The access road and lawn sports were discussed in context with a comprehensive site plan addressing Clubhouse I, the Administration Building, Clubhouse II, and parking lot. Next steps include Board decisions to (a) eliminate the access road (estimated at $35,000) and retain the lawn sports, (b) keep the access road and allocate the lawn sports (estimated at about $85,000), or (c) find some middle-ground.
- A new Administration Building, estimated at $5.2 million, was said to provide 20,000 square feet of space needed for administrative functions, the 16,645 square foot existing 26-year-old building. The cost to renovate the existing building was estimated at $2.2 million. The cost of renovating and expanding the existing building was estimated at $3.2 million. Renovating was described as a "risk of incompatibility" with a life expectancy of 20 years versus a 40-year lifespan for a new building.
- King said that a response to resident concern about building new instead of renovating could be to obtain a facility assessment of the existing building. This was the recent recommendation of the Community Planning Advisory Committee (CPAC) last November meeting. At that time CPAC urged the Board of Directors to "engage, before funding, any further design work on either the construction of a new Administration Building or the renovation of the existing Administration Building, an independent engineering and architectural firm to complete a full study...assessing the viability of, and costs related to, such a renovation and/or addition versus the building of a new structure." King said that assessing the feasibility conditions in this way could provide detailed documentation on the physical condition of the existing building and the costs of renovation to bring the building up to code. She estimated the assessment at $100,000-$150,000 depending on the conditions found.

The golf course project, estimated at $344,000, was described as involving "trees, trees, and more trees" toward improving playability. The pond rehabilitation, estimated at $810,000, involves dredging the 2.5-acre waterway. The pond has an accumulation of organic matter and odor-producing algae blooms.

Physical Properties office space renovation, estimated at $385,000, was described as primarily improving the customer service area and entrances. Next steps include obtaining bids for this work.

Nearly 30 residents lined up at microphones after King and Gerke reported the purpose and objectives, progress and cost of each FEP project. About half the questions related to whether to renovate or build new with respect to the Administration Building.

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LEISURE WORLD NEWS
2015
Residents' FORUM

LETTERS

Give Residents a Vote

Enough said about the troublesome one percent of us who have voiced our opinion. Give the other 99 percent a chance to be heard. Many of our residents have no computer or e-mail. Some of my friends claim not to have the skills for putting their opinions in writing, but we could all put an "X" on a ballot to show our preference for tearing down or renovating the Administration Building.

Constance Jonas

Fix What Is Necessary - Total Ballroom Renovation

Recent letters to the Leisure World News and discussions elsewhere have often expressed the view that the Board of Directors does not listen to the residents and is just a rubber stamp for management. I think that this is a somewhat unfair characterization. The board does listen and makes decisions presented with truthful information and unbiased facts. For example, the board decided to retain the lawn sports activities, to eliminate the proposed Clubhouse I south wing access road, and to eliminate the real estate offices in the Administration Building.

Currently there is spirited discussion about whether to build a new Administration Building or to renovate the current building. There is another project where there is more than one approach to renovate the Crystal Ballroom. It was estimated to cost $200,000.

In 1995 the Fireside lounge was turned into the Crystal Ballroom in a major renovation which affected the ceiling, floor, and walls. Now the Leisure World architect, Streetense, has proposed to again completely renovate this 19-year-old room. One argument for a makeover is that the look is "dated" but this is really just a matter of taste and opinion.

However, there is an alternative approach: rather than completely redoing everything, retain the vintage 1995 basic décor and correct the outstanding problem - audio, lighting, and ceiling. The wood floor is adequate but needs cleaning and refinishing. The carpet may not be "dated" but might benefit from replacement.

Residents seem to agree that the current sound system is inadequate but, as we learned at the Board of Directors meeting on Nov. 25, modern sound equipment completely solved the problem. Note that the Ballroom budget already includes $10,000 for an updated sound system.

It is generally agreed that the ceiling lighting can be improved. Streetense’s preliminary plans seem to solve these problems with a variety of lighting options including the use of the current chandelier. Coordinated with improvements in lighting, a new design for the ceiling may be desirable.

Streetense should, as suggested at the November Community Planning Advisory Committee meeting, be directed to study replacing the audio, lighting, and ceiling, and to do whatever refurbishing is necessary to maintain the current (vintage 1995) décor. Then the board can make an informed decision between the two alternatives.

It is not clear how much this proposed alternate might cost but it could be in the range of $200,000 to $250,000, thus saving as much as $400,000 over the current Streetense approach.

David Kipping

Does Your Mutual Board Know What You Think?

Is it worthwhile to spend up to $300,000 to find out if we should spend $3,000,000 needlessly? The Leisure World Board of Directors (BOD) doesn’t think so. On Nov. 25 a majority of the BOD rejected the proposal, endorsed by the Community Planning Advisory Committee, to undertake, for the first time, a thorough and professional engineering analysis of the Administration Building.

Inexplicably, the BOD earlier in the meeting agreed to request a detailed study of how much space is actually needed for our administrative staff. Surprisingly, this has not previously been done! After hearing from the largest ever turnout of LW residents just days earlier, board members chose to reject this rational next step.

At the well-attended meeting of residents on Nov. 18, nearly ALL questions or comments from residents sought to encourage taking another look at the $30 million "Facilities Evaluation Plan (FEP)." There were NO questions or comments suggesting that "all is good - keep up the good work!" But the LW BOD apparently didn’t hear.

Half of the FEP expense involves tearing down the Administration Building, and destroying the nature landscaping that surrounds it. In favor of destroying another lovely area of nature landscaping to build a $3,000,000 replacement. That is a major reason that 330 residents attended the Nov. 18 meeting - ten times more than had attended any previous discussion of the $30,000,000 FEP.

But this did not impress the LW BOD.

Perhaps it is time for YOU to attend the next meeting of your mutual board. Maybe it is time to directly let your mutual board members KNOW what you think should be done with the Administration Building and other Trust properties. We can only enjoy the “enjoy” offered by LW in the future, if we use leisure while planning is underway for its future.

If you agree that a 48-year-old building has outlived its usefulness (how old is YOUR home?) then just stay home and enjoy your leisure.

If you agree that all parts of the FEP are acceptable, just stay silent.

However, if you agree with many of the 330 residents who came out to learn more and raise questions about the FEP, it may be time to tell YOUR mutual board what YOU think!

Bob Nuttavoot

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You can put your worries behind you!
New Idea for LW to Consider

Let’s be practical about enlarging the present Administration Building and redeveloping/redesigning Clubhouse I by extending the Administration Building to connect with Clubhouse I which could provide Lots of space, plus an entrance to Clubhouse I nearer the parking lot. Where are the architects who can redesign both buildings that would enhance the convenience for residents and the staff?

— Michael Prior

A Modest Proposal

When I moved to Leisure World about 5 years ago, I never expected to get involved in LW politics. I never even knew there were any politics. After all, we were lucky to find such a lovely apartment in such a beautiful, well-maintained community at such a reasonable price. And yes, we still feel that way.

But recently I became aware that there was some “politics” going on. There was a letter in the Leisure World News complaining about spending several hundred thousand dollars to eliminate the shuffleboard courts and shorten the walkway to the Terrace Cafe. That was all in one letter.

I then discovered that the LW Board plans to spend over $10 million on “improvements,” including $600,000 to update the “outdated” decor of the Crystal Ballroom.

What’s going on here, I thought. People do not routinely replace buildings when they are 50 years old. I googled the 50 state capital buildings and found that the average age is 25 years, with the oldest being our State House, built in 1772. And I’m pretty sure that almost every building in downtown DC is over 50 years old. And if space is needed, why not use the existing space taken by profit-making companies like Bank of America, or by the largest mutual (when other mutuals provide their own space)?

$100 million dollars is a lot of money. A board member told me not to worry because it’s not coming out of our pockets, but it is coming out of our pockets. It came out when we bought our units, and it will come out when we sell them: 50 percent of the sales price will go into the resale fund instead of into the seller’s pockets. And remember, the resale fund is not for maintenance, which comes out of our monthly fees. It’s for new facilities, new amenities.

And then it hit me. I know what the problem is. As in “Field of Dreams” (“Build it and they will come”), I think it’s a case of “give them money and they will spend it.” You can hardly blame them. Every organization I know manages to find a way to spend money it has been given. So, faced with an anticipated $8 million that is growing every year by $1 million, it is only natural that our board will find ways to spend this money.

Which brings me to my “modest proposal.” The only reason we need this unnecessary spending of money — and it is unnecessary — is to remove or reduce the amount of funds available. We don’t need to spend $10 million. I like Leisure World the way it is. I like the grounds. I like the appearance of the buildings. I like the decor. If it isn’t broken, don’t fix it. So I propose that we reduce the resale fee from 5 percent to 1 percent, where it is now. That would still be about $500,000 per year and that should be ample.

To tell you the truth, I would like to suggest eliminating the resale fund completely. For one thing, it’s unfair. If new buildings are needed, the cost should be borne equitably by all, just like maintenance of existing buildings.

Why distinguish between maintenance and expansion or change? But OK, I know the chances of this happening are negligible, so forget this paragraph.

However, reducing the resale fee to 1 percent, I think, is a feasible idea — a modest proposal.

— Rodney Brooks

Metrobus Debacle or Comedy of Errors?

Whatever could have possessed the Washington Metropolitan Area Transit Authority (WMATA) to cancel bus service from a senior community to the nearest local hospital?

LW residents were given no warning in August that the Y8 direct service from Clubhouse I to the MedStar Montgomery Medical Center was to be ended, and that residents were expected to walk to/from/across Georgia Avenue with whatever infirmities, and/or packages/bags they might have, day or night, rain/sun/shine/snow.

Objection were raised, and a bus service of sorts, was added from Clubhouse I—to a parking lot for LW passengers to wait outside in all weather, to pay another fare, to continue on the Y8 to the hospital.

The LW Government Affairs Advisory Committee began meetings with WMATA, where differing, conflicting reasons were given about ending the Y8 LW service—too expensive, not a cost problem, too many riders, too few riders, insurance problems on private property, too long a turn-around, schedule, no commuters, driver problems, etc.

The blame was always put onto LW as the “problem,” even complaining that LW residents had not appeared at an unknown WMATA meeting in Oxen Hill.

At one meeting, legislators, who are WMATA funders from federal, state and local levels of government, told WMATA to restore the Y8 service to LW, exactly as before. WMATA seems to be resisting.

A temporary, limited, Y4 bus service was instituted, with a new, less convenient, sometimes confusing, schedule.

As of December, supposedly to save money until May, WMATA is to replace the temporary Y4, and the one, single, effective Y8 bus service, with three services, Y2, Y5, Y8, all with different routes and schedules on different streets.

It is expected that WMATA will now say that too few LW residents ride the new service.

How can we know which bus is going where, or when, if the WMATA official himself had trouble explaining it?

37th, according to WMATA, the stated advantage of the Y3 is that it does NOT go into LW, so passengers from Glenmont will be able to choose to avoid LW. Is one step too ominous?

A new explanation is that, with half of Georgia Avenue buses diverted to DC’s crowded 10th St., there are now too many passengers for the fewer buses left on Georgia Avenue. If so, why these complicated, expensive changes? Why not simply add more buses to the single, preferred Y8 route a county mainstay for nearly 50 years?

Sadly, there seems to be no awareness at WMATA that LW residents, though not daily commuters, do, and will, need to be able to rely on safe, convenient service to the hospital at various times. There has been no awareness of, or interest in, the potential disaster of an impaired senior trying to cross Georgia Ave. in traffic because of lack of bus service to LW. There seems no awareness that LW residents, as taxpayers, contribute as much to WMATA as its other riders, whom they seem to value more.

WMATA’s actions and responses, debacles or comedy of errors, defy logic, but also reveal a lack of understanding and respect for the entire LW community.

— Sally Newcomb MacDonald
News From the Sept. 29 Board Meeting

by Leisure World News Staff

The Leisure World Community Corporation (LWCC) Board of Directors is comprised of 34 directors, who represent the community's 29 mutulists and 5,600 units. The next board meeting is Oct. 27 at 9:45 a.m. at Clubhouse I in the Montgomery Room.

At the Sept. 29 meeting, key actions were taken:

- The Community Planning Advisory Committee (CPAC) recommendations, a pesticide bill that at the time of the meeting was pending before the Montgomery County Council, and fundraising for the 50th anniversary celebration.
- LWCC Chair David Frager presided over the meeting and General Manager Kevin Flannery represented management.

Montgomery Mutual Fire

During his regular general manager's report, Flannery provided an update on the aftermath of the recent fire on Creekside Drive. The incident occurred in a two-unit, low-rise building, in which units were occupied. Two apartments were destroyed and other units throughout the building sustained varying degrees of smoke and water damage.

Flannery stated that he had met with the Insurance Advisory Committee and that a reserve fund for damage was established at $700,000.

Management is also working with the community's insurance broker to develop an educational forum to remind residents about the importance of obtaining homeowners insurance. All of the units were listed by the insurance company as not having insurance.

Planned for mid-November, the forum will address issues related to the Community Planning Advisory Committee (CPAC) recommendations, a pesticide bill that at the time of the meeting was pending before the Montgomery County Council, and fundraising for the 50th anniversary celebration.

CPAC Chair David Frager presided over the meeting and General Manager Kevin Flannery represented management.

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50th Anniversary

As part of its fundraising plan, the anniversary celebration committee sought approval to offer a 2-bp sponsor of activities (but not events) and to engrave sponsor's name on the plaque; an additional sponsor's name on the plaque that would include the name of the sponsoring company.

The request prompted advisory committee and related proposed amendment. The amendment and the original resolution failed.

Community Planning

The board approved CPAC's recommendation for the Administration Building/Clubhouse site plan.

Carole Kessen, chair of CPAC, reminded the board that the committee has been working on the plan since January 2014 and that it has had 12 meetings regarding the matter, including discussions with the architects, staff and relevant advisory committees.

The site plan was approved Sept. 24, 2015, and includes an update regarding the parking lot and traffic plan.

Pesticide Bill

The board discussed whether to support proposed pesticide bills before the Montgomery County Council. There was lively discussion among board members and comments from a few residents in attendance.

Ultimately, the board voted not to support either the original bill 52-14, Non-Essential Pesticides Prohibitions, put forward by Council President George Leventhal, or the amendment proposed by Councilwoman Roger Berliner.

On Oct. 6, the council passed a bill on the use of pesticides in the county, effective Jan. 1, 2015. As a result, Montgomery County became the nation's first major locality to pass a measure prohibiting the use of cosmetic pesticides on private lawns.

Technology Review Committee

Tim Caranto, a member of the tech committee, presented a succinct and informative report about the special committee's activities and an initial evaluation of the new database.

He stated that the committee is not duplicating the work being done by Hartman Advisors (a technology consultant working with management), but rather is taking a longer-term approach that is more focused on the residents.

The board passed a resolution continuing that, as requested, the tech committee will develop a strategic plan—including alternative analysis for solutions, cost estimates and implementation stages—rather than working with an outside contractor. The plan is to be completed by March 31, 2016.

Leisure World News

The board's summary report was based on observations from three board members who attended the Sept. 17 LWNAC meeting. The report stated:

"The primary concern for LWNAC is the development of a process for the residents and management to develop an effective, cooperative working environment in the presence of a new reality—a professional: executive editor employed by Leisure World of Maryland Corporation and the imminent firing of a senior editor."

Development Projects

Jolene King, assistant general manager for facilities and services, gave a brief update on development projects noting that the newly renovated Crystal Ballroom opened on Sept. 19. She also reported that the Salt Shed at the Physical Properties Department was completed and the project costs were $50,000 under budget.

All residents are welcome to attend board meetings. More information about the meetings, including board documents and minutes, is available online (lwnc.com). Board meetings are broadcast the week after they occur on Monday, Wednesday and Friday at 4:15 p.m. and 7:15 p.m. on channel 9/4. See broadcast schedule on page 6 and a full listing of governance meetings on page 51.

General Manager's Report: October 2015

Information in the following report from General Manager Kevin Flannery is being presented to the Executive Committee on Oct. 16, and will be provided to the Leisure World Community Corporation (LWCC) Board of Directors on Oct. 27.

Finances

Year-to-date (the quarter ending Sept. 30, 2015), net operating expenses were approximately $118,000 under budget.

In September, there were 27 property transfers that generated approximately $90,000 in contributions to the Resale Fund. In the first nine months of 2015, there were 295 property transfers that generated approximately $1,663,000 in contributions to the Resale Fund.

Employee Recognition Luncheon

The annual Employee Luncheon was held on Tuesday, Oct. 6, from 11:30 a.m.-1:30 p.m. in the Clubhouse I/Lasai. LWCC Board of Directors Chair David Frager gave remarks and General Manager Kevin Flannery presented awards for longevity and continued service to the corporation.

Employees who have worked at Leisure World from five to 35 years were recognized. Mutual residents and department heads are thanked for their cooperation in allowing employees assigned to their manuals and departments to attend.

Additional Updates

The general manager's report also contained additional information not included here because it appears elsewhere in the newspaper or was previously reported. These items include updates on flu and pneumonia vaccines (page 1), Pesticide Bill 52-14 (Sept. 23 board report on this page), and the Oct. 24 Community Shredding Day (page 6).
Firefighter Rescues Canine From Fire

The tragic fire that occurred on Sept. 15 in Montgomery Mutual did not cause any injuries to human residents. However, two cherished pets were not so lucky and one of them, a cat, did not survive. Fortunately, Heidi—a dog who had been rendered inoperative by smoke inhalation—was rescued and transported by Montgomery County Fire and Rescue Service Captain Rob Rutter. According to resident Chris Edwards, Heidi’s owner, the heroic firefighter rushed into the burning building and risked his own life to save the dog. Fellow resident Earl DeHartman observed, “I know firefighters routinely deliver babies, pull seriously injured people out of wrecked vehicles, and save lives with fast responder medical procedures, but it’s rare to hear about a firefighter putting his own safety at risk to save the life of a dog.”

— Leisure World News Advisory Committee

Home Insurance Forum Aims to Dispel Myths

Nov. 19, Crystal Ballroom, 1:30 p.m.

Accidents happen. When your home is damaged by fire, water or other unforeseen circumstances, homeowner's insurance is necessary to cover damage and destruction and facilitate repair and replacement costs.

Question: Is it true that Leisure World of Maryland's master insurance policy covers my entire home inside and out? Answer: NO. You need to insure your personal property.

This question and many more will be addressed at a special Insurance Forum in the Clubhouse 1 Crystal Ballroom on Thursday, Nov. 19 at 1:30 p.m. Steve Dickerson and Theresa Nelson, senior vice presidents at USI Insurance Services, will give a presentation and respond to resident questions.

Don't miss this opportunity to be educated about how to protect your investment, your home, and your personal possessions.

It is imperative that residents purchase homeowners insurance. Although each policy is part of a large master umbrella policy, there are limits to the scope of coverage. The master policy generally covers the building structure. Your personal possessions—including clothing, jewelry, and furniture—need to be covered by your personal homeowners policy. This applies to renters also.

Common misconceptions:

- If a fire or water intrusion damages my unit, the Leisure World coverage (master policy) will address losses associated with personal property, MYTH
- If I am displaced by an unrelated event, Leisure World’s insurance will pay for my hotel stay, FACT
- If my unit has permanent damage, my unit, my insurance will pay the deductible, FACT

These myths are examples of why residents should attend the insurance forum. This is an opportunity for you to protect your interests and make certain that you have the proper level of homeowners insurance coverage in place to complement the master policy.

USI is Leisure World's insurance broker. The information presented at the forum can be used to guide insurance decisions with your preferred carrier.

— Kevin Flaherty, General Manager

Construction of New Administration Building May Threaten Dozens of Trees

by Harry Stoffer

More than 50 trees, some of them stately and mature, may be destroyed or seriously affected by construction of the new Leisure World Administration building. Resident Marybeth Adrlik wants to address this issue at the Oct. 12 meeting of Leisure World Green. Adrlik serves as president of the new environmental organization. She said the latest step plan for the new building, which is to be located just north of Clubhouse 1, would result in “a critical loss of trees.”

LV Green was launched in September with the goals of improving Leisure World’s diminished tree cover, upgrading area stormwater quality, reducing pesticide use, advancing energy conservation and promoting waste reduction and recycling.

Now, however, given the news of the possible impact of the new Administration building on trees, members agreed that they will focus almost exclusively on tree issues in the immediate near-term period.

Leaders of Leisure World's planning committee urged residents to not jump to conclusions about what the Administration building’s construction will or will not mean.

— Carmen Keenan, chair of the Community Planning Advisory Committee (CPAC)
League of Women Voters

Preview New Voting Machines at Next Meeting

by Elaine Aptor

We are excited to invite our Leisure World family to attend the next Roosevelt Unit of the League of Women Voters of Montgomery County where an official from the Board of Elections will demonstrate the new voting machines that Maryland will begin using in the 2016 presidential primary election in April.

More than seven years ago, the legislature decided the state should replace its touch-screen voting machines, which some people felt were unreliable and susceptible to fraud. Also, since Maryland was one of the first states to adopt the touch-screen technology, these machines were getting very old. Maryland chose to replace the touch-screen voting system with machines that scan paper ballots that voters will mark with a pen or pencil.

The League invites you to come to our meeting on Wednesday, Nov. 11 at 10:15 a.m. in Clubhouse 1. It will be a first-hand look at the technology, by it out and ask questions of the representative from the Board of Elections. Voter registrars will also be on hand to help with new voter registrations, changes of address or party affiliation, absentee ballots or any other questions regarding your voter registration.

Remember the League of Women Voters is non-partisan, but very interested in getting out the vote, and ensuring that everyone's vote counts.

Our 2016 calendars are here. They have large boxes for recording events, are loaded with information about Montgomery County and, if your schedule happens to change, you can erase them. They make great gifts and are still only $5. Calendars are available at Gold Castle Jewelers in Leisure World Plaza or you can contact Lyn (301-493-1493) or Elaine (301-493-5070). The Roosevelt Unit of the League of Women Voters meets on the second Wednesday of the month in Clubhouse 1 at 10:15 a.m. All meetings are open to everyone, all are welcome. Our next meeting is Nov. 11 at 10:15 a.m. in Clubhouse 1.

Our November Trending Topic is on the homeless in Montgomery County. This discussion will take place at the Wheaton Library on Monday, Nov. 23 from 12:15-2 p.m. All league meetings are free and open to the public.

For more information about our meetings or the League of Women Voters in general, please contact Elaine (301-493-5070) or the League office (301-984-9385) or visit the website (www.lwvm.org).

Trees

(from page 2)

said the county will make the final determination about what happens on the site.

"Trees are subject to regulatory review. There are two civic entities that have strongly opposed the trees—Montgomery County Department of Environmental Protection and Montgomery County Planning Commission, an agency of Montgomery County and Prince George's county," Kennedy said. "Both entities will conduct a full assessment of the site to determine what trees will be installed and they will make the final decisions on the issue of replacement."

Vice Chair Fred Seidnitz added that the county has strict rules about which trees can be removed and how many replacements must be planted when a site is developed. Further, he said, the current plan would add many new shade trees on "blands" scattered throughout a large parking area, which currently is just "an expanse of asphalt."

The members of the planning committee, chair and vice chair, both residents, came in a brief interview with the author of this article, following a CPAC meeting on Oct. 20. At that planning meeting, discussion included that final cost estimates for the new administration building are expected in early 2016. Groundbreaking is projected for 2016.

Early estimates in the 2013 Facilities Enhancement Plan set the cost for the building at about $2.2 million. Proponents of the building have reminded skeptics that costs will be covered by state-issued green infrastructure bonds that are paid by residents when they purchase their homes.

Nevertheless, LWV members were clear at their Oct. 13 meeting that they intend to pursue a variety of means to inform residents of the potential threat to trees posed by the new administration building—and to include them in the decision-making process.

Some members are involved with efforts to block construction of the new building. Others contend that the decision to build has not been made, and the goal should be to mitigate the damage to trees. More discussion is expected at future meetings. LWV plans to meet the second and fourth Tuesdays of each month. Meeting times are still under consideration.

To reach the LWV president, contact (301) 998-2053 (margiebeth@n51.com). To reach the writer of this article, contact (301) 998-2053 (margiebeth@n51.com).

Last Call to All Armed Forces in Leisure World
Nov. 11 Veterans Day Luncheon

A sixth annual luncheon for all veterans who have served on behalf of the United States of America is Wednesday, Nov. 11 at 11 a.m. in the Clubhouse 1 Crystal Ballroom. This event is sponsored by Morgan Stanley and Volunteer of America Chesapeake. Morgan Stanley volunteers will be available after the luncheon to go over eligibility requirements for veteran benefits.

This luncheon is limited to veterans who reside or work at Leisure World. Unfortunately, there will be no exceptions. There is NO CHARGE (for veterans, however, if you bring a guest, the cost is $25).

Reservations will be accepted via telephone. Call Billie Saunders (301-504-3437). Seating is limited. When reservations reach capacity, additional calls will be placed on a waiting list. All checks should be made payable to Leisure World of Maryland Corporation or LWVC, and mailed to the address given in the following mailbox (Billie Saunders, 3614 Chehak Woods Way, Silver Spring, MD 20906). — Marian Alman

Leisure World News

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Leisure World News is published twice monthly by the Leisure World News Advisory Committee and Leisure World Staff.

Leisure World News is published for the benefit of Leisure World residents. We reserve the right to publish news and information about community government and other relevant events, news, and activities, and to make decisions as to content and publication. We are committed in our role to a fair and balanced presentation of events, news, and activities. The publication of advertising in this newspaper is subject to a review and approval of the editorial staff. Any advertising which may be interpreted as inappropriate will not be published. Written permission is required for any reproduction of its contents.

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News From the Nov. 24 Board Meeting

by Leisure World New Staff

The Leisure World Community Corporation (LWCC) Board of Directors is composed of 34 directors, residents who represent the community's 20,000 units and more than 30,000 units. There is an annual meeting in December.

The organizational meeting of the board of directors is Jan. 8 at 9:30 a.m. in the Montgomery Room. The board elects officers at this meeting.

The next board meeting is Jan. 26, 2016, at Clubhouse 1 in the Montgomery Room.

LWCC Chair David Frager presided over the Nov. 24 meeting and Kevin Farnaby represented management. The following reflects key highlights from the meeting.

**Advisory Committees**

The board meeting began with the retirement of 2016 advisory committee members. Committee nominations were due from the members on Oct. 90. Full listings of the 2016 advisory committee members, indicating any new members, were included in the meeting packet.

**MedStar**

A good portion of the meeting focused on MedStar. Ana Alvarez, director of operations, MedStar Ambulatory Services, presented a third-quarter report on operations and also presented a pilot program for serving non-resident residents at the medical center. The board approved the program, a six-month test that will begin in January 2016. (See more about the proposal on page 8 and page 9.)

**Shuttleboard**

Also part of the site plan for the new administration building, the Community Planning and Education & Recreation Advisory Committee recommended eliminating three of four shuttleboard courts in order to accommodate more accessible parking spaces for the Administration building and Clubhouse. The board approved the recommendation.

**Construction Contract**

The board approved retaining Morgan Keller to manage construction (relocations and enhancements) for the Terrace Room restaurant in the north wing of Clubhouse 1. The $424,000 contract includes $424,000 for construction and $10,000 for Morgan Keller's management services.

The funding sources are $440,000 from the Facilities Maintenance Reserve Fund (Facilities Fund) and $24,000 from the 2014 and 2015 Facilities Maintenance Reserve for renovation of the restaurants in the north wing.

**Budget & Finance**

The Budget & Finance Advisory Committee made two recommendations to the board. The first was the expenditure of $26,000 from the Capital Equipment Fund for information technology equipment replacement and network enhancements. The committee also recommended adopting the Annual LWCC Budget Development Process and that the process be utilized by advisory committees and LWCC management during the 2017 budget process. The board approved both recommendations.

**MedStar Quarterly Report**

Ana Alvarez, director of operations, MedStar Ambulatory Services, presented a third-quarter report at the Nov. 24 board meeting. The report reflected MedStar activities from July 1 to Sept. 30.

The medical center continues to provide primary and specialty care, rehabilitation, and pharmacy services. New vascular surgery services were introduced in October and speech therapy is now available upon request. Dental and laboratory services are provided by other organizations, but are co-located at the medical center for the convenience of residents.

In terms of patient volume, primary and specialty care numbers are slightly down from Q2 (4,416) to Q3 (4,328) and compared with year-to-date figures for 2014 (12,649 vs. 15,483). Rehabilitation volumes are down slightly (8,602 vs. 8,457). Alvarez noted that the rehabilitation clinic director position was vacant during the period, perhaps accounting for some of the downturn. There is a new director on board now.

Pharmacy volumes improved slightly from Q2 (6,206) to Q3 (6,213) and are up considerably from the same period in 2014 (16,548 vs. 16,156). MedStar attributes the increase to the pharmacy being certified for Medicare billing for diabetes and diabetes supplies.

MedStar monitors patient experience by conducting monthly surveys. The program is administered by a third party, National Research Corporation, and queries patients by mail about the services they receive. Alvarez said the survey included questions about satisfaction with providers, whether they were seen on time, and cleanliness of the facility, among other topics.

On a scale of 100, year-to-date survey ratings for primary care are 76.3 (up from 72.5 in Q2), and 74.3 for rehabilitation. "We have a way to go until I would be happy with the numbers," Alvarez said.

MedStar hosted a full open house on Sept. 26, featuring health screenings and provider meet-and-greets. Alvarez described the event as "a huge success." She reported that more than 300 residents attended the open house and that the event would be repeated next year.

— Leisure World News Staff

**Security and Transportation Department**

**Snow Emergency Shuttle/ Transportation Changes**

During periods of inclement weather, Leisure World shuttle buses follow the Montgomery County Public School System schedule. Supplemental Transportation also operates by the Montgomery County School schedule.

**Cancellations:** If the school system cancels classes for the day, shuttle buses will not operate on that day.

**Delays:** If the school system declares a two-hour delay, the buses will be canceled for the first run of the day and will begin operation on the second run.

**Service Updates:** Residents are requested to pay close attention to the radio and television news broadcasts, which will help alleviate future operation questions. Schedule changes will also be broadcast on the community's closed-circuit TV system.
Community Enhancements and Improvements Continue with Restaurant Renovations

by Leisure World News Staff

Change is about in Clubhouse I where upgrades to Leisure World restaurants began earlier this week. Renovations of the Terrace Room are underway and the Stein Room was temporarily closed for routine maintenance expected to conclude later this month. The Terrace Room, which is being reinvigorated with new finishes, is scheduled to re-open until May 2015, when the new and improved restaurant will reopen.

During renovations, the Cascade Bistro is open for dining service, offering the Terrace Room menu.

"We don't expect any disturbance in service," says Ed Richardson, owner of Perri's, the contractor that operates the restaurants. "We have plenty of room to accommodate residents in the Cascade Bistro and, if necessary, we can always use the Maryland Room for overflow seating."

The developments in the restaurant space are a part of ongoing improvements throughout the community aimed at putting a premium on services and amenities and preserving the value of resident investments.

Launched June 2012, the Leisure World Facilities Enhancement Plan (FEP) includes a number of rehabilitation and construction projects, including renovation of the Crystal Ballroom, Maryland Room, Terrace Room and Cascade Bistro, golf course maintenance, a new fitness center, and construction of a new Administration building slated to begin in 2015, among them.

Funds for enhancements come from the Facilities Enhancement Plan Reserve Fund (FEP) and the Maryland Room renovation. The FEP budget is $100 million.

In September 2013, renovation of the Crystal Ballroom was completed. The newly renovated ballroom features a beautiful wood floor, throughout, chandelier lighting and wall sconces, and a sound system with an enhanced hearing loop, providing Leisure World with a first-rate space for conversing, entertaining and celebrating. The renovation project totaled $542,000.

A major infrastructure project, installation of a fiber optic cable ring under Leisure World Boulevard was completed in March 2013. The new conduit and fiber optic "back bone" enabled high-speed electronic connections between Trust properties and Administration, providing a foundation for improving telephone service, data sharing, and other digital communications capabilities throughout Leisure World.

The cost for the fiber optic cable was $360,000, which was covered by the community's Telecommunications Fund, a resource established with funds received from Comcast as a part of the bulk service agreement.

General Manager Kevin Hennerty said that the purpose of the cable is "to enable us to provide more effective, efficient and better services, initially to various Trust facilities, and eventually to the residential sections of the community, at a lower cost than in the past."

Part of the FEP, the Terrace Room project is the beginning of the Clubhouse I north wing renovation, which includes new restrooms, a new Maryland Room, and an enlarged Cascade Bistro. Renovation of the Terrace Room is expected to be finished by the spring.

The Restaurant Advisory Committee and Perri's worked closely with the architectural firm Streetsense to create a new Terrace Room that relates to the adjacent Stein Room but still has its own identity at a

Ringing in 2016

The Crystal Ballroom was a popular place to ring in the New Year. Residents including Verna Denny, president of the Book Club Network, celebrated at the Leisure World New Year's Eve Party with appetizers, a countdown to midnight, and a champagne toast.}

There was dancing throughout the evening and early moments of 2016. The festivities capped a spirited holiday season with weeks of receptions and parties hosted by a number of mutuals and a variety of clubs and organizations.

Photo by Allan Akeron
Feb. 11: Lecture Offers Caregiving Wisdom From an Ancient Sage

by Arthur N. Faggar

Caregiving for a loved one can be an arduous process that may extend for days, weeks, months, or even years. As many residents of Leisure World know, caregiving is often a topic in publications from AARP and other organizations. Clearly there is no one way: of approaching how caregiving is done since the needs of each patient can vary so much, and the capabilities of the caregiver may also differ greatly.

One approach to caregiving is being discussed in a lecture sponsored by the Center for Lifelong Learning (CLL) on Thursday, Feb. 11 at 2 p.m. in Clubhouse 1. At this meeting, Vernita Li is presenting a lecture on the teachings of Confucius about elder care, titled “Caregiving Wisdom From an Ancient Sage.”

I learned for her aging parents for 10 years, according to the expectations she brought up. When she saw the ways of Confucius to bring some clarity to her experiences. Confucius had some very exact and affirming things to say about filial piety, which will share during her lecture. February is also a good month for this talk, as the Chinese New Year falls on Feb. 8.

Born in Hong Kong, Li is a child of the post-war Chinese diaspora. She spent most of her childhood in Hong Kong and immigrated to the United States as a teenager. She received a bachelor of arts degree in English from the University of California, Berkeley, and a master of science degree in international affairs from Johns Hopkins University.

In her first career, journalism, she wrote for Agence France-Presse, the Asia Wall Street Journal, and Congressional Quarterly. In her second career, international development, she traveled for the World Bank in Asia and Africa to work on aid projects.

Since leaving the World Bank, Li has been a writer and caregiver to elderly parents. Her most recent book is “Confucius Says,” a novel about caring for aging parents in a Chinese American family. The book, which was reviewed very favorably by Amazon.com, goes into the heart’s story of elder care, discovering universal truths that are still relevant today. Visit www.mybook.com for additional material about Li and her interests in caregiving.

She also has written several other books. Her first novel, “Nightfall in Mogadishu,” is a thriller set in Somalia, where she worked on World Bank assignments. Her second book, “On a Mission: A Chinese Woman’s Search for Home,” is a true story of her mother’s life.

I love you more than I knew is free and all Leisure World residents are welcome to attend.

To learn more about the courses and lectures offered by the Center for Lifelong Learning, visit www.alhmd.com.

Renovations

It’s exciting. We’re not waiting to see it done,” says Martina Hahn, chair of the Restaurant Advisory Committee. “The renovations are going to be lovely. We selected the color scheme and we are looking forward to seeing it all put together.”

David Fugger, chair of the Leisure World Board of Directors, says he is also anticipating the renovated dining space: “We look forward to the reopening of our restaurants in 2016.”

During the restaurant renovations, dining service is available in the Cascade Bistro. Regular business hours are Monday-Saturday, 9 a.m.-8 p.m., and Sunday, 9:30 a.m.-4 p.m. The Stein Room is scheduled to reopen Monday, Jan. 18. The new Terrace Room is expected to debut in May 2016.
Our Leisure World Environment

What a time of year to be thinking about trees, when most of their branches hang bare. When I moved here, I vowed to master tree identification. I have the right books, but they are not yet unpacked. It’s much better to walk through our community, looking at the endless variety. However, if I recently visited trees that might be suitable for removal, due to the construction of a new Administration Building. I take the loss of trees personally, and I look at bare limbs with sadness. Trees provide shade, put oxygen into the air, and anchor the soil. They harbor birds, animals, and butterflies. When I heard that 60 trees might be scheduled for removal, I was shocked. I am no expert on design and construction, but surely there must be a “greener” way to create a new building. I hope the windows can be located so that employees might glimpse the remaining trees, and that employees will have the opportunity to take a break under the shade.

On the other hand, it’s reasonable to believe that developers and contractors are under pressure to cut costs, and perhaps the large-scale removal of trees is cheaper than preserving them. I try to keep an open mind and consider opposing views. Sometimes I think, if I could no longer spend time outdoors, would my environment matter? Even if I have days when I rush from the parking lot to my condo, not seeing what is around me, because there are so many demands on my time. However, I’ve found that a good antidote is to get together with other like-minded residents. Together, we’ve visited certain trees and walked along the streets that flow through our community. We’ve become more keenly aware of our surroundings and enjoyed learning from each other. This approach has worked for me and I might work for other LW residents who are interested in the environment.

Barbara Long

Renegotiate Comcast Contract to Add Internet

We have been residents of Leisure World since 2004 and have loved the convenience and generally excellent care of the property, as well as the services that are provided and all that Leisure World has to offer. We have always received cooperation from everyone involved whenever we have had a special request or needed help in any situation.

It has been on our minds that, since Leisure World has negotiated such a great deal for cable TV service with Comcast, it might be a good idea to renegotiate the bulk contract to add Internet services. And, because Comcast routinely bundles cable TV and Internet services for individual customers, it’s reasonable to believe that the company would be willing to do so in a bulk contract.

For those of us who use Internet primarily for email and sending photos to family and friends, bundling should result in a significant savings over the individual Internet services we currently buy from Comcast or other providers. We think that this proposal would provide additional convenience and savings for a large majority of residents with minimal cost and disruption to our community.

We hope that adding Internet services to the current Comcast bulk contract is something that Leisure World would consider beneficial to most, if not all, of its residents and will pursue this proposal.

Robert and
Niki Cheung

Residents’ Forum Guidelines

from the Leisure World News Advisory Committee

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   a. Material must be of interest and value to the community, respectful and in good taste, clear, concise, accurate, non-repetitive, relevant, and avoid personal attacks.
   b. All submissions will be subject to editing. Writers will have the opportunity to approve substantive pre-publication edits.
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General Manager Reports on State of the Community

Leisure World Operations Are Sound, Yet Primed for Change in 2016

by Kevin B. Floramey

A year of celebration and innovation, 2016 is an exciting time for Leisure World of Maryland. Balancing the needs of a diverse population and the business practices, the community remains on a path of sustainability in terms of value for residents and market competitiveness.

Celebration

The 50th anniversary of Leisure World is slated for a weeklong schedule of events Sept. 10-17, 2016. Founded in 1966, this landmark community was envisioned as a resort-style retirement community and today continues to be sought after for homeowners aged 55 and older, many still working and actively engaged in their professions.

In 1991, the community celebrated its 25th anniversary. That year was a significant moment in the community’s history, marking a decade of self-governance. The Leisure World Community Corporation (LWCC) was established as Trustees in 1991, overseeing the Suburban Trust Company, which previously served as Trustees.

The first five high rises were dotting the landscape by 1991, adding 2,000 units to the existing count of approximately 3,600.

Today, more than 5,600 units are situated throughout the community’s 510 acres.

Diversity

Leisure World is a diverse community, both in its population and in the various types of residential construction. The aesthetic nature of the community makes it unique and also presents challenges. Successfully addressing these challenges requires a collaborative effort from management, community leadership, and residents.

Traditional approaches to providing services must be reviewed and updated annually in order to meet the needs of the residents in a cost-effective manner. Residents play an important role in identifying potential new services and amenities that both respond to the changing needs of current residents and attract new residents, ensuring the community maintains a competitive position in a rapidly growing market.

Balance

Modifying business practices in order to address the demands of a changing population requires progressive thinking and must also recognize the needs of the aging population that was here during the 55th anniversary.

In addition to the challenges, there are opportunities for growth and development.

To page 12

Vision for Leisure World

Resident David Kipping is looking back at the historic touting of the community in a series of 13 episodes. The sixth installment, "Informing the Residents," starts on page 8.
General Manager's Report: February 2016

Information in the following report from General Manager Keith Plumber is being presented to the Executive Committee on Feb. 19 and will be provided to the Leisure World Community Corporation (LWCC) Board of Directors on Feb. 29.

Finances

Net operating expenses were approximately $165,000 under budget for the year. This is an un-audited figure.

The auditors were onsite the first week of February, and a draft report will be presented to the Audit Advisory Committee in March.

In addition, in March, the Budget and Finance Advisory Committee will make a recommendation to the LWCC Board of Directors on the disposition of the final surplus.

Management is targeting the week of Feb. 15 for the publication of the January 2016 statements.

Management estimates a surplus of $8,600-8,600 year to date.

State of the Community

The 2016 State of the Community report is available on lwmc.com and also appears on pages 1 and 2 of this edition.

Office 365 Transition

Leisure World of Maryland Community (LWMC) is transitioning to Microsoft Office 365, an upgrade of its email system and Office software.

The transition will occur over a weekend to minimize disruption to business operations.

Beginning Friday, Feb. 26, at 12:00 a.m., LWMC employees will not be able to access Outlook on their computers, check email on their smart phones, or use Outlook Web Access. Although staff will be unable to access email this time, any messages sent during the transition will be available in inboxes once the conversion is complete.

It will recontact key personnel over the weekend and on Monday, Feb. 29, finish transitioning the rest of the staff to the upgraded version of Microsoft Office and the new email system.

The process will likely cause some inconveniences, but LWMC will only need to go through this procedure once, and future upgrades will be streamlined.

Senior Editor

Recruitment for the senior editor position at Leisure World News has concluded.

An offer of employment was made and has been accepted by Maureen Freeman. Her start date is Monday, Feb. 22.

Freeman has extensive experience in the field of journalism. Early in her career she served as an editor, reporter, and photographer at local newspapers in Massachusetts, Ohio, and New York. She has also been a teacher/trainer at the Montgomery County Public Schools system and at the Newsroom.

Most recently, she was region manager for The News Literacy Project, where she oversaw educational programs and recruited professional journalists for classroom presentations at schools in Washington, D.C., Maryland, and Virginia.

Freeman holds a bachelor of arts degree in English from the College of Holy Cross in Worcester, Mass.

Group Email Addresses

Residents wishing to contact Leisure World Management, 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 all three addresses, as there will be a duplication of recipients and it will result in a faster response to your question or comment.

The group email addresses are:

- LWMC Management - management@lwmc.com
- LWCC Board of Directors - board@lwmc.com
- LWCC Executive Committee - execcomm@lwmc.com

Rossmoor Library Hours

Located in Clubhouse I right off the main lobby, the library's hours are Monday 1-4 p.m., Tuesday through Friday 10 a.m. - 4 p.m., and Saturdays 10 a.m. - 1 p.m.

Lost and Found Information

The FISH Office in Clubhouse II serves as Leisure World's lost and Found. FISH has all sorts of items: car keys, umbrellas, books, jackets and lots of other clothing. If you have lost something, stop by. If you find something, bring it in.

Each month, a member goes through the items turned in and donates the oldest ones. Abandoned items are donated to a church and those in your condition are thrown away.

FISH is open Monday through Friday, 10 a.m. - 5 p.m.

Post Office Services

Located in the Administration Building, Leisure World's U.S. Postal Service center is open Monday through Friday, 8 a.m. - 2 p.m. Stamps, mailing boxes, and certified and insured mail services are available. Payment is accepted by check or cash only. The post office cannot provide Express or International Business services due to local restrictions.
Appendix K

State of Community

Presented by a broad customer base, Leisure World must keep in mind that at the end of the day the funds to operate the community come directly from the residents. Suggestions and requests are plentiful in this community, many of them smart and incredibly instructive. Given the source of operating funds, it is imperative that management and leadership are mindful of the spectrum of ideas, as decisions are made on any number of matters throughout the year in the best interest of the community.

Amenities and Mutual
Buildings

As buildings throughout the community age, it is imperative that Leisure World of Maryland Corporation (LWMC) management and various leadership boards and committees work collaboratively to maintain both the Trust amenities and residential structures of each mutual. In order to meet this goal, strategic plans, including affordable housing options, must be developed and implemented, after adequate review and input. In terms of Trust properties and amenities, major efforts are already underway. In September 2015, the first project in the Facilities Enhancement Plan was delivered—the renovation to the Crystal Ballroom in Clubhouse I.

In 2016, the following projects are scheduled:

- Renovations and improvements in the north wing of Clubhouse I, including the Terrace Room, Cascade Bistro, Maryland Room, and restrooms adjacent to the Cascade Bistro;
- Renovation of the PPD customer service area;
- Addition of a new fitness center in Clubhouse II;
- Start of rehabilitation work on the pool at the golf course and review of improvements to the golf course;
- Continuation of development plans for construction of a new Administration Building.

In the coming years, there will be a need to provide an additional level of support to residents in addressing the upkeep and maintenance of their properties/buildings. The structure of the LWMC must align with those changing customer requirements.

Innovation and Business Practices

The scope of ongoing and forthcoming improvement projects extends beyond brick and mortar. In 2015, the LWMC Board of Directors chartered an ad-hoc Technology Committee. The committee's primary charge is to reach out to residents and collaborate with leadership and LWMC to identify the innovations and technical advancements necessary to improve the experiences and lifestyle of residents.

A significant investment in replacing information technology equipment throughout corporate offices will begin by the end of the first quarter of 2016. In addition, in the third or fourth quarter of the year, management anticipates the "lighting up" of the fiber optic cable installed in 2015.

This fiber optic system connects to all corporate offices (Trust buildings). As designed, the fiber system provides capacity for future networking to the residential sections of the community. Innovation and technology advancements are critical to improving services that will help control operating expenses and improve on the quality of services.

Safety and Security

Among the key factors in choosing a place to live in Leisure World is safety and security. For example, residents enjoy walks throughout the community at all hours of the day, which is wonderful. However, security must not be taken for granted.

Locking doors and automobiles should be automatic. When residents are considering hiring a service person or someone to clean or run errands, it is important that they do their homework. Residents may contact the Leisure World Security Department for helpful guidelines before making a hiring decision, in addition to any research or background information they may pursue on their own.

Residents should be vigilant by reporting suspicious behavior in the community and contacting Social Services/Police whenever there is concern that a neighbor may need some assistance.

At the end of January, Winter Storm Jonas presented a real challenge for the community's landscaping and snow removal vendors (McBally and Berry) and for members of the LWMC management team. Many associates of both organizations worked tirelessly throughout the blizzard and the days following. A number of these individuals stayed overnight (some up to three nights) to provide storm clearing, maintenance, and security services to the community. Their dedication and commitment is much appreciated.

Most importantly, there were no serious medical events during the blizzard, and only a handful of slips and falls during the storm period and the immediate aftermath.

Environment

The appeal of Leisure World is inextricably linked to the natural beauty of its majestic landscape, and any discussion of the state of the community must address the preservation of this natural asset. A nurturing community approaching its half-century mark requires both thoughtful planning and a financial commitment to protect such a vast natural asset. A sound approach to accomplishing this should be a priority in 2016.

Leisure World has already made some moves in this direction. The community's recycling and waste management programs have been recognized by Montgomery County. Successful programs can be achieved only through concerted efforts from all members of the community.

Conclusion

In terms of amenities and business practices, in order to succeed, Leisure World must be prepared to accept change. The culture of the governance and how the community is managed must promote inclusiveness. Furthermore, communication must be timely and broad in scope.

Leisure World is in a competitive market. Its business practices and facilities must be updated and modified in order to protect the investments of homeowners.

This special anniversary year is the start of a very exciting time at Leisure World. This State of the Community report from General Manager Kevin B. Blanary, president of Leisure World of Maryland Corporation, is submitted annually to the LWMC Board of Directors.
Residents' Forum

LETTERS

Administration

Building Tree Removal


Based on the current site plan, approximately 50 trees will be removed from the existing Administration Building area. Some of these trees were scheduled to be removed in 2015, but the removals were put on hold in anticipation of the Administration Building project. Some of the other trees will be removed and, if possible, transplanted to different locations.

We understand that a landscaping design company, in cooperation with the Montgomery County Department of Environmental Protection, will decide where to plant new trees, with input and recommendations from the Leisure World Landscape Advisory Committee.

We remain committed to keeping Leisure World beautiful, and we plan to offer some suggestions of our own in this process. Moreover, we are confident the Administration Building project will be successful.

- Dara Podolsky, Shirley Van Reenen, Carolyn Oakford

SNOW!

I want my fellow Leisure World residents to know how much I appreciate and congratulate the staff and contractors for the time and effort spent digging this community out of more than two feet of snow that fell, reluctantly, for three days. In a community such as ours, an additional challenge is where those huge piles of snow can be relocated.

As we saw from endless TV coverage of the storms moving in on the Mid-Atlantic states, no amount of planning can truly prepare us when this kind of event happens once or twice in 30 years or so. Everyone I saw was doing yeoman's work with little sleep for days on end.

I've heard a few complaints, but compared with what I was seeing on TV the four days I was stuck in my apartment about the problems experienced in the District of Columbia and Virginia counties, our service was far above anything being served by local government in the greater metropolitan area. And, these communities might not even have a telephone rolloff service to update their residents on what is going on and to keep them informed!

I was never afraid that emergency service be required, that we could not be reached by ambulances or fire trucks as the snow piled higher and higher. The phone, backhoe and treatment truck returned twice and again throughout the nights (and days) to keep at least one lane clear so a person in distress could be reached.

Once again, my congratulations to everyone for their service and dedication and the really good job they did.

- Sharon Hortogni

Cell Antenna Safety

In the Dec. 16, 2015, Leisure World News article, "Cell Phone Service Gap Must Be Addressed," two proposals to enhance cellular phone coverage in our community were mentioned: install a cell tower at a Leisure World highrise or place signal boosters on the lampposts along Leisure World Boulevard. I'd like to present my views about living near these devices.

Authoritative sources concede that we don't know, long-term, the risks of living close to cellular antennas. The American Cancer Society, for instance, states that "very few human studies have focused specifically on cellular phone towers and cancer risk," and the International Agency for Research on Cancer (IARC) points out a lack of conclusive evidence on cellular safety.

This brings to mind that the proliferation of cell antennas is relatively new. These devices, which did not become widespread until the explosion of cell phone use in the 1990s, are often deemed harmless. Nonetheless, according to the International Commission on Non-Ionizing Radiation Protection, they are a source of "continuous" even if one stops talking—whole-body exposure, whose strength increases as one moves closer.

Therefore, in light of the IARC's recommendations to monitor trends and new data, and the current caveat by the Mayo Clinic that "it's possible that too little time has passed" to allow conclusive evidence on safety, I feel that it is prudent to err on the side of caution.

Moreover we should not forget how long it took before cigarettes were deemed harmful. And X-rays: How do we feel eight of those days when children's feet were routinely X-rayed when being fitted for new shoes? And let's not neglect asbestos or lead paint, each of which killed a federal government ban throughout much of the 20th century. My point is that 10 to 20 years before hazards are known or controls are required by regulatory agencies. In the meantime, we should proceed with care.

One might argue that since we are thoroughly exposed today to electromagnetic waves, already, the extra dosage from a nearby tower wouldn't matter. However, wouldn't it be wise to limit exposure when possible? Why would someone choose to live near one of these antennas, whose long-term safety is speculative?

These concerns apply also, in my view, to the placement of cellular "repeaters," or signal boosters, on the numerous lampposts along Leisure World Boulevard.

- Nancy J. Horin

The opinions expressed in Residents' Forum are the authors' own. Leisure World News welcomes resident submissions on matters of interest to the community. Forum guidelines are outlined below. Please consult prior to submission.

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from the Leisure World News Advisory Committee

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Restaurants to Receive New Waiting Areas

A rendering by Sperosign, the architectural firm that designed Clubhouse I, shows the new structure to be constructed onto the Terrace Room.

Appendix K

Physical Properties Department project manager Nicole Gluck said plans have been in the works to install permanent vestibules onto both the Terrace Room and the open-to-the-sky Clubhouse Grill (formerly the Oasis Deck) at some time in the future. The construction for the vestibules is tied to approval of the Administration Building.

Bank of America Plans November Move Out

The Bank of America financial center located in the Administration Building will officially close its doors on Tuesday, Nov. 15.

Kerri Flannery, Leisure World general manager, said the bank will satisfy the financial terms of its lease, which ends on Dec 31, 2016.

He added that management is actively seeking another financial institution to partner with the Leisure World community, and he is confident a new tenant will fill the vacancy left by Bank of America by Jan. 1, 2017.

"The objective is to minimize the period of time that no service is available to residents," Flannery said.

Leisure World residents who are the bank's clients received letters from Bank of America dated Aug. 13 that informed them of the upcoming move.

Customers may visit the bank before Nov. 15 or call (1-800-492-1010) with questions. Customers who choose to continue their banking services with Bank of America may visit an associate at their downtown Silver Spring location at 8513 Georgia Ave. in Silver Spring.

Bank of America spokesperson Letaiva Evans said the financial institution is in the process of consolidating financial centers in areas where there is overlap. "The Leisure World center, she said, is consolidating with another branch located in the Aspen Hill Shopping Center, about two miles south of Leisure World at 7911 Connecticut Ave. in Silver Spring. This branch offers ATM services, drive-up banking and longer operating hours, which are Monday-Thursday, 9 a.m.-5 p.m.; Friday, 9 a.m.-6 p.m. and Saturday, 9 a.m.-noon.
Appendix K

Health Care Worker Arrested for LW Theft

Two days after a health care worker came to her home in March, a resident noticed some of her jewelry was missing. In early August, Montgomery County police arrested the worker and charged her with theft of items worth more than $10,000.

Detectives from the 4th District Investigative Section of the county police department arraigned Elizabeth Johnson, 37, at her Beltville residence on Aug. 2 after she returned from a trip to Sierra Leone.

On March 21, police began an investigation at a residence in the 4000 block of South Leisure World Boulevard after the report of a theft. Police learned that on March 10, Johnson was assigned to work at the 88-year-old victim’s home, and on March 12, the victim discovered several items of jewelry were missing from her home.

Detectives spoke to representatives of the company that employed Johnson, told them the company had recently fired her. The company had also received a report of missing jewelry by another client in December 2015.

After her arrest, Johnson was released after posting a $1,000 bond. The Leisure World resi-

dent’s jewelry has not been recovered, police said.

Detectives believe Johnson may have committed additional thefts in other homes where she provided home health care services. Police asked that anyone believing she or she was a victim or has any information about a victim call the 4th District Investigative Section at 240-773-5561.

Oliver R. Goodola of the Montgomery County Police Department urged residents to be cautious when hiring employees. “If there’s anybody you don’t know in your home doing work, you’ve got to keep an eye on them,” he said. “You never know.”

The Leisure World security department also has a printed handbook of tips, “Ten Steps To Take Before Hitting Domestic Help,” available at its office in the Administration Building.

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 Leisure World News 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. The Leisure World News Advisory Committee is the primary source for the editorial content. All matters concerning the Leisure World News will be decided by the committee.

Leisure World News Advisory Committee

President: N. S. Popper, Chair
Vice President: Carla Johnson
Secretary: A. A. Green, Vice Chair
Treasurer: J. L. Williams
Editor: F. L. Brown

Maryland State Inspection Station
Admin Building Site Plan Approved

by Leisure World News

Plans for the construction of a new administration building and additional construction at Clubhouse I advanced a step with the approval of a site plan to be submitted for regulatory approval.

At its Sept. 27 meeting, The Leisure World Community Corporation Board of Directors reviewed and accepted an updated site plan outlining a new building, new vestibules for restaurants in Clubhouse I, and vehicle access for both buildings.

The board also authorized up to $25,000 from the Facilities Enhancement Fund (Renasable Fund) for consultants to develop the plans and documents needed to submit to the Maryland National Capital Park and Planning Commission for Planning Board review. Completing the submissions process is expected to take three to four months, and regulatory approval can take 12-18 months.

The site plan report and a presentation to the board by Streetense, the Bethesda architectural firm, are available online at lwmc.com.

The report, submitted by the Community Planning Advisory Committee, gives a current construction cost estimate of $6.6 million. The current

Board Funds IT and Irrigation Projects

by Leisure World News

The Leisure World Community Corporation (LWCC) Board of Directors met on Tuesday, Sept. 27 for its regular monthly meeting.

LWCC board chair David Frager presided, and Kevin Planceny represented Leisure World of Maryland Corporation (LWMC) management.

The board approved a new site plan for a proposed new

2016 Flu Clinics

Helen Bass receives her influenza vaccine from a MedStar nurse in the Clubhouse I Crystal Ballroom Sept. 19. The Centers for Disease Control and Prevention recommend older adults be vaccinated every season. For more information about upcoming clinics, see the Health section on page 20.
Volunteers Needed for Upcoming Tax Help Sessions

by Rob Bridgeman

While many residents may not have started thinking about taxes, the volunteers of the AARP Foundation Tax-Aide program are busy planning for the upcoming season. However, more volunteers are needed.

Each year in Montgomery County, approximately 150 volunteers schedule appointments and prepare over 4,000 federal and state tax returns free of charge to seniors. Recently retired residents looking for something to do over the winter months might want to consider getting involved with the great service.

There are three types of volunteer positions: schedulers, greeters and counselors.

Schedulers work out of a central location (at the Holiday Park Senior Center), but innovations will prevent that this year; the new location is still to be determined) and schedule appointments for most of the 25 sites in Montgomery County where taxes are prepared. They use an online scheduling program, so basic computer skills are required. Counselors work at the tax sites, where they sign taxpayers in, ensure they have the required information, and keep things running smoothly. They do not need to know how to use a computer. Counselors are the backbone of the program. They must be good computer users and should have done their tax returns as a minimum qualification for volunteer counselor training. They must pass both an IRS certification test and a Maryland test created by volunteers at the state level.

Training for all positions is held in January, but sign ups are in November. Three two-hour information sessions are offered this year with the closest being at the Mid-Country Community Recreation Center on Oldham Road (off Lachland Road, one block south of Red Pine Road) on Friday, Nov. 8, from 10:30 a.m. to 12:30 p.m. In January, the new volunteers who want to become counselors attend five days of training over a two week period and are given homework assignments for their off days. At the end of the training they must take the IRS and Maryland tests. Training for schedulers is shorter.

and greeters also take place in January, and they must pass a Standards of Conduct and Ethics test. Schedulers are taught how to schedule appointments using the online system.

You can get more information and sign up at (http://www.montgomeryexecs.org/tax-aid) or at the (AARP.org) website.

The program also needs a volunteer at the state level for a role that doesn’t involve the tax preparation functions. The position is called Prospective Volunteer Specialist (PVS). The PVS works with the state coordinator to meet the state’s recruitment needs. For more information on this position, email Bob Bridgeman at (r.bridgeman@outlook.com)

Building

The “Birch Hill” site plan was endorsed by the Education and Recreation, Restaurant, and Security and Transportation Advisory Committees as well as Leisure World management. Herb Helkenman, a principal at Street- sense, explained updates to the previous November 2014 site plan, including a slight layout between the two buildings with a designated vehicle drop-off area in front of the Terrace Room and Clubhouse Grille restaurants.

“We want to create a community center,” he said. “I think it’s where the community needs us to be, and donate to.”

In the new site plan, a circular driveway is included at the bus stop located next to the Administration Building, providing a protected pathway to the building’s main entrance. Plans for covered walkways leading from both restaurant vestibules are also outlined.

A detailed landscape design for the site will be developed per Montgomery County requirements, new trees will be planted to replace the 75 trees the site plan calls for being removed.

Much of the proposed Administration Building would occupy space that is now used for vehicle parking in the current parking lot. The site plan shows a building footprint that covers a row of parking spaces now along the east side of the the lot.

New parking spaces would be created in the area where the current Administration Building sits, providing more parking closer to the main entrance of Clubhouse I. A driveway between the new parking area and the Clubhouse Grille would provide a drop-off area for the restaurant.

The board’s first resolution toward site plan development was passed in September 2015.

Leisure World News

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An official publication of the Leisure World Community Corporation, Leisure World News is published twice a month by Leisure World News in collaboration with the Leisure World News Advisory Committee. Leisure World News is published for the benefit of Leisure World residents. It relates to provide news and information about community governance and other relevant issues, events, and activities, and to provide residents an forum for their opinions and an opportunity to contribute articles of general interest. All articles concerning the Leisure World News within limits with the consent of the writer.

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A Family Affair

LEW CEO Shares Father’s Struggles and Successes

by Stacy Smith, Leisure World News

Hiltil Cortese, daughter of late Leisure World founder James Cortese, discussed the background and vision for her father’s iconic communities and shared glimpses into her family’s history at a Sept. 16 presentation in Calibre B.

Cortese recalled the moment when, as a small child in the late 1960s, she grabbed her father’s index finger as they admired the site of his newly constructed, walled community, Rossmoor, in Los Alamitos, California. Neither knew it then, but this enclave of single-family homes would inspire the construction of one of seven gated, retirement communities, this particular one located down the road from Rossmoor and “with proximity to the beach and the Huntington Freeway,” Cortese said, making it the perfect location for the very first Leisure World.

Leisure World communities are now home to more than 70,000 people nationwide. Cortese said her father would be proud to know his developments have not only lasted, but have also adapted well to successive generations and lifestyle changes.

“Volleyball alleys have given way to fitness rooms, and personal gardens grow organic food to eat as well as flowers; tai chi and yoga have supplemented walking,” she said. “Then added playfully, ‘and pickleball is all the rage,’ a nod to the sport’s popularity among seniors.

Humble Beginnings, Hollywood Ties

Rosa Cortese grew up in Long Beach and Glendale, California, as the eldest of six children. He left school in junior high and began working to supplement the family’s income.

His daughter said he was the breadwinner for the family and was not expected to die from complications due to abdominal surgery in 1954.

Despite his limited education, Cortese said his father had remarkable mental acuity. The upsides of his limited reading and writing ability was his development of a razor sharp memory. And as a child, she didn’t like that razor sharp wit, she said, smiling.

Leisure World Takes Off

Cortese met his first wife, alone, when the two were attending real estate classes at Hollywood High in California. She had worked prior as a part-time actress and dancer in some of the early MGM movies. Her sister, June Harlow, starred in the original “Our Gang” shorts as Miss Crabtree.

He became the youngest person in California to obtain his real estate license, and the couple acquired and together built apartment buildings in Los Angeles and single-family detached homes in Culver City.

Cortese began construction in Northern Long Beach with architect Cliff May, the father of the California ranch house.

Leisure World News October 7, 2016

Board Meeting

Administration Building

called to order by page 2

General Manager’s Report

In his general manager’s report, Flannery announced that since the beginning of 2016, 345 property transfers had generated more than $11.2 million in contributions to the Facilities Enhancement Plan Reserve Fund, or resale fund. Net operating expenses through August were approximately $22,800 under budget. He added that negotiations were ongoing with Sandy Spring Bank to lease the Administration Building space to be vacated by Bank of America in the community.

Irrigation Project

The board approved a contract for construction with Environmental Quality Resources, LLC, for the golf course irrigation pond rehabilitation project scheduled for November 2016 through March 2017. The facilities enhancement plan reserve fund will pay up to $389,560 for the project, with budgeting for $300,000 for the restoration and $88,000 for project contingency allowances.

Access ways for contractors to get through Mahani and West 20th to the irrigation pond would be impacted by the transportation of heavy equipment. An estimated 300 truckloads of sediment being hauled off-site. The contract includes any necessary patching of asphalt during the winter months, but permanent repair and restoration will occur in the spring and will be completed by F&H Concrete Construction.

The project includes the removal of approximately 3,000 cubic yards of sediment from the irrigation pond. The contingency allowance would cover potential unknown costs, such as additional sediment removal or additional de-watering tasks.

IT Projects

The board also approved up to $30,000 in funding for several Information Technology projects, including an updated telephone system, website development, and upgraded software for human resources, payroll and clubhouse event management.
Kindness and the 50th Anniversary

I am here to say that there is a great deal of kindness among LW residents and it was evidenced at the 50th Anniversary celebration.

I had an unexpected change in plans and had planned on attending the 50th Anniversary picnic on the beach. However, when I drove over to the Administration Building parking lot to meet my friends, there were no parking spaces available. As a result, I drove home very frustrated that I could not be at such a happy event.

When I got back to my building, I encountered a couple of neighbors and I offered my ticket to one of them so that the parking did not work for me. With that, the two ladies insisted they were going to attend the event and offered me a ride. They chauffeured me to and from the event and of course I was thrilled with this kindness. When I got there I was very happy to see the large crowd, but a friend came to the rescue. She saw me coming in with my walker and offered to help me get my food from the buffet. She took my plate and found a chair for me to sit in, while watching for the people she was supposed to meet.

I thought the picnic was very well organized and the staff was very attentive to our needs. On the theme of kindness, one of the first speakers happened to be Barbara McKelvey, who had done it all 50 years ago. Another neighbor went to the dancing and the fireworks. She said that both events were wonderful and everyone seemed so happy.

Residents’ Forum Guidelines

from the Leisure World News Advisory Committee

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So, please do a kindness for a friend or a neighbor, and please do not wait for the next anniversary.

Mah Counsil

Differing Opinions are OK

We need to hear all kinds of opinions. They energize every discussion and they are necessary to double-check ourselves and to play devil's advocate. Every resident has an absolute right to express himself or herself — whether via postal mail, email, in open forum, in the Residents' Forum, or anywhere else, whether as a committee member or any other resident. Nor should anyone's opinion cause them to be subjected to any form of punitive action, whether subtle or overt. I think we all agree about this, but it's important to remind ourselves periodically. Otherwise, we run the risk of groupthink, mob mentality, or just getting into a rut.

This is particularly troubling in relation to committees. In some cases, I fear that those in positions of power might keep appointing the same people because it is easier to work with a "known quantity" than to seek out new blood. I'm afraid that they want people who think like they do rather than challenge their status quo. Also, we sometimes hear the worn out excuse that "we can't find anyone to volunteer." I have anecdotal evidence that some volunteers join a committee but then resign during the year or at the end of the year because they felt as if everything had already been decided before the first meeting.

In a recent letter to the Residents' Forum, which appeared in the Sept. 26 edition of Leisure World News, the author wrote about "many countless hours of thankless work by volunteers who care and are proud of their achievement" and that "they should be commended." I don't agree that we need to be "commended" but it would be nice to be treated with dignity and respect.

I recommend that some committee members take a break and give others a chance to volunteer. I further recommend that those who are serving on the LWCC Board of Directors should definitely not be chairing any committees, especially those involving contractors. After all, the purpose of a committee is to give the Board information. The Board members already know what their own opinions are; they need to hear from others before making up their minds.

In summary, just because a person has a different point of view doesn't mean that they're wrong. Let's have differing opinions and then find common ground.

- Darice Merry Hamilton

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Sunday, December 4 at one combined 10:00 AM service with Rev. Dr. Robert Berry

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November 2016 Leisure World News
Residents' Forum

Letters

Administration Building Aesthetics
I really enjoyed the club article about the Administration Building's effect on trees, published in the Oct. 7 edition of LW News. However, in addition to the trees, I'm concerned about the drastic change to the aesthetics as you approach Leisure World on Roosevelt Boulevard. It's really beautiful and balanced just the way it is. Having a parking lot where the current Administration Building is located would completely ruin the view. Also, the current Administration Building is vintage Leisure World and solid brick construction, which is used to come by nowadays. Nevertheless, it seems that Site Plan E is moving ahead, with more than $590,000 being used to prepare plans for permits.

I work in a large law firm in D.C., and we are currently renovating our entire building. We are retaining the superstructure, while completely reconfiguring the interior. The same could be done with the current Administration Building, yielding a lot more efficient office space, and it would be quite a bit cheaper than the existing plans. In my opinion, as far as access to the restaurants is concerned, a dedicated golf cart could be obtained and a valet hired to shuttle folks right up to the restaurant entrance. A golf cart shuttle would also eliminate cars building up while waiting to off-load and pick up passengers, which is no small matter.

I work full time, and so I cannot attend the meetings which are held during normal working hours; otherwise, I would have attempted to attend meetings and make my feelings known. I grew up within a few miles of Leisure World, and I have always loved the current beauty and balance of the main entrance. Site Plan E, which has been approved by a majority of the Board, would destroy all that. I feel so strongly about this, that if this (eyesore) plan is implemented, I may sell my house and move out.

In the words of Joni Mitchell, Leisure World is going to "pave paradise and put up a parking lot."

— Joan Cusay

Keeping our Community Beautiful
You have probably heard the expression, "Keep America beautiful!" That is all well and good, but what about keeping Leisure World beautiful, as well? To other words, let us take pride in the wonderful facilities that are provided for us. For example, the chairs around the tables in the clubhouse, especially in Clubhouse II, are always in disarray! What would be so difficult about putting them back in order before leaving?

— Evelyn Thompson

That's Entertainment!
I wish to compliment the clubs, groups, and organizations in the Education and Recreation (E&R) Department for all they do to entertain our community.

On Saturday, Oct. 22, I had the good fortune to attend a performance at the Kennedy Center of the Suzanne Farrell Ballet. I paid $86 and saw a beautiful production. However, there are plenty of club-sponsored and E&R-sponsored events here in Leisure World movies, musicals, concerts, ballet, and more. They are quite a bit less expensive, too! For example, on Sunday, Oct. 23, I was able to enjoy a tango double- troupe in Clubhouse II for $10. It was an exciting and as professional as you'd want anyone to see any of Washington, D.C.'s venues, including the Kennedy Center. The performers received a standing ovation from an almost full house. And that's just one example!

My experience is that LW clubs and LW management go to great lengths for our pleasure and should be applauded for all of their efforts. How fortunate we are to live in such a wonderful community with a variety of entertainments right here on campus!

— Diane Grimes

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from the Leisure World News Advisory Committee

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4. RF submissions must be received by email or telephone.
5. If an RF submission refers to another source, such as an article in another publication, a press release, a legal opinion, etc., a copy of that source must be provided for verification and references.
6. RF submissions are strictly the opinion of the writer.
7. Issues that relate only to a specific resident, a specific company, or a specific club, group or organization are not appropriate for the RF.

See full LW News Guidelines and Board Standing Rules at lwmc.com
Landscaping Plans In the Works for New Construction

by Stacy Smith, Leisure World News

Landscaping plans for the new administration building and Clubhouse I construction site moved forward at a Landscape Advisory Committee meeting Nov. 16 in Clubhouse I.

Committee members from Community Planning, Security and Transportation, Education and Recreation and Golf and Greens, as well as representatives from McFall and Berry landscaping contractors and LW grounds maintenance attended the collaborative meeting.

John Sekerak, land use planner and landscape architect with Stantec, a Leisure World consultant, said the landscaping plan is a component of the new administration building’s site plan application that is being prepared for submission to the Maryland-National Capital Park and Planning Commission.

Sekerak emphasized that landscaping projects are highly regulated by the state and county. “Trees are regulated almost as much as the Nuclear Regulatory Commission,” he joked.

“Freedom of design is somewhat constrained by these regulations and oversight,” he added. Devon Kennedy, landscape architect and a certified arborist on the planning team, said the designed landscape’s plant species and placements were carefully chosen for their practicality, diversity of species and character, and aesthetic value while adhering to county regulations.

Kennedy said he chose trees that are “hardy” and can handle harsh urban conditions, such as pollution, snow removal and salt runoff. Tree species that are targeted for inclusion in the new landscape design include red maple, Tilia americana, Japanese pagoda, and honey locust, among others.

Seven Japanese Pagoda trees are proposed for an outdoor dining area next to the Clubhouse Grille. Photo by Leisure World News.

In the draft of the landscaped
Landscape

Appendix K

Appendix K

Design, trees enclose the new parking area on the site of the former Administration Building, and shaded ‘islands’ punctuate a crosswalk through the current parking lot leading to the new administration building’s entrance. Japanese pagoda trees surround a future outdoor seating area at the Clubhouse Grille, and two large trees flank the Terrace Room entrance.

Sebekak said the new trees would provide a shady canopy along several walkways and the parking lots and act as a landscape buffer between buildings; but he also said that it would take “a number of years” for them to reach full size and produce the desired canopy effect.

New trees also would mitigate the effects of removing many of the existing trees to accommodate new construction. Among those slated for removal include two unhealthy Japanese pagoda trees near the Clubhouse, a covered walkway near the circle, a large pine tree near the Administration building, and a pin oak tree at the corner of the parking lot and walkway to Clubhouse I that Nicole Gerke, project manager, said is causing sidewalk unevenness.

The site plan team is also trying to protect several mature, “high-value” trees that provide canopy coverage, but said their fate is subject to a stormwater management plan.

The landscape plan also proposed planting shrubs — including aucuba, mahonia and several others — along the western facade and entrances to the new administration building.

After discussing the details of the landscape plan, the Landscape Advisory Committee submitted a motion for approval to replace the proposed basswood trees with a fast-growing variety of ginkgo biloba, and a motion to further evaluate the type of red maple planted. The committee also passed a motion to approve the list of shrubs included in the plan.

The motions will be submitted along with the landscape plan proposal to the board of directors at a later date.

Julene King, assistant general manager for facilities and services, said additional plantings not included in the site plan could be included at the discretion of the community after site plan approval.

A pin oak tree at the corner of the parking lot and walkway to Clubhouse I that Nicole Gerke, project manager, said is causing sidewalk unevenness.

A map included in the landscape draft proposal shows the location of several trees varieties throughout the planned construction site. At left, a list shows the varieties of trees and shrubs in the current plan.

PROPOSED PLANTINGS

SHADE TREES:
9 - Red Maple (acer rubrum)
5 - Thornless Honeylocust (Gleditsia triacanthos var. innermis)
7 - Japanese Pagoda Tree (styrpholobium japonica)
23 - Basswood (Tilia americana)
32 - Chinese Elm (Ulmus pumila)
9 - Japanese Zelkova (Zelkova serrata)

SHRUBS:
2 - Japanese Aucuba (Aucuba japonica)
8 - Oak Leaf Hydrangea (Hydrangea quercifolia)
7 - Oregon Grape Holly (Mahonia aquifolium)
4 - Heavenly Bamboo (Nandina domestica)
6 - Gulf Stream Nandina (Nandina domestica ‘Gulf Stream’)
Residents’ FORUM

Letters

Internet Access for All at No Additional Cost

Currently, all residents pay for limited and expanded basic cable TV through our Community Facilities Fees. In addition, some of us individually subscribe to Comcast for internet and Wi-Fi. Those of us who individually pay for an internet subscription have an opportunity to save one-third of our current Comcast bill, and residents who don’t individually subscribe to Comcast could get internet and Wi-Fi for free.

How is this possible? According to an email from Comcast officials, approximately half of Leisure World residents now buy internet access from Comcast at full retail price—about $50 per month for the fastest speed (after a year at a lower rate). Comcast officials estimate that, if Comcast provides bulk service to all residents, the cost could be about a third of the amount not charged to individuals and every LW resident would have the opportunity for internet access.

Current non-subscribers either don’t have computers or smart phones, don’t want Comcast, or don’t wish to pay an additional $50 a month— and they shouldn’t have to. However, if each current subscriber paid not only for their access ($36 but also for access to a non-subscriber (a total of $50), they would still save about $30 a month from what they are currently paying. Assuming all new residents would be required to participate, the cost for non-subsiders would decrease even further over the years.

So, under this plan, residents who currently subscribe to Comcast Internet can save an estimated $85,000 each month. That’s over a million dollars a year!

Comcast has expressed a willingness to modify the current contract to include bulk internet—without waiting until the contract expires in 2020. That means we subscribers could start saving with the 2019 budget, at the latest. This should be a top priority since it could save half the residents a million dollars a year. Moreover, other residents could start enjoying the benefits of internet and Wi-Fi for free.

To help or to get more information, please email Carl Shinkman at (916-598-3955) or email me at (alcald@comcast.net). You can also join the online discussion group at: https://LeisureWorldSpruceNEXTDOOR.com.

Carl Shinkman

Parking Lot Could Adversely Impact Property Values

Since my last letter, I have communicated with the Leisure World Community Corporation Board of Directors and studied “Site Plan 4,” regarding the administration building and restaurants, more fully. Even though I do not like the plan, and every resident I speak with does not like it, it is clear that the plan is moving forward.

I learned that one of the factors evaluated was the need to bring the existing building up to code, but the Board voted down having an invasive study done. I believe the existing building should certainly be brought up to code, and for far less money than building an entirely new building. But the plan is moving forward.

I see that a new sidewalk and canopy has been added to improve access to the restaurants. That’s great. I see that the new site plan includes a circular drive and landscaped parking spaces, closer to the restaurants. That’s also great.

So, I fear that lovely, vintage, solid brick building if you must, and put up the new ones as indicated on the site plan. But, I am sincerely begging you, do not put a parking lot where the current building is. The current administration building parking lot seems never to be full anyway. The new circular drive and parking, which appears to be where the current house ball courts are, will greatly improve access to the restaurants. There isn’t a need for extra parking spaces where the current administration building is located. As stated in my previous letter, a parking lot at the main entrance is going to greatly impact (adversely) the appearance of our lovely main entrance to Leisure World.

And another very important point is that a parking lot at the main entrance of our community would adversely affect our property values—which is not in the best interest of the residents. Why has no one brought this up before? It is really important! Please amend Site Plan 4 to eliminate the parking lot where the current administration building is and, instead, turn the space into a lovely park. This also could preserve some of the 57 trees that are slated for removal. Then the rest of the plan could still proceed as intended.

1. For one, cannot afford to have my property value adversely affected. I will have to move both of my parents (one of whom has severe dementia) and sell my property before construction begins, in order to avoid losing value. All three of us were hoping to live out our days in Leisure World.

Joan Conroy

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from the Leisure World News Advisory Committee

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Residents' Forum

LETTERS

Comcast Pricing: Residents' Continuing Concerns

During a Dec. 1 visit by Comcast representatives to Leisure World, residents repeatedly expressed frustration about inconsistent pricing and indifferent treatment by Comcast service personnel, and wondered if they were being overcharged.

Because I believed a particular fee was especially suspicious, I went as far as to call the County’s Information Line to obtain a voluntary sample of just over 2,000 LW residents and asked if they were being charged an additional $9.95 a month for a service called "H3 Technology." So far, I have received emails from 23 people (about 1 percent) who have confirmed that they were being charged that fee. Five of them have already called Comcast and were told they would receive refunds and eleven others have asked me about contacting Comcast. However, while I readily admit that this was not a random sample, there could be hundreds more residents that are due refunds.

Adding to the possibility of overcharges are the complex and confusing terminology and the possibility of overlap between the bulk service contract and the "bundled" packages. Many residents have additional television features that are not included in the $9.95 per month fee, and many residents have Comcast internet service or Comcast telephone service or both. These residents need and deserve some clarification.

What can residents do? If you think you are being overcharged, you can start with a phone call to Comcast, but be sure you use only the phone number for the bulk service contract (935-693-2835). If that doesn’t work, you can contact the Montgomery County Office of Cable and Broadband Services at http://www.montgomerycountymd.gov/mbbs or call the County’s Information Line (247), and file a complaint.

What can Comcast do? As opposed to numerous individual complaints about their bills, there is another possibility that would be simpler for everyone. Comcast could use its database to look at past billing for each resident and credit everyone for any unused H3 Technology overcharges automatically. This would be a huge customer relations win for Comcast, not to mention a cost savings.

Feeling that a Comcast representative came to Leisure World over a weekend once a month to resolve billing (and service) issues, in any case, before LW goes further down the path to explore the possibility of Comcast bulk internet service, we need to get the current billing correct.

Jim Quinn
Editor’s note: Comcast has told Leisure World management that it is working on a solution.

In Support of a New Administration Building

My husband and I came to visit the model homes when Leisure World was being built and I have been living here for the past 16 years. I have seen a lot of changes in 40 years, mostly for the better, but I am disappointed to see how one of the upcoming improvements — the new administration building — seems to divide the residents.

I don’t know how many residents visit the Mutual Assistants’ office or the Accounting office, but in my opinion, the conditions these people are working in are appalling. In another office, there are five assistants in a room that I think should only accommodate two people, and such overcrowding could even lead to health problems for the staff. There are fits on chairs and floors and there seems to be no opportunity for a private conversation. I believe there is not enough convenient office space to accommodate the workforce of LW and it is our obligation to provide decent working conditions so the staff can do their jobs. I feel that we are not currently meeting that obligation and that merely renovating the same building will not solve the problem.

Having a bank and a post office on campus is very convenient for me, and it is especially so for those residents who do not drive. Even if you do drive, the outside locations are not that easy to get to, and I don’t believe you would get the same personalized service that you get here.

Yes, building a new administration building will result in changes in the parking lot and the removal of some trees. However, the same trees were going to be removed anyway, especially the dying pine trees. I feel that LW is doing the right thing by meeting with architects, planning the landscaping, choosing trees and bushes that would be planted around a new building and in the parking lot.

In my opinion, a new administration building is needed if we want to move into the 21st century and show that we are a modern active adult community and not a retirement community.

Doris Pound

Administration Building

Engineering Concepts

My wife and I live in Leisure World (LW) and are both engineers. When speaking with some LW friends, neighbors, and board and committee members, I shared concerns about the costs and benefits of demolishing the existing administration building and building a new one at a cost of $7.2 million. I work in a well-known federal building that is 78 years old and has been redesigned and repurposed many times, and I believe it is still both functional and beautiful.

In my 40 years of engineering work, I've learned that these planning studies are normally done prior to building a brand new building. They are space planning, value engineering, and design options with cost estimates. Were all of these studies done before a decision was made to build a new Administration Building? Were they conducted with neutrality and independence? And, are they up to date?

1. Space planning — Do I understand correctly that a space planning study was done before but it was done by the architect that was designing the new building? I’m sure they were capable, but was this truly independent? Now that the bank has left the Administration building, it seems an opportunity time to consider how that space could be redesigned and used for other purposes.

2. Value engineering — Masonry buildings often have useful life cycles of 50 or more years, and this can often be accomplished with value engineering. The goal is to break down a project into parts, analyze the specific function or purpose of each part, and identify alternative ways to satisfy each part’s function. Have Clubhouse I and/or Clubhouse II been considered to perform some of the functions?

3. Design options with cost estimates — During the evaluation process, the value engineering team analyzes and ranks the alternatives. Then it estimates the cost of each feasible alternative and determines which offers the greatest potential for life-cycle cost savings, functional improvements, and is best for long-term operations and maintenance. Wouldn’t it be

Residents' Forum Guidelines

from the Leisure World News Advisory Committee

Thinking about Alternatives

As we consider the cost of the Administration Building and building an entirely new one, it is worth considering alternatives. One of the advantages of the approved plan is that the site vacated by the building would provide room for much improved parking facilities to Clubhouse II and its restaurants. In order to accomplish this benefit, we are planning to destroy the 50-year-old building and level a number of the mature trees and gardens surrounding it. Have we adequately considered alternative ways to improve parking and access?

I believe the site plan offered for the new building includes features that are possible even if the Administration Building stays where it is. For example, the current plans call for some lower activities to be moved in order to make room for the new building and for a "turnaround" that would allow easier access and handicapped parking for Clubhouse II. Why not move forward with those parking and access improvements? Destroying the existing Administration Building is not required in order to do that.

If this alternative is adopted, some of the benefits of the currently proposed plan would still be achieved, and the existing Administration Building could be preserved.

And by the way, there are other opportunities for keeping the existing building. For example: improving use of office space in Clubhouse II; making better use of current meeting room space; upgrading similar administrative functions better; adopting modern management methods, including automation and improved record keeping practices. The list is long, and I believe it hasn't yet been fully explored.

poll residents: what do you think?

- Bob Numancia

---

**Appendix K**

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**February 17, 2017 Leisure World News - 7**
Lending a Voice to the Ear
Reading News to the Visually Impaired
an Expressive Outlet for ‘News Junkie’

Rita Penn reads an article from The New York Times at the Metropolitan Washington Bar Feb. 23. The not-for-profit organization, where Penn has volunteered for 11 years, provides free services to the blind and visually impaired.

by Stacy Smith, Leisure World News

On an unseasonably warm, February day, when other folks with free time might choose to spend it in the sunshine, resident Rita Penn is sitting at a desk, scanning the front page of The New York Times looking for stories to read over a special radio frequency to thousands of listeners who are blind or visually impaired.

A self-professed “news junkie,” Penn has volunteered for the past 11 years as a newspaper and magazine reader at the

State of the Community 2017
‘Poised to Build on’ a 50-Year Legacy

by Kevin B. Flannery,
General Manager and CEO,
Leisure World of Maryland

The Leisure World of Maryland Community celebrated its 50th anniversary in September 2016. The occasion marked a milestone, recognizing the enduring value and beauty of our community and the role residents have played throughout the years in creating its culture. In 2017, we are poised to build on this legacy by continuing to use sound business practices, invest in our infrastructure, and respond to the evolving expectations of residents. This report provides an overview of our current priorities and areas of focus.

Financial Management
Leisure World’s financial performance over the past few years has been stable with a positive surplus of about $12,500 at the end of 2016. This surplus is due to the $70,000 positive variance in the Physical Properties Department; it is the fourth year in a row that the department has performed well. Even with the excellent performance in 2016, we must remain mindful of the unforeseen expenses that impact financial operations. Although some substantial costs are beyond our control—such as minimum wage increases—we are taking such variations into consideration to minimize resident fee increases.

Board Nixes Proposal for Building Study

by Marion Freeman,
Leisure World News

The Leisure World Community Corporation board of directors soundly defeated a motion to suspend all work on a new Administration Building and conduct a comprehensive, invasive engineering study on the existing building. With 21 mutuals voting against the motion and two in favor, the board at its

Call for Volunteers

The annual Flower and Garden Show needs volunteers to help with this popular August event. For more details, see page 30.
Board

Appendix K

Feb. 28 meeting continued the November 2014 decision not to hire a firm to examine the structure and mechanical, electrical and plumbing systems of the current building.

The board first acted on moving a new Administration Building in September 2014, when it voted to proceed with the project and include improvements to site accessibility, parking and aesthetics. A board-approved site plan for the project, which now includes additions to Clubhouse 1 restaurants and Maryland I, will be submitted in April for review by the Maryland National Capital Park and Planning Commission. The review should take about 14 to 18 months to complete.

Cliff details from a nine-page memo about a potential engineering study from King, Exxon's assistant general manager for facilities and services, board members spent about an hour discussing the motion and hearing comments from residents before voting.

King's memo recapped the due diligence followed by the board for decisions made to date and specifically addressed 19 questions from two board members and a member of the Community Planning Advisory Committee about an engineering study's time frame and potential financial cost, potential renovation costs, space needs, building life expectancy and maintenance costs, and the cost of repairs that renovations would be expected to meet.

The memo also outlined several engineering and structural problems needing $95,000 in repairs that were uncovered during Clubhouse 1 renovations in 2016. It is assumed these issues and others will be present in the Administration Building, and the board will be required to be addressed as part of a renovation, the memo stated.

"The new building is, simply put, the best value and use of our money," Montgomery Mutual director of facilities and maintenance, said. He estimated that pushing the ongoing plans for the new building would cost $21,000 to $23,000 per month, given construction costs and repairs.

Board members supported the motion to engage in an engineering study of the existing building to address issues about space needs and leasing arrangements. Some residents who spoke in an open forum segment of the meeting said they wanted more input into the board's decision.

"The board has made the effort to become well informed about the issues, and voting is based on having made the effort to be informed," board chairman David Frager said. "For many of us that includes going to residents in our mutuals, and getting

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 Leisure World News 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 an avenue 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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and Alan Solomon

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Community

Positive Communications

We continue to expand our capabilities on the communications front. Beginning with the first edition of 2017, Leisure World News is produced entirely in-house. We now employ a full-time graphic designer who is responsible for the layout and design of the newspaper.

The Communications Department handles Leisure World's social media accounts, and will manage the community's newly developed website.

This spring, we are introducing a re-designed website that will serve as our chief external communications tool. The site will introduce visitors to our "World," showcasing information and news about our community, community history, amenities, services, governance and lifestyle. The website’s goal is to provide a tool that can serve as a resource and reference for the public, prospective residents, and current residents. The responsive design will serve users on all devices – desktop computers, laptops, tablets and mobile phones.

The launch of the website marks the official debut of our refreshed logo. A simplified, modern interpretation of the familiar globe symbol, the new logo is based on a sphere and references key Leisure World characteristics: community, diversity, natural beauty and an active lifestyle.

As we welcome a new generation of residents, we are proud to introduce a visual identity that represents our exceptional community and the joy experienced by homeowners. Over the next year, we are rolling out the new logo, in phases, throughout the community.

Infrastructure

To preserve the value of our community, we are continuously investing in its development and infrastructure. Since 2013, the Facilities Enhancement Plan (FEP) has guided upgrades and renovations throughout the community. Completed projects include renovation of the Crystal Ballroom, redevelopment and upgrades to the restaurant and restaurant in the north east of Clubhouse 1, and improvements to the FEP customer service area.

In 2017, the following projects are scheduled or already underway:

- New Fitness Center Addition
- Rehabilitation of Golf Course Pond
- New Administration Building

As we proceed with phases two of the FEP, we are creating a baseline for evaluating the infrastructure and building needs of the community. We envision this Strategic Plan process will be overseen by a special advisory committee and expected to see an initial report in fall 2017.

Technology

Leisure World’s infrastructure improvement projects extend beyond brick and mortar technology advancements designed to improve resident experiences and staff capabilities. In 2015, a fiber optic cable was installed in the community connecting all of the Trust buildings with the capacity to network residential properties. The fiber optic upgrade laid the foundation for the new LWMC telephony system.

Among the benefits of living in Leisure World are the services provided through the Trust. Each household pays a community fee for a variety of services, including bulk, reduced cost cable TV. The board is currently investigating options to incorporate Internet service in the package, a standard service sought by a new generation of homeowners joining our community.

LWMC conducted an information technology assessment of the high-rise Mutuals that resulted in a number of recommendations. Among them, a five-year strategic technology plan to implement cloud-based technology solutions is under consideration.

Safety & Security

Our Security & Transportation Department is available 24 hours a day to assist residents. Providing a safe and secure environment is a top priority and a hallmark of Leisure World’s appeal. In order to uphold our standards, we regularly review Security protocols.

Inside our gated community, we must remain aware that we are not entirely immune to the outside world. The Security Department continues to emphasize the importance of residents being prudent. Locking doors and cars should be automatic.

When hiring someone to do home cleaning, run errands, or provide other services, residents must do their research and pursue appropriate background information. Residents may also contact Security for helpful guidelines before making a hiring decision.

Residents should look out for neighbors and be vigilant about reporting suspicious behavior in the community. If there is concern about the well-being of a neighbor who may need assistance, contact Social Services.

The LWMC Security team operates our complimentary community shuttle service. As a part of our regular maintenance program, we are introducing a new fleet of Leisure World shuttles. The new vehicles will debut this spring, providing safe and convenient transportation for residents.

Conclusion

Leisure World is big business. Food for thought: Total operating expenses for the community per year are approximately $65 million; the insurable value of all properties and Trust facilities is $1.3 billion; the campus consists of 600 acres, 5,669 residential units, and approximately 8,000 residents; the number of vehicles that come through our gates is estimated to be 1.6 million each year. Over the past five years, approximately 2,000 property transfers occurred. This equates to about 3,000 new residents joining the community.

Changes in our population equate to evolving expectations from new residents; while still providing service levels expected by residents who have been part of the community for many years.
Residents' FORUM

LETTERS

Waste of Money?

Several recent letter writers have shown that the reasons given for spending $7 million to tear down and replace our beautiful administration building (bank presence, office space, parking, access, code problems, etc.) all have cheaper and simpler solutions. I even did my own walk-through and now with my own eyes that there is plenty of available space if used properly. Despite this, the LW Board voted recently to continue with the project. I second one writer's call to speak out before the bulldozers arrive. You can email the Board of Directors (board@lwnc.com) or you might contact your Mutual's representative. (If necessary, you can call the administration office at (301-598-1000) to find out who that is.)

Remember, it's our money. The "reserves fund" came from our pockets when we bought our units.

If this $7 million were distributed equally among the 5,659 units, it would come to more than $1,200 per unit. Let them know that we're not happy with spending that kind of money on unneeded projects.

Rodney Brooks

Residents' Forum Guidelines
from the Leisure World News Advisory Committee

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March 29: Site Plan Presentation

A pre-application community presentation for adjacent property owners of the Administration Building/Clubhouse I Site Improvement Plan as approved by the Leisure World Community Corporation board of directors is on Wednesday, March 29, at 6 p.m. in the Clubhouse II auditorium.

The presentation is a required part of The Maryland-National Capital Park and Planning Commission application process.

Residents who wish to attend should register at the R&R office in Clubhouse II, or phone the office at (301) 598-1320.

Understanding LWCC Board Voting Procedures

By Paul M. Besser

The March 2 edition of Leisure World News accurately reported that two mutuals voted in favor of a particular motion at the Feb. 28 meeting of the Leisure World Community Corporation board of directors. However, if you were present at the meeting or watched the broadcast, you heard three "yes" votes. How can this be? The board's voting procedures are complicated, so let's try to work our way through them.

Leisure World comprises 29 mutuals, but the LWCC board consists of 34 members. Each mutual is entitled to have one representative on the board, while the three largest mutuals—Montgomery Mutual, Mutual 20A and Mutual 20B—are entitled to have more than one. Montgomery Mutual has four board members, and Mutuals 20A and 20B have two members each. But, each mutual has only one collective vote, so the motions with multiple members have to be counted differently.

Specifically, if a majority of the representatives of those mutuals agree, that is how the one vote is cast, but if they split evenly, they are considered to have abstained. At the Feb. 28 board meeting, one member of Mutual 20B cast a "yes" vote, but the other member cast a "no" vote, so Mutual 20B abstained, leaving only two mutual votes in favor of the motion.

However, that's not the end of it. The LWCC board has a "double majority" rule. That is, not only does a motion have to receive a majority of the mutual votes (one vote per mutual), but it also needs a majority of the "weighted" votes to pass. The weighted vote is the number of units in each mutual, and those numbers range from seven to 89.

Unless the mutual vote makes it absolutely clear that the weighted vote is the same, the weighted vote must be counted. When it comes to the weighted vote for the three mutuals with more than one member, each member casts an equal proportion of the number of units in the mutual—either one quarter or one half.

As noted above, it's complicated.

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March 17, 2017 Leisure World News | 9
Residents' Forum

My Opinion on the Administration Building

I'm responding to the recent appeal to "fellow residents" for their opinion about the Administration Building, published in the Feb. 17 edition of Leisure World News.

OK? I'm a resident senior, a regular woman, not a city planner or architect. But I lived here and I take an interest in our community. My well-considered opinion, simply put, is NO! To demolishing the existing Administration Building. It has character and it fits beautifully into its surroundings. The closure of Bank of America has made space available for the administrative offices to expand. If more space is still needed, some functions (Post Office, perhaps?) can be moved to Clubhouse 1, as has already been suggested.

YES! To renovating and remodeling a beautiful building.

YES! To facilitating access to the restaurants.

YES! To maintaining fully grown trees.

YES! To saving the $7.2 million it would cost to pay for the unnecessary new administration building.

—Ada DeFilippo

Recalculate Budget Amounts to Find Your Monthly Cost!

The TW general manager recently wrote that, when the minimum wage goes up to $7.75 cents per hour it will cost Leisure World residents approximately $490,000. Wow! That is daunting. But wait! That is the total amount. There are 5,659 units in Leisure World, Divide $490,000 by 5,659 and you get about $85.74. Hmmmm! But wait! That is an annual amount. Divide it by 12 and you get about $7.06 per month. Not so bad! So, remember to recalculate LW budget amounts on a per unit, per month basis. You are not footing the whole bill.

Regarding the substance of the issue, the minimum wage in Montgomery County is $10.75. In July 2017, it will go up to $11.50. So, think about this. Many hourly employees only work for 20 hours or less per week. Twenty hours at $10.75 is $215 per week or $1075 per year (counting 50 weeks in a working year). Could you live on $1075 per year? With the increase, it will go up to $230 per week (for 20 hours) and $11,500 per year (for 52 weeks). Again, not a "living" wage, in my mind! Especially if you have a family to support.

I believe we should pay our employees fairly with an actual "living" wage. Places that pay well attract and keep good employees. And with competitive wages, the employer can pick the best of the best. In my opinion, the poor payee can only keep the so-so employees who are not sure they could get better elsewhere.

—Beth Leprow

Residents Should Vote on Administration Building!

All residents of our community should have a say as to whether our Leisure World Board spends $5 million of our money for a new Administration Building.

After reading Resident's Forum submissions for a few months, I decided to attend the February 28, 2017 LWCC board of directors meeting. A motion was made at that meeting to stop all work on planning for a new administration building and, instead, commission an engineering study to gather an idea of whether the current building could be remodeled (paraphrased). That motion failed: 8% voted for it; 92% opposed it. So, planning for a new administration building will continue.

Prior to that vote, the board chair asked for comments, and those speaking to speak had an opportunity to do so. Several speakers suggested that a survey be taken of all LW residents to allow them to vote on this important (and expensive) matter. I agree. Perhaps the "ballot" could be in the Leisure World News and returned by a specific date. Maybe those of us who are online, assuming Leisure World has the capability, could vote online.

I personally feel the proposed project to replace our Administration Building would be a total misuse of our money. Our $7 million or so.

If the Administration Building gets a new bank, it would likely not need the same amount of square footage as the old bank. The lobby area is a waste of valuable space. I think the space could be easily reconfigured to accommodate Leisure World's needs.

That said, Clubhouse One looks empty to me much of the time. Maybe Leisure World should rethink how all of its community and commercial space is currently being used.

Many residents have made good suggestions regarding this project. These suggestions seem to be falling on deaf ears. In my opinion, if management and the board would listen, we could save millions of dollars for an unexpected event or a rainy day.

Diane Knott
A comprehensive overview of the site plans for the proposed administration building and improvements to Clubhouse I was presented by project leaders at a March 29 pre-application community meeting.

Jolene King, assistant general manager for facilities and services, presented a slideshow of the existing site with an overlay of the proposed configuration of a new administration building, upgraded Clubhouse I, parking and landscape elements.

Approximately 80 residents attended the meeting, which at times turned contentious when questions and concerns about the site proposal were raised at the open forum session that followed the presentation.

The meeting was held in compliance with regulatory approval requirements for filing a site plan application with the Maryland-National Capital Park and Planning Commission (M-NCPPC), the agency that incorporates the Montgomery County Planning Department.

The Montgomery County Planning Department’s manual of development review process states that a pre-application community meeting’s purpose is to “explain the proposed project, address concerns about the impact on the community, and notify those attending of

A rendering by architectural firm Streetsense depicts an aerial view of the proposed administration building, parking lots and landscape.
Appendix K

Site Plan

From page 1

their right to participate in the review process," said Phil Marks, Leisure World Community Corporation (LWCC) board of directors member and designated resident lead director for the project.

A view of the proposed Clubhouse Grille vestibule and covered walkway

Morton said the proposed site plan has four main objectives:
1. Improved access to the new administration building and Clubhouse I
2. Increased parking near the new administration building and Clubhouse I
3. Improved safety for pedestrians and vehicular interactions
4. Improved overall ambiance of the site

"The Leisure World board of directors and its committees reviewed and approved this project over several years," Morton said.

Members of several advisory committees gave input and feedback throughout the creation of the site plan proposal. They included members of the Community Planning, Landscape, Security, and Transportation, Education and Recreation, and Golf and Greens Advisory Committees, as well as representatives from landscape contractor McFall and Serr Inc. and Leisure World grounds maintenance.

Administration Building

The new, two-level administration building would sit adjacent to the golf course.

"Because we have a sloping site, this dictated that we would have what we refer to as a 1½-level building," King said. "That is to minimize the drop-off circle's perimeter.

The building would have an entrance to both levels, and stairs and an elevator are proposed for residents to easily access either floor when inside the building.

Architecture

King described the proposed building as "long and linear, matching the architecture of our other buildings in the community," and with "sloping roofs, long ribbon windows and asymmetrical features."

The project's architects said they drew inspiration for the building's façade and site elements from natural-looking materials such as stacked stone, stone panels and wood siding that are used throughout Clubhouse I, the community's Trust properties and Leisure World townhomes.

"We tried to be very sensitive to developing a design that worked well with the existing architecture, as well as breathing new life into the design," Streetsense architect Vanessa Ratz said.

Clubhouse I Improvements

A drop-off circle to the north wing of Clubhouse I would provide closer access to the entrance of the Terrace Room restaurant, laundry and pool area, and nine handicap-accessible parking spaces would line the drop-off circle's perimeter.

An energy-efficient vestibule planned for the entrance of the Terrace Room restaurant would provide an indoor area for patrons and guests to wait for their ride to pull up at the drop-off circle.

The Clubhouse Grille would also have a vestibule so that patrons can enter the restaurant from the front of the building without having to walk through the interior of the clubhouse.

Accommodations for outdoor patio dining at both restaurants are planned, and the Maryland Room is set to expand to recapture its original size.

Covered walkways would be located between drop-off points and designated entrances to provide added safety and protect residents from the elements.

"The walkways are intended to have a translucent covering on them so that they remain light and bright underneath," King said, adding that covered walkways were one of the most requested features made by residents during committee meetings.

Parking

Both the existing and new parking areas would be in close proximity to the new building and Clubhouse I, with some of the building occupying space that is now used for vehicle parking closest to Clubhouse I.

"People will not have to walk up a hill," Marks said.

Total proposed parking spaces at the site are 364, with more than what is currently available. The parking lot in front of the new admin-
Site Plan Costs Breakdown

Funding for the new Administration Building and Clubhouse 1 site improvement project comes from the Rendeer Fund, a five percent fee charged on each source of property in Leisure World.

These funds are used exclusively for facility enhancement projects, which are selected by the LWCC board of directors and contribute to the enhancement of the facility for the benefit of the community. Recent PE projects include the new fitness center in Clubhouse 1, and the renovation of the restaurants and ballroom in Clubhouse 1.

The total current estimated budgeted costs for the new Administration Building and site improvement projects, according to project manager Nicko Culle, are $7,253,056.

- Design fees $3,500,000
- Permit fees $1,000,000
- Administration building construction (labor, materials, and foundations) $1,485,000
- Site improvements (landscaping to Clubhouse 1, parking, and landscaping) $1,690,000

The above costs are current estimates and may not be final. Costs may also be subject to change, and the scope of the project may also be revised.

Stormwater Management

The proposal includes a stormwater management plan with five bio-retention areas, or depressed areas that would temporarily hold water and filter out pollutants and sediments. These areas would have more shrubs and herbaceous plants, Segerak said.

The plan also proposes using pervious pavement for the new parking spaces. Pervious pavement is designed to allow percolation or infiltration of stormwater through the surface into the soil below, where the water is naturally filtered and pollutants are removed.

"Our current state was constructed with minimal requirements to handle stormwater runoff, and this plan gives us an opportunity to meet current environmental requirements," King said. "So we'll actually be doing something better for the environment when this plan is done," King said.

Open Forum

Several residents asked about the costs of the project, and some wondered if renovating or expanding on the current building was a better option.

The financing of the project is outside the scope of this meeting," Marks said, adding that any questions or comments regarding financial aspects of the project should be raised with the LWCC board of directors.

Some residents asked for an independent engineering evaluation of the existing building to determine how much a renovation would cost.

Motions calling for an independent engineering study of the current Administration Building were previously considered by the LWCC board of directors, but failed to pass. By October 2014, the board of directors had to build a new building.

Two architectural firms Streetman and AR Meyers advised the LWCC board of directors that a new building is the best option as it satisfies project objectives, meets space needs with an approximately 20,000 square foot building and provides the long-term value to the community.

A Feb. 22, 2017 memo to the LWCC board of directors from King outlined several engineering and structural problems needing $25,000 in repairs that were uncovered during Clubhouse 1 renovations in 2016. "It is assumed these issues and others will be present in the Administration Building and will be required to be addressed as part of a renovation," the memo stated.

Other Concerns and Questions

The question of the site's stability was raised, due to concerns over foundational issues that temporarily halted the construction of the new fitness center in Clubhouse 1 for the current building in November.

The foundation will be designed per the information received from a geo-technical consultant," Segerak said. Preliminary test borings on the site's foundation were completed, and plans will continue to develop concurrent with foundation surveying, King added.

Other residents questioned the cost of the project and asked for the new building to be replaced with an adequate amount of trees planted to provide effective shading in the parking lots.

Several residents also questioned how the building's design elements, such as its bi-level structure and sloping rooftops, might affect its physical accessibility and snow removal plan.

Moving Forward

The March 9 pre-application meeting marked the start of the site plan's review process. Management plans to submit the application to M-NCPPC by the end of April, according to Scott Wallace, a land-use attorney with Linowes and Blocher LLP representing Leisure World for the project.

Once the application is submitted, M-NCPPC and county agencies will review it in a process that typically takes about four months to complete.

After an application is formally accepted, notice is given to those who attended the pre-application meeting and signed in with their names and addresses, as well as those who were invited to attend by mail.

A public hearing is held at M-NCPPC after the review process is completed. Leisure World residents are welcome to attend, and will receive at least two advance notices of the scheduled date.

"You can attend and make any comments you like, and also at any point in the process you can send comments in writing to M-NCPPC," Wallace said.

M-NCPPC hopes to make a final decision on the application at the public hearing, according to Wallace.

A September 2016 site plan report for the proposed administration building and a presentation to the LWCC board of directors by Streetman, the architect for the project, are available online at (hrmc.org).
GOVERNANCE & Information

Strategic Planning
Committee Members Named

by Leisure World News

Five residents have been recommended to be members of a new Strategic Planning Special Committee (SPSC) tasked with updating Leisure World's comprehensive 2010 strategic plan.

Cirina Allard, Richard Fisher, Kathleen Kinsella, Sharon Otto and Arthur Pepper have been appointed by David Frager, the chairman of the Leisure World Community Corporation (LWCC) board of directors, for approval at the board's next regular meeting on Tuesday, April 25. Frager also named Fisher as the SPSC chairman.

Within 90 days of the SPSC chair's appointment, the committee is expected to submit a 5-year and 10-year strategic plan for developing an updated strategic plan.

The LWCC board also requires the SPSC to deliver an initial report to the board by the end of November, with budgeting for the project in place starting in 2018 and implementation for a long-term strategic plan beginning in 2019.

The committee's updated strategic plan would address Trust facility upgrades, infrastructure, organizational support, and financial requirements and recommended steps for implementing the plan.

"We have high hopes for this group," Frager told the LWCC executive committee on April 14. He noted that the new committee has "great potential to give us that vision we need."

In January, the LWCC board approved a resolution that called for the new committee to be created using a process similar to the one used for establishing the Technology Special Committee in 2015. The Community Planning Advisory Committee's applicant review panel reviewed nine applications and recommended candidates for the committee.

2017 Broadcast Schedule - Channel 974

Executive Committee meetings are broadcast on Wednesday, Thursday and Friday the week after the meeting. Board of Directors meetings are broadcast on Monday, Wednesday and Friday the week after the meeting. All broadcasts are at 4 p.m. and 7 p.m.

Board of Directors Meeting
The April 25 meeting airs on May 1, 3 and 5.

Executive Committee Meeting
The May 3 meeting airs on May 11, 24, 25 and 26.

Group Email Addresses

Residents wishing to contact Leisure World Management, the LWDC Board of Directors, or the Executive Committee may need an email address for the appropriate email address listed below. It will automatically be forwarded to 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 all three addresses, as there will be a duplication of recipients and your email will not result in a faster response to your question or comment. Messages pertaining to matters or anything else which Management, the Board of Directors, or Executive Committee does not control should not be sent to these groups.

The group email addresses are:

• LWMC Management: management@lwmc.com
• LWDC Board of Directors: board@lwmc.com
• LWDC Executive Committee executive@lwmc.com

General Manager's Report: April 2017

In March, operations realized a surplus of approximately $4,600, ending the first quarter of the year with a deficit of approximately $10,500 in contributions.

In the first quarter, 38 total property transfers generated approximately $33,300 in contributions to the Roselle Fund, which, as of the end of the first quarter, has a balance of approximately $1,387,010.

Administration Building

The next step in the Maryland-National Capital Park and Planning Commission (MCPPC) submission process is to meet with the lead reviewer and staff to present the project, discuss steps taken to date in accordance with the regulations and determine the required filing documentation.

Based on this meeting, management will finalize the required documentation and submit electronically to MCPPC.

Submission needed to be within 90 days of the community meeting held March 29. Management intends to file as soon as possible.

Medical Center Update

The operating agreement and lease with MedStar Health was scheduled to be presented to the Health Advisory Committee at their regularly scheduled meeting on April 13.

The committee's recommendation will move forward to the Leisure World Community Corporation Board of Directors for their April meeting.

Insurance Renewal

Leisure World of Maryland Corporation management met with the insurance broker and representatives of the Travelers Insurance on April 5. Renewal premiums will be provided by Wednesday, May 31.

Clubhouse Grille

Spring hours of operation are Wednesday through Saturday, 4-10 p.m. Sunday brunch will be announced later this month.

Clubhouse/Outdoor Pool

Work on the outdoor pool is scheduled for late April/early May.

Comcast Billing

Comcast has confirmed that credits for billing errors will be applied back to the start date of the overcharge. Additional information on this topic will be published in a future General Manager's Report when received from Comcast.

Shredding Day

Community Shredding Day is Saturday, May 3, from 10 a.m. - 1 p.m. in the Administration Building parking lot.

Leisure World News of Maryland
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 just one person, unit, 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.

LW Residents Deserve Accurate Information

The lead story in the April 7 edition of Leisure World News described a March 29 "Community Meeting Held on Proposed New Building Site Plan" and indicated that the meeting "at times turned contentious." In my opinion, that is putting it mildly. The open forum portion lasted almost two hours and I observed periods of yelling and booing throughout the meeting. I believe almost everyone who was present at the meeting would testify that the attitude of the audience was decidedly negative. I do not recall a single person from the audience who spoke in favor and many who spoke against it. A sample question, which was similar to many others, was, "Why are you wasting the money of Leisure World residents on this project?"

But more importantly, the residents who attended the meeting were given some inaccurate information. For example, they were told very clearly that "providing larger space for employees was not a factor in the project purpose." However, according to the February 28, 2017 Board Meeting Agenda packet, three out of the four stated objectives for the Administration Building project were "to provide efficient space utilization for improvements to the work environment," "allow flexibility of spaces to accommodate changes in work systems" and "meet the highest qualified employees." The fourth objective was "to provide space for the Administration Building to be used as an administrative center for the community." The lack of accurate information is disturbing.

Another example is when I asked what the total cost of the project was estimated to be. I was very careful to avoid any misunderstanding by saying this would include the cost of building the new building, the cost of tearing down the old building, the cost of improving the parking area, the cost of tearing out old trees and planting new trees, and the cost of everything else connected with this project.

The initial answer was, "That is outside the scope of the meeting." However, the LW News article stated that part of the purpose of the meeting was to explain the project proposed and "address concerns about the impact on the community." It is reasonable that the cost of the project would be part of the explanation and would have an impact on the community.

The only substantive answer was, "$3.2 million," with no explanation. However, according to a document handed out at the September 2016 Board meeting, the total cost was $7,218,056. And the April 7 LW News article indicated an even higher total cost of $7,351,052.

As with the Silver Spring Transit Center, which became a total embarrassment for our county, who knows if the 7,251,052 figure for LW's new Administration Building is ever close to being accurate? Apparently, the project cost has already increased by $33,000 in the past six months.

LW residents deserve accurate information and I am afraid they did not receive it on March 29.

-Paul M. Bessel

Changes in Bus Rules?

I have noticed with my own eyes and with my own ears and have also heard from other regular bus riders that there appears to be a recent change in the rules for LW buses.

However, there has been no announcement to that effect and no signs in the buses, and when I called the Transportation Department, I was told that there had been no changes and that the drivers had not received any new instructions. I find this bizarre.

For example, bus drivers seem to be no longer allowed to talk with the riders. They can say hello and that's it. Many of the riders have known these drivers for 10 or 20 years and were conversed with them many times. We know family members and histories. To say knowledge, these drivers have not received any letters or training for unsafe driving.

Music and news seem to be no longer allowed to be played on the buses. That means that the drivers have to drive their entire shift without deviation. During the holidays, lots of riders would sing along to the cards and that made the ride much more pleasant.

Apparently, now there is a limit of bringing only two packages onto the bus. If you only go to the grocery store once a week you are bound to have more than two bags. I have never seen a person not have a seat on the bus due to someone else's packages.

The drivers have always been very cordial and helpful—especially to the disabled—and I speak from personal experience. I believe it is important to allow drivers some flexibility to meet special circumstances.

It seems to me that if major changes are going to be made on the LW buses, the riders should be informed fully and timely, and, unless there is a

---continued on page 11---
Board Defeats Proposed Referendum on New Building

by Stacy Smith, Leisure World News

The Leisure World Community Corporation (IWCC) board of directors firmly voted down a motion calling for a general vote by the community membership to authorize or deny the construction of a new Administration Building.

"The vote to approve this motion, as a precedent," said board member Linda Wacha at the board's May 23 meeting, "What [this resolution] does is to take away the governing authority of this board if it were in fact approved."

Board member Bob Tropp echoed Wacha's sentiments. "We have a representative type of government, and this [resolution] really gets to the very heart of a challenge to that," he said.

Petitions calling for a community-wide referendum on the construction project were collected by a group of concerned residents in May. The motion the board voted on at its May 23 meeting targeted the proposed new Administration Building only.

The Administration Building and Clubhouse 1 Site Improvements project includes the construction of a new Administration Building, and site improvements to Clubhouse 1, including modifications to parking, landscaping and walkways, and the construction of vestibules for the Terrace Room and Clubhouse grille.

IWCC is currently estimated to expend just over $7.2 million of reserves Fund money on the project. A site plan for the project was submitted to the Maryland National Capital Park and Planning Commission May 16.

A design team is reviewing cost benefits for solar installation on the building, said Kevin Finnerty, Leisure World general manager. Finnerty provided the board with updates on other Facilities Enhancement Plan projects, including the Fitness Center, which is scheduled for exterior wall construction later this month.

Finances

Year to-date, IWCC has an operating deficit just shy of $1,000,000. Finnerty cautioned that the deficit reflects a $100,000 rental income loss in the administrative department. Some of the lost revenue may be expected to recover in the future months due to the absence of a tenant in the building.

Signal Financial Federal Credit Union has entered into a lease with the community with a Tuesday, Aug. 1, opening date for customers. A total of 41 property transfers in April generated $5,000 in new revenue.

First Female Vet to Lead July 4 Parade

by Stacy Smith, Leisure World News

When the open convertible rounds the corner onto Leisure World Boulevard on Tuesday, July 4, seated in its place of honor, will be the first female parade grand marshal at Leisure World.

Barbara McCool, a retired lieutenant colonel in the Air Force Reserve Nurse Corps, deployed during Operation Desert Storm, serving as Acting Commander for the 22nd Aerial Port Squadron (APS) at a small, tactical base in Torrijos, Spain.

She and the 10 other APS members were the first Air Force Reserve APS to deploy. As lead nurse, she was named "Nurse of the Year" by the Defense Medical Quality Review Board.

For updates on the pool opening and temporary closings, check out the Governance & Information section.
THOUGHTS & OPINIONS: From Our Residents

A Few Things to Remember

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Opinions are strictly those of the writer.

Civility Matters

On Jan. 31, I attended the monthly meeting of the Leisure World Community Corporation (LWCC) and came away with many questions as to what I had witnessed. What began as a seemingly routine discussion of agenda items gradually morphed into a verbal melee replete with shouts, accusations and innuendo. By meeting’s end, any semblance of order and civil discourse was suspended. It was ugly.

Was this debate an aberration? Admittedly, the tone was less contentious at the February meeting; the fact that robustes often leveled at those who have different views and those of management were kept to a minimum.

Here is what I took away from those meetings: 34 of our neighbors volunteer their time and energy to serve as directors on this Board to represent 8,000 of us living in the Leisure World community. Where documented their commitment to act in the best interest of the residents of our community is laudable and worthy of our recognition and support. However, in times of anger, doubts and unresolved conflict, it is the duty and responsibility of our residents to weigh in with our concerns and suggestions. And we should not be disparaged or deterred in our attempt to do so. Debate, when conducted properly, is healthy. Disrespect is not.

In any organization, it is not unreasonable to expect controversial issues to generate robust and spirited discussions. Thus, the open forum that takes place at board meetings is extremely important. Non-board members often raise important questions that have not been asked and responses to those questions can provide invaluable information to everyone present. However, questions often asked by non-board members during open forum are not answered. Why is this allowed? Is the board’s lack of transparency and objectivity merely a perception? Is it any wonder that residents are frustrated and dissatisfied with our governance? Proposals that affect us as stakeholders are worthy of our concern – a concern that is certain to generate questions that need to be listened to with an open mind and responded to with thoughtful consideration. One such proposal involves building a new Administration Building. A petition comprising 550 signatures in opposition to that proposal was submitted to the board; for many of us, it is impossible to fathom why this petition was submitted. Would a petition with the signatures of 550 residents in favor of the project have been similarly treated? Many of us feel that every resident in this community should be given the opportunity to weigh in on this important issue. Why is there such opposition by most of the board members to consent to this suggestion?

There is certainly no security of written material about successful governance. Montgomery County’s “Community Ownership Community’s Manual & Resource Guide” includes such relevant topics as “governing reasonably,” “practicing justice for all,” “preventing and resolving conflicts,” and “encouraging consensus.” It also provides several guiding principles such as: “Identifying controversial issues and engage in substantive communication with the community,” “Seek community input prior to controversial decisions by the board,” and “Underscore minority views.”

The application of these basic principles would signal an honest attempt to build a healthy working relationship between the board and the other residents of the community. The failure to do so will continue to engender legitimate questions and concerns about the efficacy of governance in the Leisure World Community. And the discord will continue.

I believe we can do better.

— Lois A. Jordan

The unedited version of this letter is included in the April 25, 2017 LWCC board agenda packet online at (residents.lwmc.com).

FAMILY FOOT & ANKLE ASSOCIATES OF MARYLAND

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Dr. Marc Goldberg
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(301) 424-5034

www.MarylandFeet.com
Facilities Enhancement Plan Invests in Community’s Future

by Stacy Smith, Leisure World News

When the Fitness Center in Clubhouse 11 opened Sept. 14, devotees and the curious came out to mark the occasion by testing out the new equipment, chatting with the center’s staff and trainers, and roaming around the approximately 3,400 square feet facility.

The Fitness Center is one of a series of projects that are part of the Facilities Enhancement Plan, or FEP, which has been under review for the last five years to help the Leisure World Community Corporation (LWCC) board of directors prepare a strategic plan for renovating existing and constructing new Trust facilities.

“The FEP was developed because there was no plan for investing in, updating, upgrading and modernizing the community,” said Barbara Cronin, who was the board chairwoman when the FEP began.

“If you don’t keep the community up and you don’t move with the times, you fall behind,” she added.

By 2035, one out of three U.S. households will be headed by someone over 65, according to a 2015 report from the Joint Center for Housing Studies at Harvard University.

As more baby boomers reach retirement age and beyond, the demand for age-restricted and age-targeted communities could effectively increase.

“Leisure World is competing with other senior living communities that are brand new,” said John Radcliffe, Weichert realtor and eight-year Leisure World resident.

When Radcliffe shows potential buyers around the community, he said they look for all-inclusive, modern amenities, like the new Fitness Center — the type of facilities that “protect property values,” according to board member Phil Marks.

Plants Take Shape

The Community Planning Advisory Committee (CPAC) presented the first comprehensive FEP report to the board in August 2015.

“We know that the community is approaching 50 years of age, and there were a whole lot of things to be refreshed and upgraded,” Cronin said.

By January 2019, five other Advisory Committees — Golf and Greens, Education and Recreation, Tennis, Physical Properties, and Restaurant — had followed suit with their own reports.

The LWCC board of directors requested management review the reports and develop a comprehensive plan that included projects recommended by the advisory committees.

Management assisted committees in developing their plans, and outside professionals, such as architects and consultants, often weighed in on proposed projects.

FEP projects that have already come to fruition, or are in some stage of development, include:

- Clubhouse I — Crystal Ballroom and Maryland Room
- Food Service Facilities — Renovation to the Terrace Room and Cascade Bistro
- Clubhouse II — New Fitness Center and updates to Tennis Courts
- Physical Properties Division Building — Customer Service Area Enhancement
- Golf Course — Playable Area Enhancement and Pond Rehabilitation
- Administration Building and Clubhouse I Site Improvements

Discussion and Debate

On May 31, 2019, the board approved a promise for prioritizing the proposed projects.

“The projects we were looking at were the projects that were kind of on the books to be done,” Cronin said. “Management gave the board some direction on what projects needed to be looked at within the next five years.”

A public forum was held in August 2019 to discuss elements of the plan, and residents were also encouraged to submit comments electronically, which both management and board members reviewed.

Committees deliberated over proposed projects for months, sometimes years. Between January 2014 and September 2016, CPAC met 24 times to discuss three options for renovating and/or replacing the existing Administration Building.

Over the next few years as proposed projects were planned, “there were dozens and dozens of meetings — committees primarily, and the board would periodically discuss [the FEP],” Marks said.

The first FEP project completed was the Clubhouse 1 Crystal Ballroom, a popular venue for holding meetings, dances and other large gatherings.

Looking Ahead

As the community begins to focus on potential projects to come, a Strategic Planning Committee, formed in April 2017, has been tasked by the board to look at future developments and the changing needs of the community.

Some advisory committees are considering other structural changes in community facilities, said board member Henry Jordan.

The Technology Committee is considering bringing integrated communication services, including TV and Internet, into the community, Jordan added, and the outdoor pool and lawn are also being considered for renovation.

GOOD TO KNOW:
WHAT FUNDS THE FEP?

Funding for the FEP projects comes from the Reserves Fund, a two percent fee, paid by the buyer, and charged on each resale of property in Leisure World. The Board elected not to borrow any monies from outside of Leisure World for FEP projects. There are no outstanding mortgages on any of the facilities.

Reserves funds are used for the enhancement of Trust facilities, and the LWCC board of directors, acting as the Trustee, approves the prioritization of projects and their funding, in accordance with the community’s Trust Agreements.

In 2016, Leisure World’s 99 mututuals completed 413 total home resales that aggregated $4,575,997.04 for the Reserves Fund, an increase of more than $44,000 from 2015.
<table>
<thead>
<tr>
<th>PROJECT</th>
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<tr>
<td>Crystal Ballroom</td>
<td>Design began in 2014, opened in September 2015</td>
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<tr>
<td>Terrace Room, Clubhouse Grillie and Maryland Room</td>
<td>Design began in 2014, opened in 2016</td>
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<tr>
<td>Irrigation Pond at Golf Course</td>
<td>Design began in 2015, project completed in March 2017</td>
</tr>
<tr>
<td>Fitness Center</td>
<td>Design began in 2014, opened in September 2016</td>
</tr>
<tr>
<td>Administration Building and Clubhouse Site Improvements</td>
<td>Design began in 2014, expected opening in Spring 2020</td>
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Computerized Machine Helps Users Make Complex Woodwork

by Stacy Smith, Leisure World News

Automation and design have joined forces at the Clubhouse II woodshop ever since the group acquired a Computer Numeric Control, or CNC, machine last December.

The machine, which works by using automated machinery to cut wood to computer design's specifications, allows users to create elaborate carvings and engravings in their woodwork that would be too cumbersome to do manually.

Proponents of the machine, like woodshop president John VanDyke, say it allows woodworkers to produce faster results with less waste.

"You're telling the machine what tool to use and how deep to go," VanDyke said.

Prior to moving to Leisure World, VanDyke's home in Virginia had a two-story workshop, and he had been gearing up to purchase his own CNC machine. So once here, he already understood the value that automated machinery could bring.

One woodworker in the group, an artist, used to hand design and carve all his items before sandblasting them—a long process.

"Whereas now we can take his drawing, put it into the computer, import it into the program, and in minutes later he can put it on the machine," VanDyke said.

VanDyke made practically every piece of furniture for his former home, from a Murphy bed built into the wall of a guest room, to, of course, the movie theater he designed to fit into the side of a video game machine.

— to page 3

Board Welcomes New Staff, Confirms LWMC Officers

by Stacy Smith, Leisure World News

The Leisure World Community Corporation (LWCC) board of directors voted on a medley of community initiatives and Leisure World Management Corporation (LWMC) proposals at its Oct. 31 meeting.

The board kicked off the meeting by welcoming newly hired Tom Snyder, assistant general manager of facilities and services, who joined the LWMC staff Oct. 16. He replaces Julene King, who left the position in July.

Snyder is responsible for enhancing existing and new client programs, including short and long-range planning, construction and renovation projects, preventive and corrective maintenance, energy management and landscaping, janitorial and asphalt and concrete management.

The board also confirmed the appointment of several LWMC officers, including Snyder and Melissa Feltz, director of mutual services, as vice presidents and Crystal Castillo, executive coordinator for support services, as secretary.

— to page 3

Still not using (residents.lwm.com)?

To learn how to sign up, see page 6.
Board

Appendix K

Site Plan Hearing
The Montgomery National Capital Park and Planning Commission (MCNPPC) planning board holds a hearing on the Administration Building and Clubhouse Site Improvements project on Thursday, Nov. 30, time to be determined.

Residents who wish to express their opinions on the proposed Site Plan only to the planning board must send written comments to board chairman Casey Anderson by Tuesday, Nov. 28, at 5 p.m. Residents can email their comments to (MCNPPC-Planning@mcps.montgomery.md.gov) or mail them to the Montgomery County Planning Board at 1200 Georgia Ave., Silver Spring, MD 20910.

MCNPPC planning board meetings are webcast live at (http://montgomeryplanningboard.org/meetings/watch-online/).

Action Items
- The board voted to postpone a motion to approve the updated LWNC organizational chart to include the reorganization of the clubhouse and communications operations.
- A motion to amend the Education and Recreation Department's policies and procedures regarding room rentals reserved by recognized Leisure World groups and organizations was defeated.
- A motion to approve amending some of the language in Trust Agreements I and II soundly passed. "Essentially it says [residents] can put money in a credit union if it's properly insured," said board chairman David Prager.
- A motion to reinstate the "Capital and Operating Fund" and annually deposit a modest percentage of reserves funds into it was defeated.

Woodshop

Woodshop president John VanDyke removes a dust cover from the CNC machine in the Woodshop. Photo by Stacy Smith, Leisure World News

A sign for the new fitness center sits atop the CNC machine at the completion. Photo by John VanDyke. VanDyke, and the machine will allow him to insert the clock into the board with the kind of precision he could never imagine doing by hand anymore.

The introduction of the CNC machine has sparked the group's interest in other automatic woodworking machinery, including a digital drill press that was recently added to the shop.

The Woodshop User Group purchased the $9,000 CNC machine after their request from the community's Capital Equipment Fund was approved.

Each woodshop member has his or her own wooden nameplate, made by VanDyke using the CNC machine. Photo by Stacy Smith, Leisure World News

A computer-aided design made by VanDyke will one day house his and his wife's ashes. Photo by John VanDyke.

Woodshop user Gary Weiner has used the machine to make several items, including a one-of-a-kind pen and pencil box for his granddaughter.

After testing his design on a cheaper wood, Weiner made the final product using oak and purpleheart, an exotic, saber-toed wood that comes from the rainforests of Central and South America.

Weiner was initially against purchasing the CNC machine because he thought it would detract from the traditional craft of woodworking, but now believes it might actually attract more residents to the woodshop.

"The younger the person who joins the shop, the more likely they are to use computers," he said.

And just as with the woodshop's manual machinery, the CNC machine is also being used to help repair other residents' old items or bring their imagined creations to life. Someone recently brought a small wooden chopping board and clock to

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Administration Building and Clubhouse I Site Improvements: Frequently Asked Questions

by Stacy Smith, Leisure World News

With the Thursday, Nov. 30, Montgomery County planning board hearing approaching, residents might seek answers to commonly asked questions regarding the proposed Administration Building and Clubhouse I Site Improvements project.

Q: Did the Leisure World Community Corporation (LWCC) board of directors consider renovating the existing Administration Building?

A: In 2012, the LWCC board of directors began reviewing three options for the Administration Building: renovate, expand, or construct new. In 2013, the board voted to design and construct a new building.

"Sometimes when you start doing a renovation, you run into some more problems than what you anticipated," said project manager Nicole Gerke during a presentation given to the residents on Nov. 6.

Several engineering and structural issues were uncovered during the renovations made to parts of Clubhouse I in recent years, and these issues and others will likely be present in the Administration Building, said Joanne King, assistant general manager for facilities and services, in a memorandum issued to the board in February 2017.

Some of the issues uncovered with the renovation of Clubhouse I included:

- Broken roof trusses ($15,000)
- Broken and severely deteriorated underground electrical conduit wiring ($25,000)
- Full replacement of existing electrical panels and wiring ($12,000)
- Inadequate or missing concrete floor slabs ($15,000)
- Broken and severely deteriorated underslab plumbing ($8,000)

The current Administration Building, originally constructed as the Rosenmoor Sales Office, and Clubhouse I were built concurrently in the 1950s, when building codes and environmental regulations largely differed from today's standards.

The typical life cycle cost of a renovated building is 15-20 years, whereas a new building is 30-50 years, according to a 2014 Administration Building design report issued to the board. In 2012, two architectural firms, Streetsense and AR Mynors, advised the board that a new building would provide the longest-term value to the community.

Q: Did the board of directors consider completing an invasive engineering study on the existing Administration Building?

A: An invasive engineering study was considered by the board in November 2014. Board members weighed the proposed engineering study's expected cost, timeframe for completion, and amount of management staff's time required, against the benefits of completing such a study, and the motion failed to pass.

During a January 2017 meeting of the LWCC board of directors, King and Gerke discussed the stave and gave oral responses to questions from board members and others.

Q: Why was the construction of a new Administration Building proposed?

A: The proposed Administration Building and Clubhouse I Site Improvements project is part of the Facilities Enhancement Plan (FEPP), a series of projects designed to renovate existing, and construct new, "trust" facilities. Completed FEPP projects include the Clubhouse I Crystal Ballroom and the Fitterness Center.

A new Administration Building would provide an estimated 3,800 square feet of additional space, able to accommodate a larger staff size with expanded operations.

Streetsense and AR Mynors also advised that a new building would provide greater accessibility and maneuverability within the building without losing program functioning, and provide a more efficient room layout to optimize operations and services for residents.

Q: How would Leisure World pay for this project?

A: Funding for all FEPP projects comes from the Reserves Fund, monies of which are derived from a two percent tax charged on each resale of property in Leisure World. The board elected not to borrow money from outside Leisure World for FEPP projects.

The two percent Reserves Fund is sometimes referred to as the Facilities Enhancement Fund or Trust Fund.

The most recent estimate for the project, completed in September 2016, approximated the total cost to be $7.2 million. The cost includes the construction of a new Administration Building and all Clubhouse I site improvements, the demolition and removal of the existing building, and "soft costs," such as engineering, design, architecture and permits.

Although a new building costs more than renovating, Gerke said, a new building would include all new systems and design for increasing energy efficiency and reducing energy costs — leading to lowered operating costs, as stated in King's February 2017 memorandum.

Leisure World Management Corporation is working with a cost estimator to measure any cost increases made by additions or changes to the architectural plan and design.

Q: How long would this project take to complete?

A: Construction of a new Administration Building and Clubhouse I Site Improvements would take approximately 12-14 months from start to finish.

"That's from the first shovel in the ground, all the way through getting the new building constructed, furnished, moving everyone into the new building and then demolishing the existing building and [constructing] the parking lot area," Gerke said.

Q: How would this project affect parking and landscaping?

A: Proposed site improvements would provide improved accessibility and parking in close proximity to the building, and include more than twice as many handicap parking spaces.

"Residents with disabilities won't have that long walk from the current parking lot to get into Clubhouse I or the restaurants, and I think that's one of the bigger plusses of this particular design," said board member Ron Muir.

The project's landscaping plan includes the addition of approximately 100 3-4 foot tall trees that, though not fully mature, are not saplings.

"For trees to grow to the size that you see around here, they've been around for over 50 years. So [the new trees] will take a while to grow," Gerke said.

Trees will also line the outer edge of Leisure World Boulevard in front of the parking lot.

"You'll have a lot of greenery as you come into the community from [the main gate]," Gerke said.

The new Administration Building parking lot would also have several islands lined with trees, providing shade for crosswalks.

The proposed Administration Building is not a two-story building, but rather, a bi-level building. "It is still going to be taller than what you have with the current Clubhouse I," Gerke said.

Q: How long would this project take to complete?

A: Construction of a new Administration Building and Clubhouse I Site improvements would take approximately 12-14 months from start to finish.

"That's from the first shovel in the ground, all the way through getting the new building constructed, furnished, moving everyone into the new building and then demolishing the existing building and [constructing] the parking lot area," Gerke said.
THOUGHTS & OPINIONS: From Our Residents

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Should LW Do an Invasive Study of the Existing Administration Building?

The Leisure World News article "Administration Building and Clubhouse 1 Site Improvements: Frequently Asked Questions" (Nov. 27, page 4) touched on this topic, but, in my opinion, did not delve into sufficient detail. However, the Feb. 2017 Leisure World Community Corporation (LWCC) board of directors packet included a report entitled "Administration Building - Invasive Study" that provided much more information. It provided the scope of work required for a full Administration Building assessment, a schedule, and outlined the problems known in the Administration Building and other factors.

For example, the cost of an invasive study was estimated to be between $200,000 and $450,000, including $6,000 just to prepare the bid package. The entire project is estimated to take approximately nine months before the final report is submitted to the board.

The report also listed the applicable State and County codes and addendums that would need to be investigated to bring the 50-year-old building into compliance with current standards. I believe that ongoing repairs and modifications to the Administration Building over time have already indicated deficiencies in these areas, such as asbestos, the need to provide upgraded and new mechanical systems, replacement of obsolete electrical systems, compliance with safety/fire code requirements (addition of sprinklers and fire alarm systems), plumbing system upgrades, and compliance with Montgomery County's new "Green Construction Code." This may mean a change to the windows and roof system also.

Additionally, the report noted that nearly $100,000 had to be spent in required, previously unknown infrastructure repairs during the recent upgrading/rehabilitation of Clubhouse 1. A list of the items was also included, and it was noted that Clubhouse 1 had been previously upgraded/rehabilitated in 1995/96. Because Clubhouse 1 was built at about the same time as the Administration Building, it's reasonable to believe that similar problems would exist.

There are also costs of delaying the construction of a new building. The report states that approximately $250,000 in maintenance and replacement reserve costs could be saved on the existing building if the planned new building continues on schedule. Moreover, the report estimated that a delay in the schedule of the new building could possibly increase the construction costs by four percent to five percent a year.

During discussions at the LWCC board meeting, a point was made that, with an invasive study you "open things up." When things are sealed, certain adverse situations are not harmful. When opening a sealing or well in a 50-year-old building, we may find problems that must be fixed immediately — which could have consequences that must be immediately rectified, like staff relocation, disruption of administrative services, and unscheduled costs.

In summary, I believe the invasive study was not approved by the LWCC board because the cost of doing the study would only just provide additional information on the known building problems in infrastructure, building code required changes, and that the invasiveness of the study is a risk in itself to the current administration operations. Additionally, if it were determined that rehabilitation of the existing building was not cost effective, the act of doing the study has the effect of increasing the cost for a new administration building, and spending additional years' worth of maintenance funds on the existing building.

Residents should evaluate the known problems and risk associated with renovation of the existing building relative to the other alternatives to fully understand why an invasive study of the existing administration building was not done.

- Henry Jordan

Classified Ads Can be Gems

I urge all readers of the Leisure World News to take special note of the "treasures" in the classified ads. As we are transgender from out-of-state, the ads have become the first place for us to look when we need a service — someone to buy a rug that we could no longer use, a number to call about used furniture that we might need, etc. And the best example of all so far is a retired doctor who took excellent care of our beloved, pampered senior dog. He gave her tender loving care and long walks.

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Appendix K

Project’s Site Plan Revised, Mutuals to Receive Updated Version

by Maureen Freeman,
Leisure World News

Revisions to the Administration Building and Clubhouse I Site Plan will be presented at monthly mutual meetings in the coming months.

In response to recommendations made by the Montgomery County Planning Board at a Nov. 30 application hearing for the project, the project's designers have made adjustments to the plan regarding building entrances and traffic flow.

Leisure World management will explain the revisions to the plan and answer residents' questions about the project at mutual meetings scheduled for late January and early February.

Representatives from Leisure World, Stantec, the engineering firm, and Streetsense, the architectural firm, met Dec. 8 with County Planning Board staff to discuss and develop options related to suggestions by the Planning Board on Nov. 30. The group plans to meet as often as needed until plans are finalized satisfactorily.

Planning Board staff, which comprises professional site planners, engineers, architects and transportation specialists, had recommended the Planning Board approve the site plan at the Nov. 30 hearing.

Project Overview

The site plan is the most recent project to be addressed in Leisure World's Facilities Enhancement Plan (FEP), a series of construction and renovation projects for the community's Trust facilities that originated in 2012.

Completed FEP projects, designed and undertaken since 2014, include construction of the new Clubhouse II fitness center, renovations to the restaurants in Clubhouse I, renovations to the Clubhouse I ballroom and Maryland Room, dredging and landscaping improvements of the golf course irrigation pond, and renovations to the Physical Properties Department customer service area.

The site plan application calls for construction of a two-level building adjacent to Clubhouse I that will provide residential services, additional parking and

A rendering by Streetsense included in the Nov. 30 site plan application to the Montgomery County Planning Board. A revised site plan will be sent to the Planning Board before the next application hearing in the spring of 2018.
Site Plan

Pedestrian accessibility to Clubhouse I, further improvements to the Clubhouse I restaurants, a new drop-off and pick-up loop area between the two buildings, and extensive landscaping and tree plantings throughout the site.

In its presentation recommending Planning Board approval of the site plan application, Planning Board staff cited the project’s compliance with improved pedestrian and vehicular access and circulation to Clubhouse I, Environmental Site Design stormwater management controls, and the county’s International Green Construction Code.

Deferral

The Planning Board voted to defer its decision on the application at the Nov. 30 hearing, with some board members citing concerns about a set of steps included as access to the new building. Plans also called for two ground-level entrances and a ramp.

Eighteen residents testified at the Nov. 30 hearing in opposition to the project, citing environmental, aesthetic and cost concerns as well as the inclusion of steps leading into the proposed new building. Several asserted that residents have not been sufficiently informed about the project by the LWCC board of directors and management.

The Planning Board expects to reconsider a revised site plan application at a hearing in the spring of 2018.

Take Two

In anticipation of the Board’s future consideration of the application and associated hearing, written comments from Leisure World residents should be submitted to Planning Board Chairman Casey Anderson at (mcp-chair@mncppc.org) with a copy sent to Area 2 Lead Reviewer Lori Shirley at (Lori.Shirley@montgomeryplanning.org).

Once the continuance of the public hearing is scheduled, a Planning Board staff report will be posted 10 days before the Planning Board meeting at (montgomeryplanningboard.org). Staff comments will be shared with the applicant and added to the record for the Planning Board’s consideration of the application.

For more detailed information and upcoming meetings, contact Nicole Gerke at (301-598-1026) or (ngerke@lwmc.com).
LEISURE WORLD NEWS
2018
THOUGHTS & OPINIONS: From Our Residents

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New Administration Building and Accessibility

O n the various email lists here in Leisure World, I have seen a new alternative to constructing a new Administration Building and demolishing the existing structure, which was developed by one of our fellow residents. The idea is to have the existing Administration Building as is and the new construction be a “Clubhouse III,” for the benefit of the residents. Additional space for staff would be provided by the vacated areas in Clubhouse I. There would be several entrances to the new building so that each would provide at-grade access, no matter where one parked in the existing parking lot, and of course, no stairs. I think the idea has merit, and, according to the email lists, others do too. If we can avoid the destruction of the older homes and the downing of a few more trees, that would be a great idea.

However, I’m sure there are more alternatives, if we just open our minds to them.

How about adding a lower level to the Clubhouse II, starting from the woodshop around the pool to the Chesapeake room? Parking would also be extended from the woodshop all the way around to the Chesapeake room. This would give access to the pool level and there would be an elevator up to the restaurant level. That would eliminate the need for a new building and would prevent the cutting down of adult trees.

Let’s open our minds and consider alternatives! – Radha Pillai

Alternatives for Administration Building Project

A s a former resident of one of Georgetown’s “oldest” townhouses – circa early ’80s – I appreciate what happens to those soundly built structures of yesteryear. Still, razing the entire building to provide more level parking and office space seems far too drastic and expensive. My own house was pretty much gutted and rebuilt on an open plan. From the outside, it retains its original character.

As a former member and chair of the Montgomery County Historic Commission, I remember that, in our view, razing was the last resort. We always tried to preserve historic appearance of buildings, for example, the old hardware store in Bethesda and many other sites.

Several alternatives to the present plan have been suggested, all of which seem a lot more sensible. I particularly like the idea that the Town Hall meetings idea, especially for something like this radical revision of Leisure World’s appearance. Were any independent alternative studies done? How is the use of the existing structure? Levelling parts of the parking lot? Hire a valet service to operate at peak usage times? Or even a second story on the gabled building - with elevator of course.

Leisure World has become a “downsize” community for many who are still working and intend to keep working, Daytime meetings are tiring for a good many residents who are consequently not in the planning loop. The result is what we have – a limited number of people who are doing their best to decide without much expert input or resident consensus. In my opinion, that mixture can hardly lead to the best solution.

– Priscilla Anne Schubach

Misleading LW News Article

I am sorry to have to say this, but I feel that the article “Projects Site Plan Revised, Mutuals to Receive Updated Version” published in the Dec. 15, 2017 edition of Leisure World News is misleading and must be corrected if the residents of Leisure World are to know what is really happening.

The article only speaks about the Planning Board’s decision to remove steps in the proposed design. That was minor. The article ignores what I believe to be the most important thing that happened at the Dec. 6 Planning Board meeting. The Planning Board members made multiple comments indicating they wanted to see effective involvement by the residents in this decision concerning new construction at Leisure World.

Commissioner Gerald R. Cislo said, “It doesn’t sound like there’s consensus in the community. It’s difficult for us to move ahead.” Commissioner Natalie. Pent-Gonzalez said, “Our most successful projects are when the applicant truly engages the community.”

Commissioner Cislo advised, “Have better discussions and consensus,” and Commissioner Pent-Gonzalez said, “Talk to the people who live there and make consensus.”

Planning Board Chair Casey Anderson said that the project was “not well considered.”

Commissioner Cislo believed that the project was “not meeting the needs of the

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residents" who are paying the bills.

Commissioner Pani-Gonzalez, who made the motion to defer, gave two reasons, not just one as indicated in the Leisure World News article. The most important was, she said, "It's just bad that you don't have your community behind you. It's your job to make sure you have engagement and you can't just check off the box."

In my opinion, the Leisure World News article gives the impression that the Planning Board was generally favorable to the current plan. I believe that nothing could be farther from the truth.

The Planning Board wanted to discuss with residents and a thorough consideration of alternatives. One alternative might be to change the Administration Building to a new Clubhouse II (for the benefit of Leisure World residents).

Some may say it is too late to consider additional alternatives. In my opinion, this is absolutely false. The Planning Board has not approved the current plan and is not likely to do so for months. As a result, while money has been spent on the current design, the Leisure World Community Corporation (LWCC) board of directors has changed its mind many times before finally approving it. With such changes additional costs were incurred, so one more change of mind — especially if it brings peace to our community — is exactly what I believe is needed now.

I feel, and the Planning Board made it clear that they agree, that the important thing is to meet the needs of the residents — structurally, environmentally and financially.

Will the LWCC board listen to the recommendations of the Planning Board to engage Leisure World residents and achieve consensus? I hope so.

— Paul M. Bessel

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Updated Site Plan Comes to Mutuals

by Leisure World News

Leisure World Maryland Corporation general manager Kevin Plannery and project manager Nicole Gerke are presenting a brief overview of the Administration Building and Clubhouse 1 site improvements plan at each of the 29 mutuals.

Residents can expect to hear the presentation at their mutual's February or March board meeting, or during another specially scheduled meeting. Residents can contact their mutual's assistant for the date and time of their mutual's site plan presentation.

Gerke will also explain updates to the plan based on points discussed at meetings with the Maryland-National Capital Park and Planning Commission (M-NCP), planning board, and staff.

At the end of the presentation, residents are invited to ask questions or make comments.

Upon completion of these meetings, management will report to the Leisure World Community Corporation board of directors on the results.

The M-NCP planning board hearing for the Administration Building and Clubhouse 1 Site Improvements Plan was held on Nov. 29, 2017, and the planning board elected to defer a final vote on the project.

A second hearing is expected to be scheduled in March.

Feb. 7: Weekly Tax Prep Appointments Begin

by Rob Freigarten

AARP Tax-Aide Program volunteers can help residents prepare their taxes every Wednesday beginning Feb. 7, with appointments from 8:45 a.m. to 2:45 p.m. in Clubhouse 1.

Sign up for a free appointment by calling (301-599-1302) or dropping by the Clubhouse 1 DVR office.

All volunteers are certified by the IRS and State of Maryland and can do most returns, with a few exceptions.

Residents who are self-employed and have either a home office or business expenses greater than $25,000 are not eligible for the program.

Taxpayers with real estate income may also be ineligible for assistance.

Volunteers can prepare both state and federal returns for residents who have moved to Maryland in the past year; however, volunteers will need to have the non-Maryland return reviewed by a certified preparer from the state in which it is from.

What to Bring

Residents are asked to bring all tax documents and copies of last year's tax return to the appointment.

Please note that residents with stocks or bonds may not receive those documents until the end of February.

After the IRS reviews the return, residents are asked to return the week following their appointment to sign the return and receive a copy.

Dining Location to Change Temporarily

Terrace and Stein Room patrons will be temporarily relocated to the Maryland Room in Clubhouse 1 beginning Monday, Feb. 5, through Thursday, Feb. 8, to accommodate repairs and flooring replacements that will be made inside the restaurants. Service hours will be unaffected by the temporary relocation.

Leisure World News

Leisure World News

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

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Arturo N. Vigoa, Chair
Robert Steyskal, Vice Chair
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Leisure World News

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Leisure World News of Maryland reserves the right to reject or discontinue any advertisement believed to be not in the best interest of Leisure World.

We will not knowingly permit a dishonest advertisement to appear nor do we guarantee the reliability of advertising.
Fitness Center Orientation Tours Extended

Kaye Haynes, the Fitness Center's personal trainer, continues to offer free orientation tours of the Center every Tuesday at 3 p.m., through March. Learn how to use the equipment and facilities. Registration is not required. For more information, call Haynes at (804) 927-1582.

—Leisure World News

GOOD TO KNOW: 2018 ADVISORY COMMITTEE CHAIRPERSONS

by Leisure World News

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Mutuals and Committees Hear Site Plan Updates

By Leisure World News

Plans are on track for Leisure World management to continue presentations on the Administration Building and Clubhouse Site Improvements Plan to all mutuals in the next few weeks. All 29 mutuals have scheduled meetings that will include a presentation by general manager Kevin Flannery and project manager Nicole Gerke, who present an overview of the project and discuss the most recent updates to the plan. The project is the latest in a series of renovations and new construction outlined in the community's Facilities Enhancement Plan of 2013. As of Feb. 13, Gerke and Flannery had delivered updates at seven mutuals' meetings, with 15 more scheduled before the end of the month and several more in March. Residents can contact their mutual president, mutual assistant, property manager or Melissa Felner, the director of mutual services, for the date and time of their mutual's site plan presentation. Gerke and Flannery also have presented the site plan overview to meetings of advisory committees that have been involved with the project's planning and development. They expect to complete presentations at the Security and Transportation, Community Planning, Education and Recreation, and Restaurant Advisory Committees.

Upon completion of all mutual and committee meetings, management will report to the Leisure World Community Corporation Board of directors on the results.

Change in Service

Saturday shuttle bus service will run 9 a.m.-1 p.m. beginning Saturday, March 27, to coincide with the beginning of daylight saving time. Saturdays' spring hours remain effective through Nov. 4, 2018. Visit (residents.lwnc.com) for full weekly shuttle bus schedules. Photo by Leisure World News

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An article in the Feb. 2 edition incorrectly stated that the IRS reviews a tax return before the taxpayer signs the return. A taxpayer must sign his or her tax return before it is submitted to the IRS.
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Illogical Planning Process for Administration Building

At the Nov. 30, 2017 hearing, members of the Maryland-National Capital Park and Planning Commission stated that Leisure World’s board of directors should include residents in their planning before proceeding to a final submission to the commission for the Administration Building and Clubhouse II Site Improvements project. It’s quite obvious to me that a significant portion of the residents of Leisure World feel left out of the decision-making process in our community. For example, the number of residents who signed a petition calling for a referendum on the project is currently 2,000 and counting. Resident groups have held two “town hall” meetings attended by 325 (some of whom were standing) and 275, respectively.

I sense a feeling of anger in our community—a realization that important decisions are being made by a small group of “power elite,” who seem to think they know what’s best for us. I believe their attempts at “citizen participation” have been feeble and inconsequential, to say the least. That is why the town hall format is important. You have probably heard of the New England Town Hall Meetings. They were conceived with one idea in mind—to find out the wants and needs of the community by having all of its members participate in open discussions about issues of importance to them. Such meetings became the birthplace of community planning in America.

In earning a master’s degree in community planning, I was taught that effective citizen participation was critical in the efforts to produce a master plan that would truly represent the needs and desires of the community. Steps in producing such a plan include survey and analysis of the community’s physical geography and environmental conditions, land use, demographics, transportation and public facilities. Goals and objectives were determined that related to the implementation of the plan. A capital improvements program was formulated to get to the “brick and mortar” stage of the community planning process. In other words, “we have envisioned what we want—now let’s build it.”

Notice the logical, sequential process of formulating the plan first, then deciding through the existing improvements program, how to get to our goals and objectives on the ground.

What we are currently witnessing in Leisure World is totally opposite of a logical, sequential process—it’s the proverbial “putting the cart before the horse.” The “power elite” seems intent on proceeding to build a new Administration Building. The second, and presumably final, public hearing to allow the site plan to advance is scheduled for March. We learned from a Jan. 5, 2018 article in the Leisure World News that the Special Strategic Planning Committee wants to hire a consultant to develop a community plan for Leisure World. And, in a letter in the Jan. 19, 2018 edition of the Leisure World News, the Committee rails the importance of securing community participation in the process. So, let me get this straight—we’re going to formulate a community plan that will reflect what the community wants, while at the same time we will be proceeding to spend millions of dollars on a project that should be part of our capital improvements program after the plan has been completed?

This makes no sense to me. The Administration Building and Clubhouse II Site Improvements project should be put on hold until after the strategic plan has been developed. If the whole thing has been put to a vote in the first place, as requested in the petition, we might not be sitting here today battling for the right to be heard.

—Tom Cooper

Drinking Water in the New Fitness Center

I want to take this opportunity to thank all of the folks who were involved in creating the new fitness center in Clubhouse II. However, there is one issue related to the center that still needs attention. I’m referring to the lone drinking fountain that supplies water to many center users.

This fountain includes two water options. The top option is for users who wish to fill empty water bottles or other containers that hold water, while the bottom option is a regular drinking fountain that emits only a modest amount of water.

I’ve noticed that most center users gravitate to the bottom option that is a regular drinking fountain. With users putting their mouth in and about the

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State of the Community
2018
Examining the Past and Envisioning a Bright Future

2010 Strategic Plan

In January 2010, a Special Strategic Planning Committee appointed by the Leisure World Community Corporation (LWCC) board of directors began to create a “forward looking, comprehensive, and coherent strategy” that would lay the groundwork for the community’s future directions. The committee submitted its report to the board in June 2010.

Two exercises lay the foundation for its strategic plan: interviewing focus groups of Leisure World residents, employees and advisory committee chair; and conducting an assessment of the Community’s strengths, weaknesses, opportunities and threats (SWOT). These exercises identified three areas – customer (residents), financial and people (employees) – and specific objectives and action plans within each.

These three objectives can be summarized as:

- providing clear and timely information to create a better-informed population
- conducting an efficient review of business operations and a strategic review of capital and long-term funding requirements
- identifying and promoting programs that would attract and retain high-quality staff. Additionally, the committee’s

Board Considers Building Project’s Timeline

A motion to do construction on the Administration Building and Clubhouse I Site Improvements plan in phases was passed at the Leisure World Community Corporation’s (LWCC) board of directors meeting on Feb. 27.

The motion allows the majority of exterior construction to Clubhouse I to be completed independently of, and before, construction would begin on the new Administration Building. Excavating improvements to Clubhouse I will provide residents the benefit of sheltered entrances into the Clubhouse and its expanded Maryland Room, said board member Henry Jordan.

A special committee provided an overview of the strategic planning process. For details, see page 6.
MedStar Still Looking for Volunteer Greeter

by Leisure World News

MedStar Health medical center at Leisure World is seeking a resident volunteer to greet guests as they enter the facility on Wednesdays and Thursdays from 10 a.m. to 2 p.m.

The volunteer will be responsible for assisting guests with inquiries, directions and initial questions regarding the facility in a friendly, efficient and courteous manner. Other duties include:
- escorting guests throughout the facility
- engaging guests with personal conversation
- maintaining the cleanliness, comfort and overall appearance of the waiting area
- maintaining current knowledge of facility procedures and guest-related information
- maintaining current knowledge of emergency procedures, situations and safety procedures
- responding to safely handle a protocol
- performing other related duties as assigned

He or she is regularly required to stand and walk, must be up to date on tuberculosis tests and other required immunizations, and have customer service experience. The volunteer must also sign a HIPAA and confidentiality form.

The medical center is located at 3305 North Leisure World Boulevard adjacent to the Physical Properties Department.

Interested residents are asked to email their resume to Karman Hassan, manager of operations, at Karman.hassan@medstar.net.

Have You Signed Up for residents.lwmc.com?
1300 Users and Counting

Board

shared with advisory committees for consideration when making final revisions to the project's plan. Final plans will be submitted to the LWCC board for approval before resubmission to the Maryland-National Capital Park and Planning Commission (M-NCPNC).

March 28: Home Buying and Mortgage Seminar

by Leisure World News

On Wednesday, March 28, Signal Financial Federal Credit Union hosts a free home buying and mortgage seminar for residents and their guests. The seminar is from 1-2 p.m. at the credit union in the Administration Building.

Come learn the ins and outs of buying or selling a home with the help of Signal's mortgage loan team and local real estate agents. Refreshments will be served.

The event is free and open to both credit union members and non-members. Contact branch manager Nabil Zayat-Calec at (301) 929-9100, ext. 3201 to reserve a seat.

Leisure World News
Community

from page 1

SWOT analysis identified the following areas as weaknesses:

- Facilities/physical plant/equipment – aging infrastructure, technology, and communications lag
- External perception and political advocacy/engagement
- Financial concerns – insufficient reserve funding and increasing operating cost of Medical Services

Informed by the framework of the 2010 strategic plan, we can now use some guiding questions to examine our current status and look to the future:

- What has been accomplished?
- Where is the Community today?
- Where is the Community going, and how will the vision be attained?

Milestones Since 2010

In the years since the LWCC board adopted the 2010 strategic plan, the Community has achieved a number of milestones:

- In 2010, the Community entered into a bulk video service contract with Comcast Communications that provided every home a reduced rate for cable television service – approximately 62 percent lower than standard market rates.
- In 2010, the foodservice vendor was paid $136,850 in subsidies. In 2017, the cash payment was $0.
- In 2012, health services was subsidized to the amount of $246,600. In 2013, the Community contracted with Medstar to provide services under a management/operating agreement. In effect, the Community became the landlord and Medstar Health the tenant.
- In 2017, rental payments by Medstar created a surplus of $24,600. The initial five-year agreement, which expired at the end of 2017, has been extended for an additional five years.

- A portion of the savings from the health services outsourcing was used to fund a Facilities Replacement Reserve that addresses significant (greater than $25,000) upgrades and replacements for building and facility components, such as heating and air conditioning systems, roofs, and asphalt parking lots for Trust buildings.
- In 2019, Management submitted to the LWCC board a Facilities Replacement Plan (FRP) consisting of eight major projects. To date, six have been completed, one is in the review process, and one is on hold.

Projects completed include renovation to the Clubhouse I Crystal Bathroom, the concierge service area in the Physical Properties building, and the Terrace Room, Clubhouse Grille, Maryland Room and basement Clubhouse I, rehabilitation of and landscaping around the golf course irrigation pond, and construction of the new Fitness Center at Clubhouse I.

Funded by fees collected from property transfers, these projects and improvements have no debt or mortgage associated with them.

- In 2016, a fiber optic "ring" was installed under Leisure World Boulevard, providing the backbone for installing a cloud-based telephony system to all Leisure World of Maryland Corporation offices. This investment of approximately $30,000 created an annual savings of approximately $35,900 - $60,000.

In addition, the Corporation replaced or upgraded information technology equipment and network systems.

- In 2017, the Community launched a new outward facing website (www.leisureworldmaryland.com). This new, professionally designed site presents a vibrant, informative view of Leisure World and its lifestyle to the general public, including prospective residents.
- In 2015, a new internal website for residents (www.lwm.com), was launched, providing information to residents about both the community and their individual interests.

In 2017, the LWCC board approved a re-organization of the Education and Recreation and Communication departments. By consolidating these operations, management envisioned improved efficiencies and operating expenses savings.

The Work Ahead

To achieve a "vision," we – management, staff and community leaders working collaboratively and using residents' input captured through advisory committees – must address the work needed to prepare the community for its future.

In November 2018, I will provide the LWCC board a list of future FRP projects for consideration.

We must commit to keeping up-to-date with information technology hardware and system requirements. We have begun the process of evaluating resident and guest entity systems at the Community's gates, and look forward to the challenge of the Community's 2018 strategic plan, we now collectively focus our attention on strategies and plans that will keep Leisure World at its best in the coming years and well into a bright future.

THANK YOU FOR COMING!

March 2, 2018 Leisure World News
GOVERNANCE & Information

March 8: MVA Mobile Office Returns

Need to do business with Maryland’s Motor Vehicle Administration? The MVA on Wheels returns to Leisure World on Thursday, March 8.

The van will be located in the Clubhouse I parking lot, where the hours of operation are 10 a.m.-2 p.m.

Services offered include renewal of non-commercial driver’s licenses, Maryland photo identification cards and vehicle registration. You also can obtain a duplicate driver’s license, a certified copy of a driving record, disability placards, substitute stickers, return tags and duplicate registrations, as well as apply for a change of address.

If you need to register to vote and/or want to register as an organ donor, you can do that at the mobile office, too.

March 8: Presentation on Updated Landscape Plan

by Stacy Smith, Leisure World News

At the Landscape Advisory Committee meeting on Thursday, March 8, project manager Nicole Gerke presents an updated landscape plan for the Administration Building and Clubhouse I Site Improvements project.

The updated plan includes the removal of approximately 50 trees, to be replaced by 100 trees that would be planted in various locations around the new building, parking lot and drop off circle area.

The variety of trees proposed by the Landscape Advisory Committee for inclusion in the plan include gingko, honey locust, red maple, Okame cherry, foster holly and Carolina sapphires.

The landscape plan is still in development as changes to the site are discussed at advisory committee meetings and site plan presentations at the community’s 29 mutulis.

Gerke will be available to answer questions after the presentation. The meeting is at 9 p.m. in Clubhouse I, and all residents are invited to attend.

March 17: Shuttle Bus Schedule Change

Saturday shuttle bus service runs 9 a.m.-1 p.m. beginning Saturday, March 17, to coincide with the beginning of daylight saving time. Saturdays’ spring hours remain effective through Nov. 4, 2018. Visit www.lwmcl.com for full weekly shuttle bus schedules.

Group Email Addresses

Residents wishing to contact Leisure World Management, 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 all three 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:

- LWCC Management – management@lwmc.com
- LWCC Board of Directors – board@lwmc.com
- LWCC Executive Committee – execcom@lwmc.com

Administration Parking Lot: One-Way Only

All traffic lanes in the Administration parking lot are one-way. Vehicles must travel from the top of the lot to the bottom. No traffic is permitted to travel towards the Administration building.

Drivers disregarding the established traffic pattern pose a serious risk to both pedestrians and vehicular traffic.

Photo by: Leisure World News
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 just one person, personal, 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.

Making Sense of the Administration Building Project

Question: What do Pisa, Italy, and Washington, D.C., have in common? Answer: They both feature long-standing structures that were damaged. Pisa’s Leaning Tower was damaged by an unfortunate choice during construction. The Washington Monument was damaged by an earthquake.

Question: What would continue regular engagement with stakeholders and experts as work progresses to minimize disruption of normal activities and provide effective notice and discussion of necessary actions, probable hazardous conditions, and other issues, and evaluate changing conditions and priorities? It seems that the law so far in the Leisure World planning process is that the listening step was bypassed and delayed until the implementation phase. Good questions to ask during the listening phase would have been and are:

- What do residents want Leisure World to provide?
- What do residents want Leisure World to improve?
- What do residents want Leisure World to stop doing?
- What are other stakeholders, and what do they want Leisure World to do to improve or stop doing?

These questions would provide solid information for setting strategic goals and plans. My hope now is that Leisure World will begin a strategic planning process to address the future needs of Leisure World, rather than try to build support for plans made without listening.

- David Nashorbin

Can Golfers Afford Our Golf Course?

There was an enthusiastic and thoughtful presentation by the Golf and Greens Committee and golf course staff at the Jan. 30 Leisure World Community Meeting.
Announcing a World-class partnership.

Leisure World has chosen Family & Nursing Care as its exclusive on-site home care partner.

And we couldn’t be prouder. Our relationships with residents and consistent top honors for integrity and great service earned us Leisure World’s trust and endorsement.

Come meet Kelly Sabo in our new office in the Medical Center and learn how you can benefit from home care now or in the future.

Leisure World of Virginia + Family & Nursing Care

3305 N. Leisure World Blvd. familynursingcare.com (301) 588-8200

Licensee as a Personal Service Agency by the Maryland Department of Health, Office of Healthcare Quality 2013 License No. 14063. The NBRFA License No. 172476.

March 9, 2016 Leisure World News
Mutually Yours
Four mutual websites receive 'A' rating for content and creativity
by Stacy Smith, Leisure World News

Each of Leisure World's 29 mutuals has its own website with a portal that is connected to the community's resident website (residents.lwmcom), and four of them have recently been commended for their outstanding quality.

The website for Turnberry Courts (Mutual 21), Creekside (Mutual 227), Fairways South (Mutual 174) and Vanlange Point West (Mutual 222) have received 'A+' ratings or better from Dave Merritt, senior business/systems analyst for Leisure World of Maryland Corporation.

"The mutuals have really grasped the technology that's there and have taken advantage of it," Merritt said.

In addition to providing basic information about the mutuals, the sites offer creative features that provide residents the option of requesting forms or completing applications and documents online rather than in person or over the phone.

Website Features
147 Arborview, Creekside's

Learning Their Way Around, One Paw Step at a Time
by Stacy Smith, Leisure World News

Jane Carone was too excited and too proud to pay attention to obstructions in her walkway on the day last December when she fell and broke her arm.

Carone, who is blind, was in Morristown, New Jersey, walking outside with her guide dog, a two-year-old black Labrador retriever named Sailor.

"I was trucking down South Street showing off my new, wonderful, fast dog," she said. "I pride goeth before a fall, and I did. I tripped over something.

After the incident, the nation's oldest guide dog school, The Seeing Eye, decided that Sailor needed a bit more training, and continued working with him in New Jersey. Meanwhile, Carone returned home to Maryland to "lick her wounds" and heal without the company of the dog she had walked months to meet.

But Carone took the setback in stride. She returned to the school a few months later, completing her training with Sailor on Feb. 22, and then brought him home to her new apartment at Leisure World about a month ago to fine-tune the skills she had already learned.

Other residents may have seen the pair out and about on their frequent walks to the Leisure World Plaza and Clubhouse I. Carone worked with a mobility instructor to get a feel for the area after moving here Jan. 29 from her three-story home near Plaza del Mercado in Silver Spring.

"It's really nice here, because if you stay along Leisure World Boulevard if you're going to Clubhouse I or the shopping center, you know where you are," she said.

Sailor is a professionally-trained guide dog taught to lead Carone around.

March 28: Signal Financial Presents Home Buying and Mortgage Seminar

by Leisure World News

On Wednesday, March 28, Signal Financial Federal Credit Union presents a free home buying and mortgage seminar for residents and their guests. The seminar is from 1-2 p.m. at the credit union in the Administration Building. Come learn the ins and outs of buying or selling a home with the help of Signal's mortgage loan team and local real estate agents. Refreshments will be served.

The event is free and open to Credit Union members and non-members. Contact branch manager Nabiha Zayat-Celebi at (714) 533-9100, ext. 320 to reserve a seat.

Special Strategic Planning Committee Wants to Hear from You

by Leisure World News

What do you value about life at Leisure World? How would you like to see the community evolve in the next 10 years?

The Special Strategic Planning Committee (SSPC) is seeking resident input regarding strategic planning for Leisure World's future. In April 2017, the SSPC was tasked by the Leisure World Community Corporation (LWCC) board of directors with developing a long-range strategic plan to address Trust facility upgrades, infrastructure, organizational support, and financial requirements and the recommended steps for implementing the plan.

For more about the SSPC and strategic planning, including a PowerPoint presentation given by the committee during three recent community forums, visit (residents@lwcc.org).

Under the Resident Documents drop down menu, click on Resident Document Locator, and then click on the Advisory and Special Committees folder. "Community Forum Presentation" is found in the 2018 Strategic Planning Special Committee folder.

SHARE YOUR THOUGHTS

The SSPC encourages all residents to submit suggestions for strategic planning via email at (LWCCstratplan@gmail.com) or by mail at:

(SSPC, 13701 Rossmoor Blvd. Attention: K. Happel)

March 22: Joint Meeting of Advisory Committees on Site Plan Traffic Flow

by Leisure World News

A special joint meeting of several advisory committees will address traffic flow in the updated Administration Building and Clubhouse 1 Site Improvements plan.

The meeting is scheduled for Thursday, March 22, at 9:30 a.m. in Clubhouse 1.

Members of the Security and Transportation, Community Planning, Education and Recreation, and Restaurant Advisory Committees will discuss the plan’s traffic flow options in the proposed parking area near Clubhouse 1 and the Administration Building.

A final recommendation will be forwarded to the Leisure World Community Corporation (LWCC) board of directors.

The meeting comes one week after presentations to each advisory committee giving an overview of the site plan and its updates. Residents are expected to be completed.

Leisure World general manager Kevin Blannery and site plan project manager Nicole Cerkez have since late January given presentations to regular and special meetings of all 20 mutuals. Their final presentation was scheduled for March 15.

Presentations were given to each of the four advisory committees in February.

Management expects to report to the LWCC board of directors on the results of the mutual meetings at the board’s March 29 meeting.

March 16, 2018 Leisure World News
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 just one person, mutual, or organization.

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Opinions are strictly those of the writers.

Times Have Changed and Leisure World Needs to Change

How many public telephone booths are available there? Is there a good golf course? Are there any tall buildings with views of the golf course? Is there good reception for your new 18-inch TV? Are there clubhouse facilities (like restaurants)? Is access to Leisure World limited with guarded access gates? Is there a full-service bank on site? Is there a medical facility on site? In my view, these are some of the questions prospective buyers may have asked about the "new" Leisure World 30 years ago. Golf was a high priority (I doubt there were more than a few, if any, public golf courses available). They weren't concerned about cable TV (there wasn't any). They didn't think about access to their work site (I suspect few considered moving here until after retirement). Cell phone reception wasn't a concern (there were no cell phones). They weren't concerned about disability access (if they were entering at age 55, they probably wouldn't contemplate such a need). They weren't looking for easy access to a great exercise facility (I believe few sought exercise facilities in the mid-1960s). They probably didn't worry about walking up a steep hill from the parking lot (if they were 55 and entering an active adult community). And, it is doubtful they were concerned about "gas guzzling security patrols" (I suspect few worried about air pollution or consuming $50 a gallon gas).

In the mid-1960s, Leisure World was a great option for those approaching 55, and at that time, life expectancy was shorter. But times have changed - much more so than Leisure World of Maryland has changed.

A proposal is under consideration to undertake a strategic plan that might rethink the entire mix of our residential community. Some people are concerned that such an undertaking is too expensive and little needed in my view, the cost under consideration is actually too low. For example, how much does it cost to hire professionals for a year? (Nowadays, CS-15 Federal employee start at $95,070 and CS-13 start at $83,789 per year?)

The need is great, and long overdue. We need to proceed now with effective strategic planning even if it costs two or three times the modest proposed expenditure of $150,000.

Bob Farmerick

Gut or Build New - Apples to Apples

Leisure World has yet to do an applied to apples analysis of whether and what to do about our current Administration Building. Based on the data we have, it seems that two options were not fully considered - a "gut" renovation (down to the studs), and a gut plus a second story.

Then, there are the recent renovations to the Crystal Ballroom and Terrace Restaurant, portions of which had to be done over. And there is still no noise abatement in the restaurants. Yet I believe the same architectural firm is slated to do the new building. Why?

Maybe there was some level of group think or wanting to "go along to get along" involved.

What I can say for sure is that there was a fatal flaw in the prior strategic planning process. As a member of the current Strategic Planning Committee says, it is a "living" process and must include continuing community engagement. That's why it's happening now and still isn't real community engagement. At our next meeting, Leisure World management presented updates, but didn't ask questions or survey us. So, what resident feedback are they going to "share with advisory committee and the Leisure World Community Corporation board of directors?"

I believe that tearing down and rebuilding new in 1966's thinking and that if this community had been fully engaged since 2010, we would likely be of a different mind. Also, if the new Strategic Planning Committee is not allowed to consider a huge, expensive undertaking such as the Administration Building project, the process is fatally flawed from the start.

It doesn't need to be this way. We can be more thoughtful and do much better.

Sharon S. Campbell

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Submitting An Item to Thoughts & Opinions

1. Submissions must be emailed to advw@email.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.
In the Interest of Fairness

I have attended three town hall meetings and one mutual meeting regarding the Administration Building and Clubhouse II Improvements project. I eventually realized that the more I learned about this project, the less I really knew, especially when I was presented with a fact sheet at my mutual meeting. After the first town hall I was upset about what was revealed to me. In hindsight, it seems that what was revealed may have been an incomplete presentation of the material fact. For example, the Leisure World Community Corporation (LWCC) board of directors' decision was presented as if it had been made without any accepted input from the residents – i.e., it is a "done deal" and no additional discussion is needed. During the second town hall, the emphasis appeared to be more of a personal criticism of the LWCC board and LWMAC and less of a discussion of a new Administration Building project.

The most recent town hall on March 1 again focused on the Administration Building issue with the emphasis on opposition to the project, and I considered it fortunate that the LWCC board chair was present. However, I was concerned that misinformation was still being presented, such as the cost estimate for the building and the year of that estimate. Also, there was an emphasis on spending "our money" during some expressed criticisms of the project. I kept thinking that it really was a matter of "our money" and that the LWCC board members are Leisure World residents, too. In my opinion, no one knowingly commits to spending money to his or her own detriment.

At my initial meeting, the fact sheet provided an unbelievable amount of information that I had not known before. It was explained that the cost estimate included a cost overrun addition (just in case), and that final figures cannot be known until actual bids are submitted. And, according to the fact sheet, three architectural firms had been consulted regarding the project. This was the first time that I had become aware of this. It further mentioned that there had been 80 open meetings of the LWCC board and committee regarding the project. Since April 7, 2013, eight community meetings were held, including two on September 9, 2017, and that between June 2013 and December 2017, 138 comments from 24 individuals were posted on the Leisure World website. There was also an open explanation as to why a majority of the LWCC board did not approve the invasive engineering study. While one may disagree with that explanation, it is not true that the LWCC board had "reason" for refusing to conduct the study.

I do think that the LWCC board could do a better job of communicating with residents. I realize that this might be repetitive, but with new residents every month, it might be helpful to publish an article about the Administration Building project in every edition or every other edition of the Leisure World News. I certainly believe that printing the fact sheet in the newspaper would be beneficial, and I feel strongly that this kind of information is needed to counter misinformation, rumor, and innuendo regarding a controversial subject.

-Peter La Lora

They Paved Paradise and Put Up a Parking Lot

The 2012 K. A. Meyers "space needs assessment" included estimates for renovating the existing Administration Building, removing with expansion, and new construction. The estimate identified $4.5 million to construct and relocate a new building. That 2012 estimate is the same figure that was referred to by Leisure World at the March 29, 2017 pre-submission meeting held in the Clubhouse II auditorium.

Common sense tells me that in five years, those estimates are out of date and unaffordable. Renovating the existing Administration Building, with all the bells and whistles and including an addition, would save Leisure World millions of dollars, which is not a "chump change."

According to a Feb. 14, 2018 Interplan "backpack" estimate, an engineering study for the existing Administration Building could be conducted for approximately $25,000. Even if the work envisioned by Interplan is not identified, the estimate is a far cry from the $450,000 estimate provided by Leisure World staff, which is the one I believe influenced the vote against the study.

The Montgomery County Planning Board held a public hearing on Nov. 29, 2017, and voted to defer a decision on Leisure World's application. But for the fact that the project did not have Leisure World's board members present until the deferment, it might have been approved. Without residents making their objections known, a packed room with approximately 20 residents speaking against the project (including a building with many stops and an incline ramp; it might have been approved.

-Diane Knott
GOVERNANCE & Information

April 12: MVA Mobile Office Returns

Need to do business with Maryland's Motor Vehicle Administration? The MVA on Wheels returns to Leisure World on Thursday, April 12.

The van will be located in the Clubhouse I parking lot, where the hours of operation are 10 a.m.-2 p.m.

Services offered include renewal of non-commercial driver's licenses, Maryland photo identification cards, and vehicle registration. You also can obtain a duplicate driver's license, a certified copy of a driving record, disability placards, substitute stickers, return tags and duplicate registrations, as well as apply for a change of address.

If you need to register to vote and/or want to register as an organ donor, you can do that at the mobile office, too.

April 19: Special Meeting on Site Plan Traffic Flow Rescheduled

by Leisure World News

A joint meeting of advisory committees to address traffic flow in the updated Administration Building and Clubhouse I Site Improvements plan has been rescheduled to Thursday, April 19, at 9:30 a.m. in Clubhouse I.

Members of the Security and Transportation and Community Planning Advisory Committees will discuss the plan's traffic flow options in the proposed parking area near Clubhouse I and the Administration Building. The Education and Recreation and Restaurant Advisory Committees will provide input on the plans via presentations to be made by LWCC management at their April committee meetings.

A final recommendation will be forthcoming to the Leisure World Community Corporation board of directors.

The meeting is open to all residents.

April 23: AARP Safe Driving Course

The E&R Department is sponsoring an AARP Safe Driving Course on Monday, April 23, in Clubhouse I from 9:45 a.m.-3:30 p.m., with a one-hour break for lunch.

You must pre-register for the course, which is for residents only. Please bring your Leisure World ID. A check payable to AARP, $15 for AARP members and $20 for non-members, is required at the time of registration. (Please note: AARP members must show a current membership card to receive the AARP discount.) Register in the Clubhouse I E&R office. The number of participants is limited to 25, so plan to register early.

Participants should bring their driver's license and a pen or pencil to the course. If you have any questions, contact Clubhouse I E&R office at (301-598-1300).

Dial 301-598-1313 for recorded Daily Events

2018 Broadcast Schedule - Channel 974

Executive Committee meetings are broadcast on Wednesday, Thursday and Friday the week after the meeting. Board of Directors meetings are broadcast on Monday, Wednesday and Friday the week after the meeting. All broadcasts are at 4 p.m. and 7 p.m.

Executive Committee Meeting: The April 19 meeting airs on April 18, 19 and 20.

Board of Directors Meeting: The April 24 meeting airs on April 23, 29, May 2 and May 4.

Group Email Addresses

Residents wishing to contact Leisure World Management, 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 all three 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 matters of anything else to 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 - boe@lwmc.com
- LWCC Executive Committee - execcomm@lwmc.com

Fitness Center Orientation Tours Extended

Kay Haynes, the Fitness Center's personal trainer, continues to offer free orientation tours of the Center every Tuesday at 3 p.m. through April. Learn how to use the equipment and facilities. Registration is not required. For more information, call Haynes at (301-627-1582).

Leisure World's Post Office

- Located in the Administration Building
- Open Monday through Friday, 8 a.m.-2 p.m.
- Offers stamps, mailing boxes and certified and insured mail services; does not offer Express or International Business services
- Payment by check or cash only

Photo by Leisure World News
THOUGHTS & OPINIONS: From Our Residents

A Few Things to Remember

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Looking Forward to a New Administration Building

The new Administration Building is an issue for the residents of Leisure World to ponder, voice their opinions, express concerns, and rally around, because it is the way this community was structured at its inception. All of the rules and policies that govern Leisure World are open to review by current and future residents. If a resident moves in without doing due diligence, should our community be expected to change these policies and structures without following the proper protocol? When we "rebuild" into Leisure World, we paid a percentage of the cost to ensure the well being of our community for future years.

The men and women representing all mutuals, who give freely of their time and effort to serve our community, should be thanked and given the respect they have earned in service to the well being of Leisure World and its residents. As residents who chose to buy into our community and abide by those rules, they follow the existing rules and structure given to them. Can rules be changed over time? Of course they can. I believe that if change is what you are looking for, you should read the rules and find out how to accomplish your goals, knowing that not everyone in the community will share your views.

In memory, my husband and I moved to Leisure World for reasons and concerns that matter to us, but we realize that others in the community may have different reasons for doing so. We respect their right to hold these expectations. If any residents decide that their preferences and needs are not being met, each have the option to work within the system for change, or to move elsewhere.

The Administration Building project is not a new item on the list of future plans for Leisure World. According to the “Fact Sheet,” project planning began in 2017. The time has come to implement the plan. This new, state-of-the-art ‘Trust’ property will be used by all residents and staff at some point in time while living or working at Leisure World or Maryland, and will represent us as a forward-thinking community.

— Ellen M. Darr

What to Do?

I believe that most residents feel that they made a good choice and are willing to live with the good and bad of community living. And they are offended when their choice is demeaned, especially outside Leisure World. It may be necessary to accept criticism as a necessary prelude to corrective action, but is it really necessary to make people doubt their choice? And this becomes extremely difficult to accept when often unformed or disrespectful and exaggerated comments are circulated outside of Leisure World.

What do we expect non-residents to think when they read these remarks?

I think it is especially unfair to residents that need to sell their residences or shares. Our recovery from the crash is not necessarily robust. We sell a lot of units, but that might be partially based on the relatively higher prices offered. Please consider someone who needs to sell to progressive care or to a child’s place of residence to gain support. How fair is it to them to cast doubt on the value of their property and possibly force them to sell at a loss?

How can you have an impact when you feel something is amiss? It seems that Montgomery County and Maryland officials have received a great many complaints, but how much has our community benefited? I suspect that management has many examples of wasted time on the part of residents and the administration.

Color-Design-Function: They Can Go Together!

After attending a presentation on the Facilities Enhancement Plan (FEP), a “Fact Sheet” handout was provided by the general manager describing the proposed building and additions for the Administration Building and Clubhouse I Site Improvements project. One of the Current Objectives listed in the “Fact Sheet” was “improve the overall appearance of the building.”

The purpose of this letter is to encourage more emphasis on improving the interior space of Clubhouse I. We have spent a lot of money on renovations to the Crystal Ballroom and restuarants, but the entrances to these venues seem cheerless and disappointing. I see mudflaps, dark brown carpet, brown walls, poor lighting, and a lobby that looks unappealing and lifeless.

I urge the relevant advisory committees and the Leisure World Community Corporation board of directors to consider allocating some funds from the already expensive FEP to hire a competent interior decorator and to work within commercial projects such as hotels, cruise ships, etc. There are many, many colorful and functional carpet and fabric choices available today that can withstand heavy wear, and yet can create an inviting modern lobby and hallways to the restaurants. I am convinced that quality design and decor attracts new residents and uplifts our current ones.

I believe that, with a current FEP cost estimate of nearly $14 million, the relatively modest expenditure described above deserves careful consideration, both for the impact it can have visually for the community now and for marketing to active seniors in the future.

— Barbara Bergman

Submitting an Item to Thoughts & Opinions

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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.
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Appendix K

Honor Our Veterans in Film and Song

While talking recently with friends, we discussed the show honoring veterans of WWII. It was wonderful. The weather that night was terrible and some of our friends didn't go to the show. They said that they wished there had been more performances.

We especially enjoyed the film clips of World War II, seeing the battle scenes and faces of the time. Especially memorable was seeing and hearing Marlene Dietrich singing "Lili Marlene," plus other songs from those years that were sung live. And what a wonderful way to pay tribute to our war veterans! Leisure World not only has great talent, but also has a good heart.

We were told that the show is going to be repeated, not only for those who missed it, but for those, like us, who would truly enjoy seeing it again.

We urge all residents to take advantage of this wonderful and moving event!

- Charlotte and Keni Shapiro

Strategic Planning – Start the Ball Rolling

I recently had a pleasant conversation (by email) with one of the members of the Special Strategic Planning Committee (SSPC). I believe they are on the right path, but they are severely under-resourced. Their proposal to hire a contractor to assist them is a good idea and should be approved and funded by the Leisure World Community Corporation (LWCC) board of directors. Unfortunately, they have been perceived by some as attempting to push an agenda in opposition to the administration building project, but I don't think that's their goal. In my view, they are taking the right approach to listen to residents to gather information to define strategic values and their goals.

A good example of a statement of strategic values is the Preamble to the U.S. Constitution: "We the People of the United States, in Order to form a more perfect Union, establish Justice, insure domestic Tranquility, provide for the common defense, promote the general Welfare, and secure the Blessings of Liberty to ourselves and our Posterity, do ordain and establish this Constitution for the United States of America."

Who doesn't like to read that?

When the SSPC asks you for your ideas for the Leisure World strategic values, please think along those same lines. I can think of a few, such as: preserving the value of residents' property, delivering needed services, providing safe and attractive facilities, employing high-quality staff, and providing resilient utilities.
and other infrastructure. I suspect that you all have some stronger values, the SSCP needs to hear. So, I urge you to write a strong letter that is important to you and send it to the SSCP in accordance with the instructions in the box on page 5.

There is no need to provide your name. Say what you’re for, not what you’re against.

Let’s start the ball rolling. I believe the SSCP is serious about wanting to listen to the broadest possible selection of residents. So, on your part, speak up. You don’t have to attend a meeting to do so. With a solid set of values, the SSCP can start to listen to us about goals that align with our values.

Our collected voices can elect the LWCC board of directors to uphold our values, meet our goals and implement our solutions.

David Nadesheim

Out with the Old, In with the New!

Last year I bought a new car. Not a new used car, a new 6 miles on the odometer also car. People say that it is a terrible investment. As soon as you drive the car off the lot, it becomes used and a large depreciation for me to own and hold onto the years with some savings and I just wanted a new car.

I am quite sure I could have had an auto service center do an invasive study of my old car; it really wasn’t that old. They could have replaced all the parts, tuned up the engine, washed and waxed the exterior and made it clean and reliable for far less than the new car. But then I would still have a really nice used car and that is not what I want.

One of the greatest assets of the Leisure World is also one of its biggest problems. We have a wide diversity of people living in Leisure World. We have houses that sell for less than $100k and homes that sell for more than $600k. There are so many interesting people you never know who you will be sitting next to at a club or committee meeting. It is not surprising that the diverse group of people do not always agree on what the Leisure World community should look like.

We could keep the Administration Building just the way it is. It’s old, inefficient and not out of code, but we could live with it. I want more from Leisure World. I want a new, modern building with energy-efficient lighting, energy-efficient HVAC and where everything is new and coordinated. A rework of the existing Administration Building, no matter how extensive, would still be a “used” old building. Sorry, but that is just not what I expect from Leisure World.

There are people with dozens of reasons to be against the new Administration Building and others with an equal number of reasons in favor of the new building. That is the wonderful diversity of Leisure World. After all the meetings, presentations and votes over the past years it seems to me that the majority of residents want a new building, and we need to move ahead with the proposed site plan.

– Fred Seabrove

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The Power of Civility

There are many people living here in Leisure World who care about what is going on in this large community of ours. I know, because I am one of them. Like many other residents, I decided to move here because of its convenient location and beautiful landscape. After moving here in 2015, I have met many nice people, but I have also met a few not-so-nice people. Ironically, some of these few people occupy positions of power. Some are volunteers and some are paid.

During my time here, I have joined three clubs and two organizations. The organizations have encouraged me to attend advisory committee meetings to get more informed about Leisure World governance. I believe that all residents should consider attending at least one or two of these meetings to learn what they are like. At some of these meetings, I have been pleased with certain outcomes, but I have also been very concerned about the behavior, judgment and attitude of some of the advisory committee members. Instead of using their positions of authority wisely and selflessly for the good of all residents, I feel that some resort to bullying and intimidating some of the non-members who volunteer their time to attend these meetings. I suspect that most non-members who conscientiously attend these monthly meetings do not do so for their health.

We go to the meetings to listen, learn, and ask legitimate and important questions. All we want are straight and simple answers and to be treated with the same respect that the members seek from us. We are residents, just like they are—no more, no less. I respectfully request that members of these committees not assume they know the motives of the non-members attending their meetings. In my mind, unless all committee members respect us, how can we, the residents, be assured they are rightfully representing us?

Without going into detail, I had an unfortunate situation while using one of the services available to all residents. Security was raised, and I believe that was totally unnecessary.
Appendix K

The situation escalated and I was appalled. I considered this a complete breakdown of civility in our community. I have never had any run-ins with security or police in my entire life, but after moving into the Leisure World 55+ community, I am now the subject of an “incident report.” Has this happened to any of my fellow residents? To my mind, we should practice being civil to one another instead of treating Leisure World residents like criminals.

I urge staff and volunteers alike not to strong-arm residents by calling security as a first resort. In my opinion, if someone doesn’t have the self-control, sensitivity or wisdom to prevent a non-event from becoming an “incident report” over nothing, they shouldn’t be in any position of authority in Leisure World.

– Carollee Rosse

Please Do a Strategic Study!

In reviewing recent editions of Leisure World News, I noticed that, once again, the Thoughts and Opinions section is flooded with letters about the proposed new Administration Building. Time and again, people are voicing their opinion about this project. No matter how you slice it, it is a hot topic here in Leisure World. Some are in full support of the project; others think it’s a very bad idea. Who is right?

I believe that the constant emphasis regarding this project screams out for a strategic study. We are told that the current building is too small for our ever-expanding staff and that “we would be surprised” at how many people are required to run this community. We are told by one leadership that “we would be surprised” at how many people used the credit union, post office and restaurant, and that “we would be surprised” at how many people protested the proposed removal of the lawn bowling court in favor of handicapped parking. Okay, please surprises us! We have absolutely no data whatsoever to support any of the decisions that are being made on our behalf. We desperately need a community study so that we can judiciously use our limited income to the best advantage of the majority of the community, both now and into the future.

As an example, let’s consider the credit union. Is its presence absolutely necessary to serve the banking needs of the community? If the answer is a resounding yes, we need data to back that up. Another example is the post office. Who is using the post office and how often is it used? Banking, real estate and postal services options are all available in Leisure World Plaza. Do we need to duplicate those services? Can we augment transportation services to include drop-off/pick-up at those sites? Are there in-between solutions available? What actually makes sense for us?

Please understand that I am not advocating that we eliminate these services, but I am asking whether these services are viable for the future of this community and we will not know that without the appropriate data. Do we want to construct a building that in five to ten years has no tenants because the cost/benefit to the tenant no longer works? Would the community favor another type of tenants?

In my opinion, we simply do not know the future needs and wants of this community. Construction of a new building that is supposed to last far into the future based upon the hypothetical needs of the current population is a large financial risk. Decisions are being made based upon anecdotal evidence. There is no eye to the future with this new building plan, other than it will be new and it will have a longer life.

Let’s do the strategic study first. Let the community be heard. Maybe it would actually make sense to construct a new building as currently proposed. But we really don’t know. The lack of knowledge drastically increases our risk with this project. Do we want to assume that risk?

– Joyce Smythe

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Relevance: Make sure that your submission is relevant to the LW community as a whole and not just one person, mutual, or organization.

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Brevity: Being concise will ensure that your opinion will have maximum impact.

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Reasons to Build a New Administration Building – A Rebuttal

I recently saw an article in my mutual’s newsletter that gave reasons why Leisure World should build a new Administration Building. Here are a few opinions and assumptions that have been heard throughout Leisure World community. I feel compelled to offer some facts and counter-opinions in rebuttal:

“We have a small group...who suddenly do not like or approve...and have criticized what was done...with false arguments and charges...” The opposition is not “sudden”; it has been around for years. Nor is the group small. The number of letters in the Leisure World News that oppose the project far exceeds the number supporting it, and I have not seen a “false argument” in any of them.

“A new building would have additional space.” There is plenty of space in the present building, so much that a whole suite of offices is rented to a real estate agency and another suite is rented to Montgomery Mutual, not to mention thousands of square feet for a private credit union, much of which is unused. Montgomery Mutual could provide its own space and we have no obligation to provide space for private companies. (Nor, in my opinion, should we.)

Building would be energy efficient...” This may be true, but most people don’t tear down a building at a cost of millions of dollars to save a few dollars on electricity...and meet current building codes.” I don’t think that existing buildings are required to meet current building codes, but even if they are, it would likely be cheaper to adapt to the new codes than to tear down the building. How many 50-year-old buildings do you know that have been torn down because of changes in the building code?

“A new building would require a much lower maintenance cost.” Sensible people don’t tear down a building because it needs repair, unless the cost of repairs is comparable to the cost of a new building. When Clubhouse needed extensive repairs, the building was not torn down; instead, the repairs were made. Why is the Administration building different?

“Staff could not return to temporary quarter and there would be no disruption to resident services...” With proper planning, a temporary move would not disrupt resident services, and anyway, some kind of move would be required even if a new building is built.

“Creation of 60-70 new parking spaces for residents...” Unoccupied spaces can be added or relocated in the existing parking lot and on surrounding land, if needed.

This will increase the number of people using our restaurants, which will help keep prices down.” I doubt that more parking spaces will increase restaurant patronage, and even if it does, I don’t think a slight increase will affect prices.

“Many of our residents are in need of better access to our Clubhouse...” The Clubhouse is actually a ramp at the beginning of the walkway to the Clubhouse entrance, exactly at the entrance. It is well considered too steep. I believe it would be a simple matter to relay a few slabs of concrete, without tearing down the building.

In my opinion, the only “benefit” cited above that could come close to justifying a new building is lower maintenance cost, and only if the cost of the necessary repairs is comparable to that of a new building. I mean, who would tear down a building that is a mutual use space; that other residents don’t have? Who would tear down a building to avoid relocating parking spaces? However, if repairs are needed, I think our Leisure World Community Corporation board of directors should tell us specifically what they are and then get a cost estimate for fixing them from a reliable contractor. This information should be given to the Leisure World community before spending $5 million and growing on this project. This is a lot of money and it’s money that came from our pockets when we bought our units. Let’s not waste it!

—Rodney Brooks

Kudos to the Restaurant Team

We’ve had to host several events at many times this year. Our home is now downsized and we cannot host large dinner parties there, so we started inviting friends and family to our two restaurants at Leisure World. In both the Clubhouse Grille and the Terrace Room, we have been extremely pleased with the results.

It’s a very talented team that can offer the friendly, neighborhood atmosphere of the Terrace Room and the Steve Room, but also be able to put on a somewhat formal and well-received dinner party in the Clubhouse Grille.

Recently, we had a group of 50 and the event ran like a Swiss watch. The table was immediately set and everything was ready and in order prior to the time of arrival. Each order was taken and delivered flawlessly, and the plates looked great and were served promptly, hot and delicious. The drinks from the bar were right on time, well made and quick. The food and drinks were outstanding and the service was truly exceptional. The professionalism and the pleasantness of the entire team impressed all of our guests.

Congratulations to the team for doing an excellent job and for providing some outstanding memories!

—Hank and Bea Weiss

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4. LW News cannot guarantee review of all submissions will be published.
5. Submission is considered a grant of rights to LW News.

See LW News Guidelines and Board Standing Rules at http://lwny.204hkpd
Board Approves Changes to Building Site Plan

by Stacy Smith, Leisure World News

In a nearly unanimous vote, the Leisure World Community Corporation (LWCC) board of directors approved changes to the site plan for the Administration Building and Clubhouse 1 improvements project during its regular meeting on May 22.

The approved motion authorizes management to submit the final engineered plans to the Maryland National Capital Park and Planning Commission (MNCP&C) for site plan approval.

A previous revised site plan, Alternate A3, was reviewed by the Community Planning, Security and Transportation, Education and Recreation, Restaurant and Landscape Advisory Committee at a joint committee meeting in April.

Based on a final engineering review, some minor revisions were made to the site plan post-meeting.

The resulting site plan, Alternate A4, includes several revisions to traffic flow, including a one-way outer parking lane in the existing

Bronze Star Medal Recipient to Lead July 4 Parade

by Stacy Smith, Leisure World News

A 16-years-old and just 110 pounds - four pounds shy of the Army's weight requirement - Nelson Warren nonetheless joined their ranks thanks to an unsavory recruitment officer who let him stuff sinker weights in the bottom of his boots.

No one knew then, least of all Warren's grandmother, "Big Ma," who chuckled at him in disbelief when he called to say goodbye before basic training, that one boot rule would be the start of a 22-year military career that took Nelson, a Bronze Star Medal recipient, through two tours in Vietnam.

On Wednesday, July 4,

Warren leads the community's annual parade procession as grand marshal. He is believed to be the first African-American in Leisure World's long parade history to serve in the role, according to master of ceremonies Stephen McCleary.

Army Life

Warren, or "Tino" as his family nicknamed him, joined the Army in April of 1954, several years before the U.S.'s involvement in Vietnam escalated.

He went to Fort Knox, Kentucky, for an eight-week basic training, and then spent another eight weeks at engineer school at Fort Belvoir, Virginia, where he also used

Leisure World, preps for its close up. For details, see page 3.
Appendix K

Board

Lower lot that will allow residents to return to the upper end of the lot without having to exit and reenter the parking lot via Leisure World Boulevard.

Alternate A4 site plan also includes 331 total parking spaces, 31 of which are ADA accessible.

Twenty parking spaces were lost in the revision to accommodate a shift in stormwater management areas that will prevent removal of some existing trees.

The revised site plan package is expected to be submitted to M-NCPCC for review, which would also include reviews by Montgomery County Department of Permitting Services for stormwater management concept and the Montgomery County Department of Fire and Rescue Services for emergency vehicle access.

For more information about the revised site plan Alternate A4 or to view it, visit (residents.lwmc.com) and click on Documents under the Documents drop-down arrow.

Click on the Board of Directors folder and select the May 22 folder from the Meeting Agendas and Minutes folder.

Gate Access

The LWCC board passed a motion directing that the request for gate access software and hardware be considered in the 2019 budget process.

The type of gate access proposed would use Radio Frequency Identification technology, or RFID as it's commonly called, to augment security as vehicles enter and exit through the gates, according to the Security and Transportation Advisory Committee.

The proposed project does not suggest eliminating the gate guards, but rather makes the entire process at the gates "more efficient by not having [guards] multitask between Lifeline [calls], answering phones, watching traffic, [and] watching foot traffic. This takes a lot of the distraction away," said board chair Paul Eisenhauer.

In the coming weeks, management will review preliminary budget assumptions with the Budget and Finance Advisory Committee in preparation for 2019 budget planning.

Old Fitness Center

The board approved the recommendations of the R&R Advisory Committee, Budget and Finance Advisory Committee and management to convert the current multi-purpose room in Clubhouse II to a meeting room and the old fitness center to a ping pong/card room at a cost not to exceed $47,000.

The room conversion project will result in expanded space for ping pong players -- from two tables to three -- and the return of a second meeting room in Clubhouse II.

Funding for the project will be drawn from the Resale Fund, a two percent fee paid by the buyer, and charged on each resale of property in Leisure World.

Other Motions

- The board approved modifications to the Health Advisory Committee's charter. The new charter incorporates areas of interest and concern for Health Advisory Committee members that were not represented in the former charter, such as personal safety, wellness, disease prevention, management of chronic illness, security and other health-related issues.
- A motion to waive a bylaw that disqualifies residents from serving on the LWCC board of directors if they are employed by an organization that maintains a business within Leisure World failed.

The next regular meeting of the LWCC board of directors is Tuesday, June 26, at 9:30 a.m. in Clubhouse I.
THOUGHTS & OPINIONS: From Our Residents

A Few Things to Remember

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Voting Information

Below are some important dates that all voters in Leisure World should know, concerning the upcoming primary election:

1. First, you should know that only those who have registered with the Montgomery County Board of Elections will be permitted to vote in this year’s election. You should call the Board of Elections to be certain that you are registered. Their number is (240-777-VOTE).

Even if you are sure you are registered, it’s still a good idea to call to be absolutely sure.

2. Only those who are registered with the Board of Elections in the Democratic Party can vote in the Democratic primary. Only those who are registered Republicans can vote in the Republican primary.

If you registered as an unaffiliated voter (the second highest number of voters), you will have very few elections in which you will be permitted to vote. You will not be allowed to vote in the primary election (which is often the only important election) for US Senator, Maryland Governor, State Senator; State Delegates, County Executive, County Council Members, and other elections, even if you think of yourself as unaffiliated. It’s a good idea to register as a Democrat or Republican.

3. Fortunately, you can easily change your party affiliation now. By calling the Board of Elections at (240-777-VOTE), and they will mail you a form. This deadline to register to vote or change party affiliation for the primary election is Tuesday, June 5, at 5 p.m.

4. If you want to vote by mail (formerly called absentee voting – and you don’t have to give any excuse – just ask for an absentee ballot) you can obtain a form to do so from the Board of Elections at the phone number listed above. You can also obtain it online, but it’s better to be sure by calling the Board of Elections. The deadlines to return absentee ballots (voting by mail) are below:

5. Early voting begins on Thursday, June 14, from 10 a.m. – 8 p.m., and continues until Thursday, June 21, same times each day. The closest early voting site to Leisure World is the Mid-County Recreation Center at (240) 898-4000. There is usually no line to wait in to vote in early voting, and it’s located about a 10-minute drive from Leisure World.

6. Tuesday, June 26, is the deadline for a registered voter to request an absentee ballot to be sent to you by mail or fax. If you request by mail, 11:59 p.m. If you request by fax. If you want to request an absentee ballot to be sent to you by mail, the deadline is Friday, June 22.

7. If you have an absentee ballot, you must postmark it by Tuesday, June 26, and it must be received at the Board of Elections by Friday, July 6, at 10 a.m. It’s much safer to mail it at least a week before primary Election Day.

8. Tuesday, June 26, is primary Election Day. The times are different from early voting. You can vote at your assigned precinct from 7 a.m. – 8 p.m.

9. Some people have spread the false information that LW voters can vote at any of the three precincts in Leisure World. This is inaccurate. You must vote at your assigned precinct.

You can call the Board of Elections to be sure which is your assigned precinct. It might not be the closest to where you live in Leisure World. I hope this information is helpful to voters in Leisure World. However, it is subject to change. Please call the Board of Elections to confirm any questionable items.

— Paul M. Besset

Save the Administration Building

What do Fisa and Washinton, D.C. and Alaska and Kuwait have in common? Fisa’s hearing tower and Washington’s Monument were both damaged, by a construction mishap in the former and by an earthquake in the latter.

Connection? Significance? Neither was considered for zoning because both are respected, revered and restored. Not so for Leisure World’s Administration Building.

Both Alaskans and Kuwaitites receive an annual allotment of money from their governments. If Leisure World has enough money, a building not as ancient as those mentioned here can be moved without legitimate reason, obviously there is no money to burn, let us not burn it.

Return unused funds to our 29 mutually and remove the new, and refund any remainder to all residents living here for five years or more (not absentee landlords). The money in both cases can be distributed biennially.

— Brenda Kirkpatrick

Ease of Communication (or Lack of Communication) at Leisure World

Several times recently staff from the Physical Property

SUBMITTING AN ITEM TO THOUGHTS & OPINIONS

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Appendix K

Department (PFD) have gone out of their way to deal with issues in my home. I am a firm believer that if someone does something particularly well, it is appropriate to write their supervisor to recognize quality work.

Since I try to be a 21st century person, I prefer to communicate via email, and I find that I am more likely to send email than snail mail – no hassle of printing, envelopes, postage, etc.

However, when I checked the resident website (residents.leisureworld.com), I couldn't find contact information for PFD staff, or anyone else in Leisure World's departments. While there is a limited directory of administrative offices, the only information given is phone numbers.

I did manage to figure out whom to contact in PFD, only because I serve on a committee with a senior manager and so have his email, and he will forward my complaint.

I would think that with updated web pages, there would be a list of Leisure World departments with full contact information for all administrators, directors and department heads, beginning with general manager Kevin Plummer.

Perhaps there is concern that residents would take advantage of this information and complain, but I think many would do as I did and compliment staff excellence.

Indeed, one of the hallmarks of Leisure World is lack of communication between resident leaders and administrative leaders. Perhaps putting emails on secure residents' webpages would enhance communication with positive and negative feedback.

I would also go further and suggest that residents' websites list members of various committees with contact information.

The bottom line is that in 2018, when probably over half of all current (and over 90 percent of future) residents of Leisure World communicate primarily by email, our new web pages provide us with only mid-20th century means of contact.

- Arthur N. Popper

Enhancing Activities for Residents

As we herald the arrival of spring, most want to venture outside to enjoy the warmth and beauty of the season.

In view of this, the following is a list of how our committees can make this an opportunity:

Plan and develop a number of park-like groves for those who like to barbecue or picnic. Each grove could have picnic tables and benches, stately gazebos, built-in grills, stocked fishpond and on-the-ground games, like checkers. Outlets for electric barbecue and fountains for water would be necessary, as would restrooms.

Provide once weekly outdoor screenplays, live or recorded. Residents could use the benches already installed or bring their own seating.

Ask residents to garden to contribute their skills by planting borders and flowers.

As often as is feasible, hold competitions or contests for the gardeners and other participants.

- Brenda Kirkpatrick

Decorate the trees around the groves with sparkling white lights to romanticize a monthly “dancing under the stars” event.

Focus on the skills, talents and ability of residents by hosting a comedy night, a play, karaoke, a poetry reading, a “show and tell” and other presentations from the various clubs and organizations.

Such efforts, as those previously mentioned, will undoubtedly require staffing/volunteers, equipment, supplies, a cleanup crew and advertising, plus more ideas submitted by residents to advisory committees. I almost forgot, this project will require funding.

If we don’t demolish the present Administration Building, but simply repurpose it to meet our needs, we will save a considerable amount of money. The monies could be used to construct and maintain our outdoor activities, plus a grove(s) could be rented to outside agencies/groups to raise further funding.

Check out my 5 star reviews on zillow.com and google.com

Now is a Good Time to Sell!

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