<table>
<thead>
<tr>
<th>From:</th>
<th><a href="mailto:admin@justus.group">admin@justus.group</a></th>
</tr>
</thead>
<tbody>
<tr>
<td>Sent:</td>
<td>Friday, July 6, 2018 11:55 AM</td>
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<tr>
<td>To:</td>
<td><a href="mailto:mont.co.planningboard@justus.group">mont.co.planningboard@justus.group</a>; justus organization; <a href="mailto:members@townmeetingorganization.com">members@townmeetingorganization.com</a>; LW Green; <a href="mailto:lwdogs@justus.group">lwdogs@justus.group</a></td>
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<td>Subject:</td>
<td>Rodney Brooks- Enhancing LW</td>
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</tbody>
</table>
I love the ideas offered in the June 1, 2018 Leisure World News letter on enhancing our environment during the summer. I especially like the picnic grove idea, and I would like to add another idea: a miniature golf course to be used not only by residents, but also by visiting children and grandchildren.

These are the types of things our Facilities Enhancement Fund should be used for, not for tearing down a perfectly good building, or at least a building that could
skatzman
President, JustUs
admin@justus.group
conscience of the community

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

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

June 15, 2018...LW News

Residents of Leisure World have been asked to participate in a simple and convenient survey for Leisure World's benefit.

Cheering could be heard throughout the 29 Mutuals. At last! Residents will be asked their Opinion about renovating/refreshing their current beloved Administration building or demolishing it & building a new one.

Alas! The joy was short lived. Why was it short lived?

Why? You ask, Why?...because that isn’t the purpose of the Survey!!

The survey is being conducted to gather information about residents' current internet use. Here's the Survey form...
And, make no mistake. It is a simple survey. There are only 3 questions. Even better! There is "no pressure" regarding when the form needs to be returned because ... no date for its 'return by' is printed!

Here’s the nice part about that. Let’s say September comes. You’re sorting through papers & there’s this Survey card. You say to yourself, “Darn! Thought I’d returned this!” Have no regrets. You now go and submit it. Your opinion will, obviously, still matter. Right??

So! I, for one, want to commend the Leisure World Community Corp. for taking this approach of asking the residents of LW for their opinion about the current Internet service provided BEFORE Management makes any new decision about a provider. This is an area about which Leisure World residents would be most knowledgeable...even if they have NO IDEA about what other potential providers could provide.

The “World of the Internet” and computers is something Seniors know a great deal about. It’s totally different than the residents having an opinion regarding...say?...demolishing the current administration building & building a NEW one. You see! That’s the kind of decision that must be left to the 34 unelected members of the Board of Directors.

Why is it so? Because...as the Vice Chair of the Leisure World Board of Directors stated most clearly on the matter of “WHY” there would be no Resident Survey Regarding the Administration Building,... it is the established way we have of making decisions at Leisure World that has existed for 50 years and unless or until that is changed...that is the system.”

That is the very answer which should be stated to the Montgomery County Planning Board (MCPB), by Leisure World representatives, at the next meeting regarding Site Plan No. 820170120...the ‘Proposed’ Leisure World Administration Building.

There was no survey of residents; there was no attempt to build consensus. What will the MCPB say about that after saying What they previously said? Who knows? Let’s see what happens!

Bob Ardike, a Leisure World Resident
I have been informed that a Package, related to Site Plan No. 820170120 ... the 'Proposed' Leisure World Administration Building, is being sent by Leisure World Management to the Montgomery County Planning Board (MCPB) this week. This 'package' was assembled following an old dictum attributed to President Harry Truman...

It was said at a Leisure World Advisory Committee meeting yesterday that...

Four (4) Binders have been prepared & will be presented to the MCPB staff. These will include:

- a history of the LW Facilities Enhancement Plan (FEP) - specifically dealing with the Admin. Building & - Clubhouse 1.
- meeting minutes from all LW Advisory Committees back to 2012 to demonstrate how the project has 'unfolded.'
- LW News articles published over the years pertaining to the Project... but... NOT Resident Letters Opposing it
- committee activities - Board activities - Mutual presentations - news clippings -

Conspicuously Absent will be any mention of... RESIDENT CONSENSUS FOR THIS MULTI-MILLION $$$ FOLLY!
Questionable reasoning by the LW Board determined this was the best approach to take, as exemplified by the following statement...

"Look! What's done is done! Everyone wants the Leisure World matter done! The November, 2017, meeting and the discussion which occurred during that meeting, reside in the Past... Who's gonna remember the Past?"

UNLESS...

THE MCPB does recall the Past & what it previously stated, as expectations it had, before a return meeting occurred...??

Let's see what happens... Bob Ardike, a Leisure World Resident
From: Tom Conger <taconger41@gmail.com>
Date: July 10, 2018 9:51:38 AM EDT
To: admin@justus.group
Subject: Opposition to the New Administration Building

In all of the meetings that Kevin Flannery and Nicole Gerke had with the mutuals of Leisure World, **not once did** they ask, "Are you in favor of this project?"

Instead, they took the site plan that demolishes the current administration building and puts up a parking lot, destroys 60 mature trees, and erects a new building on the worst possible location on the site plan--at the bottom of a hill so that every time we have a severe thunderstorm water will rush toward the building, not away from it, and tweaked it so they could testify to the Planning Board that they had reached **CONSENSUS** in the community.

I don't think the volumes of meeting minutes and other wasted paper are enough to cover the smell of this endeavor.

The Planning Board should ask, "Why didn't you survey the community to find out what over 2,000 residents had requested, that a vote be taken to allow peoples voices to be heard?" Then, the Planning Board could vote, in good conscience, that their admonition had been followed--to reach a **CONSENSUS**.

Tom Conger

*slkatzman*
President, JustUs
admin@justus.group
conscience of the community

"**JustUs**" advocates to enhance the quality of life for all Leisure World residents
Albert Einstein – "We cannot solve our problems with the same level of thinking that created them."
The Leisure World Administration Building plan has been a unnecessary cruel nightmare.

The attachment contains a "WJLA TV link" and the "link" would not open if copied and pasted. But the "link" works fine once the attached document is opened.

I'm sorry if this two page letter is too long. Believe it or not, I did edit to keep it to two pages. Please contact me if you have a problem. Thank you, Diane Knott, 301.598.0448.
Management held Site Plan meetings at each Mutual and a few combined Mutual meetings in the Clubhouse One Ballroom. Management specified who could attend, where and when. Many of these meetings were called on short notice. So if you were not available on your designated day you missed out. The Snowbirds were at their winter homes and returned after the meetings were completed and the site plan approved by the LW Board.

During the meeting at my Mutual, the LW General Manager was asked why not let the residents vote/referendum on the project. After being asked that same question a number of times, he finally replied, “It’s a business decision and not a good precedence to set.” Over two thousand residents signed petitions asking for a vote. This is our home and our money. Management is purposely avoiding the residents’ request for a vote. Two weeks ago they sent every resident a survey through the USPS asking three questions, all regarding internet use – not a word about the AB.

Management has claimed credit for the Residents’ Town Hall Meetings. There were three Town Halls organized and held by the residents. A few LW Board members were in attendance. They were called out by name during the Town Hall but refused to speak. At the third Town Hall ONE LW official finally accepted our invitation to address the residents and spoke for 20 minutes.

Management has stated that it is too costly to do an engineering study on the viability of the existing AB. Phil Marks (Audit Advisory Com., Chair, Budget & Finance Adv. Com., Physical Properties Advisory Com., Technology Advisory Com., Community Planning Adv. Com., Strategic Planning Adv. Com., LW Foundation) stated in an ABC WJLA TV interview, http://wjla.com/news/local/dispute-brews-over-52-million-reconstruction-of-leisure-world-building-in-maryland that the cost for an engineering study would be between $150,000 and $250,000. Well, the residents obtained a written estimate of Building Code compliance, the architectural portion of that kind of analysis, and code review would cost between $10,000 and $15,000. A review of the mechanical and electrical systems will probably cost around $10,000. These are ballpark figures from Lisa M. Lamp, AIA, LEED® AP, Interplan, Nationwide Development Architects & Engineers. The construction estimates for a new AB cited by LW are 2012 figures and millions of dollar short for todays construction costs. Like so many issues surrounding this project, LW MANAGEMENT CAN NOT be trusted or relied upon for the truth.

4) Laws – (Elaine Lutz, Chesapeake Bay Foundation) I have been told there are two state laws that the county should have used to stop this project but LW was given an exemption (Steve Findley, MCP&P). One law protects champion trees; the other has to do with the community tree canopy. With this project, not only will we lose our champion tree but also around 60 other mature trees. And that doesn’t include trees that are regularly removed for unknown reasons? I just learned on June 18, 2018, at the Advisory Committee Chairs Meeting, a Ms. Pugliese, Chair, Landscape Adv. Com. said that LW is scheduled to cut down 20 trees. These 20 trees have nothing to do with the construction of the AB project. In 2014, the MC Department of Environmental Protection published a report identifying the huge canopy deficiency existing in Leisure World. Today that canopy is even more depleted. It will take many years for replacement trees to mature. The whole project is far too expensive, unattractive, unsafe, unnecessary and deplorable.

I OBJECT TO LW RECEIVING AN EXEMPTION AND ALLOWED TO REMOVE THESE MATURE TREES. THE COMMUNITY ALREADY HAS A DEFICIENT TREE CANOPY.

WHAT GOOD ARE PROTECTIVE ENVIRONMENTAL LAWS IF THEY'RE NOT ENFORCED? REJECT THIS PROJECT.

Diane Knott, 3100 N. Leisure World Blvd., #707, Silver Spring, MD 20906
July 10, 2018

Lori.shirley@montgomeryplanning.org
Montgomery County Park and Planning

Please Reject Leisure World Site Plan 820170120

I recently listened to the Leisure World November 30, 2017 Park and Planning hearing again and there are a few issues I like to address.

1) Quality of Life - The Leisure World (LW) construction of a new Administration Building (AB) would not enhance the residents' quality of life. The existing building should be remodeled, in place, with all the bells and whistles of new construction. A remodel would save millions of dollars and be better for the environment. Now that savings might enhance a residents’ quality of life.

The current AB is a Frank Lloyd Wright's Prairie style and mirrors other buildings in the community and county. The building's main purpose is to house LW employees, not enhance the residents’ quality of life. There is a meeting room used by management and by a few Mutuals. There are many other rooms in Clubhouse One and Two that can be used for meetings. There is also a post office, real estate office and credit union which are not necessary. We are fortunate to have a shopping center within walking distance for some residents. A full service post office, at least four banks, real estate office, restaurants, Giant Food, cleaners etc. are all located there. LW has shuttle buses that daily take residents throughout the community and to the neighboring shopping center.

The site plan shows the existing AB becoming a sea of asphalt used for unnecessary additional parking. On Primary day the parking lot was half full, which was unusual. The existing parking area is more than adequate. The addition of landscaping and saplings will do little to improve the environment. The current AB site is perfect.

2) Safety - There is a MAJOR safety issue. The site plan shows a loop with a driveway at the beginning. This driveway is for commercial trucks and poses a safety hazard for pedestrians. Delivery trucks and one that routinely collects something with a very strong offensive odor will use this driveway.

Cars, commercial trucks and LW shuttle busses will use this loop. Residents' (some visually impaired) will compete with vehicles, to walk across or through this loop to enter the new building or clubhouse. The entrance mentioned during the hearing is through the restaurant.

This new loop, between the proposed AB and Clubhouse One, is where the bocce ball, shuffleboard and lawn bowling are now located. If we must lose these activities (Quality of Life), better to use THIS area for handicap parking. The AB should remain in its current location. This would eliminate the loop and provide safer and closer handicap parking for Clubhouse One and the restaurants. With the money saved, the activities could and should be relocated.

3) Consensus - Management's Site Plan FACT SHEET states that they held “80 open meetings of the Board and Committees.” I will take their word for that number but will tell you that as Carol Sloane said at the November 2017 MCP&P hearing, at LW meetings “you may ask a question but you seldom get an answer.” The residents are disrespected and ignored.
FROM: SHIRLEY, LORI  
To: admin@justus.group  
Sent: Wednesday, July 11, 2018 10:38 PM  
Cc: justus organization; LW Green; members@townmeetingorganization.com; lwdogs@justus.group; Marc Elrich; vaughn stewart  
Subject: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

TO: MNCPP PLANNING COMMISSION BOARD OF DIRECTORS  
PLANNING ADMIN & STAFF

HOW CAN ANY MNCPP REPRESENTATIVE IN GOOD CONSCIENCE, GOOD-FAITH APPROVE LW SITE PLAN WHEN THE 2,000 RESIDENT PETITIONS AGAINST NEW ADMIN. BLDG. WERE NOT INCLUDED IN THE REVISED SITE PLAN DOCUMENTS; FLANERY INSISTS THE BOARD NEVER DIRECTED HIM TO POLL THE COMMUNITY; GERKE IS SINGING OFF THE SAME PAGE; THE BOARD IS ILLEGALLY SEATED, COMPLICIT AND HAS BROKEN FIDUCIARY RESPONSIBILITY IT HAS TO THE RESIDENTS OF LEISURE WORLD. MUTUALS SEE NO RESALE MONEY; WASTE, FRAUD RAMPANT WITH A THUMB UP YOUR NOSE ATTITUDE TO ANY LOGICAL QUESTION RAISED ABOUT THE LARGEST PROPOSED CONSTRUCTION EXPENDITURE IN LW'S HISTORY. ARROGANT DERIDING DEMEANOR OF THE GM/BOARD/COMMITTEE MEMBERS LIKE IT'S BEEN DONE LIKE THIS FOR 50 YEARS GONNA STAY THAT WAY UNTIL SOMEONE MAKES THEM CHANGE IT.

ELDER ABUSE IS BEING INFLECTED BOTH FISCALLY, EMOTIONALLY
AND PHYSICALLY. OLDER WOMEN VERBALLY ASSAULTED, PUSHED AROUND BY GM AND HIS MERRY BAND OF CRONIES. MUTUAL RESERVES WOEFULLY UNDERFUNDED; AGING STRUCTURES; WE HAVE GOLF COURSE THAT 5600 RESIDENT PLAYERS. ABSURD. THE GOLF COURSE SHOULD BE MOVED INTO CONSERVATION. GM CAN MOVE INTO THE PRO SHOP AND USE THE OTHER EXISTING STRUCTURES. THE ONE AMENITY LW DOESN'T NEED IS MORE PARKING. UNDER GUISE OF MORE HANDICAPPED PARKING, DROP OFFS, INGRESS/EGRESS CHANGES TO ADMIN AND CLUB HOUSE 1. THERE ARE NUMEROUS CHANGES THAT COULD BE MADE WHILE PRESERVING THE EXISTING ADMIN BLDG. BUT NO LET'S PROPOSE NEW ADMIN BLDG. ON THE LOWEST PARCEL OF LW PROPERTY WHERE JUST A LITTLE RAIN COMES DOWN AND WE ARE IN A TIDAL WETLAND. GOOD GRIEF. THIS IS DISNEY WORLD. LET'S PUT UP A MONORAIL AND MOVE PEOPLE AROUND THE COMMUNITY. HOW'S THAT FOR SOLVING YOUR PARKING PROBLEM, KEV. PROPERTY VALUES ARE FLAT, RESERVES ARE DEPLETED, AGING STRUCTURES; AND $20 MILLION NEW ADMIN. BLDG. THAT WE DON'T NEED, DON'T WANT AND CAN'T AFFORD. THEY DON'T WANT RESIDENTS INFORMED OF THE REAL FACTS, THEY ENJOY COASTING AT OUR EXPENSE, SPENDING MONEY WE DON'T HAVE, NOT TO LESSEN THAT WE'LL HAVE DUMP TRUCKS HAULING DEBRIS TO WEST VIRGINIA FOR MONTHS AND MONTHS, 75 TREES TAKEN DOWN, FOR MY IMPERVIOUS SURFACE OF WHICH WE HAVE PLENTY ALREADY. THEY LIE AND SAY WE HAVE A PRIVATE GOLF COURSE COMMUNITY OF WHICH 35 YEARS OF BACK ALCOHOL BEVERAGE SALES TAX WAS NEVER PAID TO STATE OF MARYLAND, NUMEROUS FIRE CODE VIOLATIONS, PORTIONS OF LW TRUST ASSET HAVE NEVER SEEN A POWER WASHER AND
WE ARE SUPPOSED TO BLINDLY FOLLOW THESE MORONS. DON'T THINK SO. KEVIN FLANNERY'S ANNUAL COMPENSATION PACKAGE IS CLOSE TO $250,000. FOR WHAT? HE HAS A VESTED INTEREST IN KEEPING HIS JOB AND KEEPING PHIL MARKS WHO IS ON EVERY LW COMMITTEE CLOSE ALONG WITH THE OTHER ILLOGICAL DECISION MAKERS WHO SELF ELECT THEMSELVES TO A BOARD OF 36. WHAT FORTUNE 500 COMPANY HAS A BOARD OF 36? WE ARE ON AUTO PILOT HEADING FOR A FATAL CRASH.

NEVER HAS FLANNERY, GERKE, BOARD OF DIRECTORS, EVER SURVEYED THE 8,500 RESIDENTS. IT'S THEIR WAY, OR NO WAY.

I REALLY DON'T KNOW HOW THEY SLEEP AT NIGHT. THIS DOESN'T HAPPEN IN THE REAL WORLD, ONLY AT LEISURE WORLD, AND IT MUST STOP!

CONSTANTLY IGNORE, DISMISS RESIDENT'S QUERIES; REPURPOSE, RECYCLE, REFRESH EXITING BLDG. NO THERE'S ABSOLUTELY NO DISCUSSION ALLOWED AT COMMITTEE MEETINGS; BOARD MEETINGS; AT THE 29 MUTUAL PRESENTATIONS. THEY IGNORE THE QUESTION RAISED OVER AND OVER AGAIN. I ASKED AT THE LW BOARD MEETING IN MARCH WHEN THE RESULTS OF THE MUTUAL MEETINGS WOULD BE DELIVERED. I HEARD CRICKETS. I WANT TO SEE FOR MYSELF WHAT THEIR CONSENSUS PROOF IS AND WAS IT INCLUDED IN THE BINDERS DELIVERED TO YOUR OFFICES.

LW HAD 3 LOGICAL ENGINEERING STUDIES CONDUCTED, MORE MONEY WASTED BECAUSE THE BOARD AND GM CAN'T COMPREHEND AND SHOULD HAVE APPROVED THE 1 STUDY AND WE COULD HAVE BEEN ON THE ROAD TO HAVING THE CURRENT ADMIN BLDG.
REPURPOSED. MAYBE WE COULD SECURE SOME FUNDING FROM THE NATIONAL HISTORICAL TRUST. INEFFECTIVE LEADERSHIP, NO VISION, NO COMMON SENSE. TOTAL BREAKDOWN OF COMMUNICATION OR SHOULD I SAY NO COMMUNICATION WITH THE COMMUNITY.

All Montgomery County Planning Board staff and Commissioners need note:

AT NO TIME HAS THERE EVER BEEN A REQUEST FOR COMMUNITY MEMBER/UNIT OWNER CONSENSUS.

when asked publicly, LW General Manager Kevin Flannery continues to deny that the Planning Board ever called for community consensus.

Subject: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!
From: admin@justus.group
Date: July 11, 2018 6:32:12 PM EDT
To: Lori Shirley <lori.shirley@montgomeryplanning.org>, Matt Mills <matthew.mills@mnccpc.org>, mont.co.planningboard@justus.group
Cc: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, lwdogs@justus.group, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, vaughn stewart <vaughnstewart3@gmail.com>

According to Nicole Gerke - the revised site plan documents were to have been submitted yesterday---have you received the documents and when will staff/applicant meeting be held?

All Montgomery County Planning Board staff and Commissioners need note:

AT NO TIME HAS THERE EVER BEEN A REQUEST FOR COMMUNITY MEMBER/UNIT OWNER CONSENSUS.
when asked publicly, LW General Manager Kevin Flannery continues to deny that the Planning Board ever called for community consensus.

slk

From: JustUs admin <admin@justus.group>
Date: July 9, 2018 9:57:52 AM EDT
To: JustUs <justus@justus.group>, members <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>
Subject: Gerke Just said @ CPAC meeting

site plan expected to be submitted tomorrow to Park & Planning staff

4 binders to also be presented to P&P staff to include:
- history of FEP - spec. Admin. Bldg - CH 1
meeting min. from all advisory comm. back to 2012
LW News articles published over the years
comm. activities - Board activities - mutual presentations - news clippings -

no mention of CONSENSUS!

From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
Date: June 14, 2018 10:40:21 AM EDT
To: "admin@justus.group" <admin@justus.group>
Subject: RE: Site Plan 820170120 - staff and applicant meeting

Hi Sheryl,

This is the first that I’ve heard that the revised plans have been resubmitted. I will go to the DARC Division later today and check on that status. It’s possible it could be in “intake” at this time. To answer your question about a meeting scheduled with Area 2 staff and the Applicant, no, a meeting has not been scheduled.

Lori Shirley
Planner Coordinator
Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910
T 301-495-4557
F 301-495-1313
E Lori.Shirley@montgomeryplanning.org
W MontgomeryPlanning.org
From: JustUs admin <admin@justus.group>
Sent: Thursday, June 14, 2018 9:49 AM
To: Mills, Matthew <matthew.mills@mncppc.org>; mont.co.planningboard@justus.group; Montgomery County Council <county.council@montgomerycountymd.gov>; justus organization <justus@justus.group>; members <members@townmeetingorganization.com>; LW Green <lwgreen@justus.group>; LW Dogs <lwdogs@justus.group>
Cc: Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>; ben kramer <Benjamin.Kramer@house.state.md.us>; ben shnider <ben@shniderforcouncil.com>; vaughn stewart <vaughnstewart3@gmail.com>; seth grimes <seth.grimes@gmail.com>
Subject: Fwd: Site Plan 820170120 - staff and applicant meeting

Lori:

Herman Cohen, Chair - LW Security & Transportation Advisory Comm. just stated that LW has submitted their revised site plan to you. Is this a correct statement, and if so, is there a meeting with you/your staff and LW management, scheduled?

Matthew: there has been no reply to the June 5, 2018 email below:

slk

From: admin@justus.group <admin@justus.group>
Date: Tue, Jun 5, 2018 at 6:50 PM
Subject: Site Plan 820170120 - staff and applicant meeting
To: Matt Mills <matthew.mills@mncppc.org>, mont.co.planningboard@justus.group, Montgomery County Council <county.council@montgomerycountymd.gov>, justus organization <justus@justus.group>, members <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>, lwdogs@justus.group
Cc: Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, ben kramer <Benjamin.Kramer@house.state.md.us>, ben shnider <ben@shniderforcouncil.com>, vaughn stewart <vaughnstewart3@gmail.com>, seth grimes <seth.grimes@gmail.com>

Matthew:

simply because staff/applicant meetings are not included in your referenced regulation, does not mean said regulation precludes stakeholder attendance @ any meeting between staff and applicant -- specifically when the stakeholders are the ones footing the bill - NOT the applicant employees.

unless you are able to provide any regulation specifically addressing the issue raised, holding a meeting between staff and LW employees will be in violation of our rights.

slk
Ms. Katzman:

MCPB Regulation 50/59.00.01.06, Evaluation of Applications, states:

...  
C. Public Participation.  

Any individual or organization with an interest in or concern about a proposed development or specific application may participate in the review and approval process by:

- Attending the pre-submission community meeting organized and held by the applicant before an application is submitted to the Planning Department;
- Reviewing information about the submitted plan application online at the Planning Department website; and
- Attending the DRC meeting scheduled for the application, if applicable. The DRC meeting is not open to public participation, but members of the public may attend and listen to the discussion. Groups should notify DARC staff about their interest in attending the DRC meeting before the scheduled date so that space accommodations can be made.

The meeting you are describing, assuming it even takes place, is not the DRC meeting referenced in the above Regulation. As a result, attendance at the meeting will be limited to the Applicant and Staff.

Thank you.

Matthew T. Mills
Acting Principal Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
8787 Georgia Avenue – Suite 205
Silver Spring, Maryland  20910
(301)495-4646
(301)495-2173 (F)

From:  admin@justus.group <admin@justus.group>
Sent: Friday, June 01, 2018 12:54 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Cc: justus organization <justus@justus.group>; members <members@townmeetingorganization.com>
Subject: Site Plan 820170120 - staff and applicant meeting

your reply with any regulation precluding stakeholder attendance from any meeting between P&P staff and applicant, is requested.

slk

From: "admin@justus.group" <admin@justus.group>
Date: May 30, 2018 10:26:00 AM EDT
To: Matt Mills <matthew.mills@mncppc.org>
Cc: Lori Shirley <lori.shirley@montgomeryplanning.org>, justus organization <justus@justus.group>, members <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>
Subject: Site Plan 820170120 - staff and applicant meeting

of course you cannot "guarantee" there will be a meeting -

however, LW has announced they will be meeting with planning board staff - therefore when asked if this meeting will be open, Lori said she thought not - as such, you are asked to provide any regulation stating that site plan area residents are precluded from attending said meetings.

sk

From: "Mills, Matthew" <matthew.mills@mncppc.org>
Date: May 30, 2018 10:04:52 AM EDT
To: "admin@justus.group" <admin@justus.group>
Cc: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
Subject: RE: Site Plan 820170120 - staff and applicant meeting

Ms. Katzman:

I will be happy to look into this if you would like, but, as a preliminary matter, I must warn you that there is no guarantee there will actually be any type of meeting when the new application is submitted. It is possible the Applicant could simply drop it off with the Department for our Staff to begin evaluating.

Regards,
Matt Mills

Matthew T. Mills
Acting Principal Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
8787 Georgia Avenue – Suite 205
Silver Spring, Maryland 20910
(301)495-4646
(301)495-2173 (F)

From: admin@justus.group <admin@justus.group>
Sent: Tuesday, May 29, 2018 12:14 PM
To: Mills, Matthew <matthew.mills@mncppc.org>
Cc: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Subject: Site Plan 820170120 - staff and applicant meeting

From: "admin@justus.group" <admin@justus.group>
Date: May 25, 2018 1:00:43 PM EDT
To: Matt Mills <matthew.mills@mncppc.org>
Cc: Lori Shirley <lori.shirley@montgomeryplanning.org>, justus organization <justus@justus.group>
Subject: Site Plan 820170120 - staff and applicant meeting

Matt:

The applicant will be coming back to the staff shortly with their updated site plan.

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

slkatzman
President, JustUs
admin@justus.group
conscience of the community

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

Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”
WHAT WOULD THIS MAN SAY ABOUT...
THE RESUBMISSION OF LEISURE WORLD SITE PLAN 
No. 820170120...IF ASKED...?

"Look! It doesn’t take a Genius!"

The Leisure World Board of Directors did not do what it was told to do by the MC Planning Board (MCPB) at the November, 2017 meeting. Just re-read the record. Informing the Community is not involving the Community. There wasn’t even an attempt made...to achieve a consensus! No approval should be given to proceed with this Folly!
From: Polly McFarland <oldladymcf@gmail.com>  
Date: July 12, 2018 12:37:14 AM EDT  
To: admin@justus.group  
Cc: LW Green <lwgreen@justus.group>, justus organization <justus@justus.group>, lwdogs@justus.group, members@townmeetingorganization.com  
Subject: Re: New Admin Building - Diane Knott

Hello Everyone,
I am a resident in LW and I get more and more inflamed with each of these notes that I receive.

My take on all of this is that first of all, these committees are run quite unprofessionally. Before I get to the big stuff, I feel that if they are so strapped for money, why are they sending out to have binders put together! And why is anyone thinking of building and multi million dollar building? When the residents start getting hit with the “payments” on that, there’s going to be a lot of people leaving here.

I worked for one of the top major companies in this country, and when we needed the materials made up and put into binders for meetings of personnel within the company! After you people have prepared the contents of the binders, the hard work is done. I can only imagine what they’re going to cost (out of the pockets of the residents), do it yourselves.

But don’t worry about it (I know you’re not though.)

The way you pamper yourselves, you all must be very important people. I guess that’s one reason the mammoth company I worked for absolutely didn’t run a business like money was never a concern.

The 55+ community that my husband and I lived in before he died and I moved back to Maryland was way bigger and better than this and it was not expensive to live in. I.e. down there, they were about 20 small pieces of it and each one had it’s own postal bdg., pool, golf course, club house etc., and they were all VERY NICE.

How do you suppose they did that while keeping residents’ expenses while we residents live like kings and queens. Something is terribly wrong here at LW.

Do you have a plan for 10 to 15 years from now, when all of the aged parts of the houses start fall apart and requiring replacement? I’m glad; I’ll be dead by then.

Any thoughts on this? Please don’t reply just to me, Let is all know what your plans are. Since we residents foot the bills for all of your plans please respond to all of us.
Thank you,
Polly McFarland

On Wed, Jul 11, 2018 at 9:30 PM admin@justus.group <admin@justus.group> wrote:

**New Admin Building**

**Diane Kout**

The LW Administration Building is currently in its best location. The building sits on a hill. Any rainwater runs away from that location and toward the proposed new location. Any mold that might be in this building is due to management’s neglect. For example, there are photos of a cement splash block which should be directing rainwater away from the administration building, but instead the water is directed to the base of the building - a definite cause for mold. If there is asbestos, it won’t evaporate and disappear. It would have to be dealt with whether the building is torn down or rebuilt in the same location. This rebuilt building would have all the bells and whistles of a new building and cost FAR less. The proposed loop between Clubhouse One and the new building is a hazard. At one end there is a driveway for delivery trucks and a truck whose purpose is to collect and remove a smelly substance from Clubhouse One. Residents will compete with trucks, LW shuttle busses, and cars to use this loop to enter either Clubhouse One or the new building. (Speaking of Clubhouse One – walk in and take a deep breath. It stinks in there all the time. Why isn’t that corrected?) Residents will lose the bocce ball, shuffleboard, and lawn bowling courts. That loss is to make room for the asphalt loop and add to the asphalt parking lot where the current administration building now stands. As things are today, there’s no need for additional parking. We have adequate parking. But if a majority of residents would not be unhappy losing these recreational courts, make THAT area handicap parking only – NO LOOP. That would safely put handicap residents closer to Clubhouse One. The most important thing is this new building will not do one thing to enhance a residents’ quality of life. Management’s priority is that the employees not be inconvenienced by needing to work out of trailers during construction. If school children can attend classes in trailers, LW employees can work out of trailers - it’s not forever. Or for that matter, I’d bet the majority of employees could be temporarily relocated to other locations within the community.

**slkatzman**

*President, JustUs*
admin@justus.group

*conscience of the community*

"JustUs" advocates to enhance the quality of life for all Leisure World residents
Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”
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Judy Rosenthal
Mutual 19A

sikatzman
President, JustUs
admin@justus.group
conscience of the community

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

Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”
From: "pointblank.lw" <pointblank.lw@gmail.com>
Date: July 12, 2018 10:27:27 AM EDT
To: mont.co.planningboard@justus.group, Montgomery County Council <county.council@montgomerycountymd.gov>
Cc: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, lwdogs@justus.group, LW Board of Directors <board@lwmc.com>, "cpac@justu.group"
<cpac@justus.group>, Marc Elrich <Councilmember elrich@montgomerycountymd.gov>, vaughn stewart <vaughnstewart3@gmail.com>, seith grimes <seith.grimes@gmail.com>, ben kramer <kramerdelegale19@aol.com>, ben shnider <shniderb@gmail.com>
Subject: Point Blank© on Facebook - The Town Meeting Organization (TMO) and "JustUs" have launched websites
Reply-To: pointblank.lw@gmail.com

https://www.facebook.com/Point-Blank-416756005088681/

Point Blank

The Town Meeting Organization (TMO) and "JustUs" have launched websites allowing residents to remain informed about the undertakings of both organizations.

www.townmeetingorganization.com

As most of you are aware, "JustUs" has focused on two important issues regarding residents:

1. The current plan to tear down the administration building without first conducting an engineering study to determine the renovation versus replacement cost of the building.

2. The illegally seated board of directors who are appointed versus elected.

The TMO focuses on the governance side of LW. On the TMO website is a one-question survey about whether or not to renew the GM's contract. TMO needs residents' votes to attempt to influence the board of directors not to renew the contract. Please consider completing this survey.

Additionally, you will find an article "censored" by the LW newspaper, videos from the March 1, 2018 TMO meeting and a video containing the Montgomery County Park and Planning Commissioners' expressing concerns about the new administration building effort and more.

On the "JustUs" website:
you will find lots of photos and videos depicting the deteriorated conditions of the LW trust properties, a 22-page Montgomery County Fire Marshall Report detailing code violations as a result of "JustUs" identifying the findings to the Fire Marshall's Office, Montgomery County Health Department code violations and more.

Please share the links for the two new websites with your email contacts to help change the governance and management of LW.

www.townmeetingorganization.com

www.justus.group

KEEP CALM AND SPEAK TRUTH TO POWER
Point Blank©-slk

slkatzman
President, JustUs
admin@justus.group
conscience of the community

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

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

From: admin@justus.group
Sent: Thursday, July 12, 2018 10:16 PM
To: mont.co.planningboard@justus.group; Montgomery County Council; justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; LW Board of Directors; cpac@justus.group; Marc Elrich; vaughn stewart; seth grimes; ben kramer; ben shnider
Subject: The FIX is in!!! NOT SURPRISING -- re: More on Kevin Flannery's DECEPTION

From: patricia wiles <pattiwiles1@gmail.com>
Date: July 12, 2018 9:58:25 PM EDT
To: JustUs admin <admin@justus.group>
Subject: Site Plan Admin Bldg.

Exactly why Flannery should be terminated and board unseated. A simple direction made by each commissioner: gain CONSENSUS.

Not being present at meeting doesn’t absolve Flannery of his responsibilities to community. Why did they pony show 29 mutuals yet deny opposing voices. Not answer direct questions against new building, deny, deflect, dismiss, deride questions/comments by concerned, smart, good LW residents.

Flannery's contemptuous, dismissive attitude is sickening. Abruptly ended the Montgomery Mutual site plan meeting with many residents left with no time to ask legitimate questions. Oh yeah, but that's how LW has operated for the past 50 years and we're not changing. Can you spell D I N O S A U R Does he really believe P&P is going to believe he didn't understand the CONSENSUS mandate expressed by all the commissioners? Good try Kev.

$20,000 a month in salary/benefits, which is more than some doctors earn, for a community that's being run into a hole -- a $20 million rabbit hole. The Board should be replaced too! It's a direct conflict of interest to have Phil Marks with a seat on every advisory board and on the Board of Directors. Kevin is involved in mutual elections Why? He must keep his power base in line.
While he sticks it to LW residents who get little to nothing in enhanced community improvements.

Who gave him sole authority to write checks up to 50,000 with just his signature?

Does the asphalt company get special kickbacks from LW for repaving LW boulevard every year. May I suggest earmarking that money for power washing Trust assets. 50 years of mold and mildew really doesn't do much for increased property values. A simple maintenance item most homeowners perform on a regular basis.

Nonpayment of MD state alcohol taxes for 35 years would've landed most GMs in the unemployment line. At Leisure World you get a lifetime bloated contract filled with money and benefits while providing failed leadership, no logical short-term or long-term vision for LW, exhibits insulting behavior toward residents, and a graduate of Georgetown University can't spell CONSENSUS, doesn't know the meaning of CONSENSUS, and now blames the Board because they didn't tell him to gain CONSENSUS. Please. No one with half a brain believes that lie.

The high paid LW attorney didn't hear what the commissioners said? He didn't report back to Kev & the Board, no one on the Board attended the 11/2017 meeting. Feigning ignorance doesn't exonerate the GM or the Board!!!! It just provides more evidence that they are inept, ineffective and impotent not to mention illegally seated!

From: "JudyR" <justroses@verizon.net>
Date: July 12, 2018 5:10:56 PM EDT
To: "Marybeth Ardike" <marybeth.bob@gmail.com>
Cc: "admin JustUs" <admin@justus.group>
Subject: Re: NOT SURPRISING

Bob, that is exactly what happened. Sort of like being told to clean your room when you were a kid......but you didn’t make your bed because it
wasn’t specifically stated in the original directive to clean your room. What games!

Shame on him, shame on that Board of Directors and shame on all the people who allow this to go on.

Judy

From: "admin@justus.group" <admin@justus.group>
Date: July 12, 2018 11:40:44 AM EDT
To: mont.co.planningboard@justus.group, Montgomery County Council
<county.council@montgomerycountymd.gov>
Cc: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green
<lwgreen@justus.group>, lwdogs@justus.group, LW Board of Directors <board@lwmc.com>, "cpac@justus.group"
<cpac@justus.group>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, vaughn stewart
<vaughnstewart3@gmail.com>, seth grimes <seth.grimes@gmail.com>, ben kramer
<kramerdelegate19@aol.com>, ben shnider <shniderb@gmail.com>, securityandtransportation@justus.group
Subject: The FIX is in!— NOT SURPRISING — re: More on Kevin Flannery’s DECEPTION

From: Marybeth Ardike <marybeth.bob@gmail.com>
Date: July 12, 2018 11:31:11 AM EDT
To: JudyR <justroses@verizon.net>
Cc: admin JustUs <admin@justus.group>
Subject: NOT SURPRISING

Judy! As you state, Kevin Flannery stated...

He said “HE” had never been told consensus was required. Since he wasn’t at the hearing, he, Kevin Flannery, was never told it was needed, so it was never done.

Consider this...Kevin gives answers which will always protect ‘WHAT’ he does. He is quite good at ‘obfuscation’. I think that’s exactly what he did in this instance. When he said, "HE” had never been told consensus was required. I’d say that what he said is accurate...as he stated it

Ok! Pick yourself off the floor. Here’s why he can/could say this. The Leisure World Board of Directors DID NOT direct him to seek consensus! So! He’s like the “smart ass kid.” He is giving an answer that is not truthful BUT at the same time...not
false. The same goes for “his staff not telling him.” Oh! Make no mistake about what Nicole reported back. He was told, informed, etc. But...as far as he is concerned, his staff can’t direct him to follow “a damn thing!” About that he’s correct.

Kevin wants a new building; he expects to get a new building. And, unless he had explicit direction from the Leisure World Board of Directors to attempt getting a resident consensus, which he was not directed to do, trying to obtain a consensus was simply unnecessary.

Bob Tropp, LW Vice Chair made it quite clear to me, at the June Ex. Comm. meeting, why the LW Board would not even approve sending a survey to residents about renovation vs a new building. His words...Here is what he essentially said...”a fundamental problem exists. It’s the lack of acceptance on the part of some residents to accept the existing LW governance procedures and the way in which this Board goes about making its decisions.... it is the established way of making decisions at Leisure World that has existed for 50 years and unless or until that is changed...that is the system.”

That statement pretty much answers everything!

Bob Ardike

From: "admin@justus.group" <admin@justus.group>
Date: July 12, 2018 10:21:20 AM EDT
To: mont.co.planningboard@justus.group, Montgomery County Council <county.council@montgomerycountymd.gov>
Cc: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, lwdogs@justus.group, LW Board of Directors <board@lwmc.com>, "cpac@justu.group" <cpac@justus.group>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, vaughn stewart <vaughn.stewart3@gmail.com>, seth grimes <seth.grimes@gmail.com>, ben kramer <kramerdelegate19@aol.com>, ben schnider <schniderb@gmail.com>, securityandtransportation@justus.group
Subject: More on Kevin Flannery's deception

From: "JudyR"
Date: July 12, 2018 10:07:12 AM EDT
To: <admin@justus.group>
Subject: More on Kevin Flannery's deception

4
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When he finished talking about the MNCPPC Planning Board Hearing and how things were moving along with the new building and how they had made the changes to the plans that P&P requested, I raised my hand and said, “since the P&P Board said LW needed to gain consensus of the residents, when was that going to happen? You sent out a “survey” for the Internet bulk rate services (which was terrible), but I’ve never seen a survey about the building.”

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Shirley, Lori

From: admin@justus.group
Sent: Friday, July 13, 2018 11:28 AM
To: mont.co.planningboard@justus.group; Montgomery County Council
Cc: justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; Marc Elrich; vaughn stewart; ben kramer
Subject: LWCC/LWMD use of mandatory 2% "Resales" Fund is unlawful

To: Montgomery County Planning Board and Montgomery County County Council

It is once again brought to your attention -

Leisure World Community Corporation, a homeowners association and its wholly owned subsidiary "Leisure World of Maryland" use of 2% Resale Funds to build a NEW building violates the terms for which the mandatory fees are obtained:

Tenth Amendment to Trust Number One

"WHEREAS, there has been a long standing practice of imposing a Resales Improvement Fund fee in the case of resales of units in the condominiums and of shares of stock in the cooperative; and

WHEREAS, the proceeds of these fees are needed, and have have been used for the expansion, alteration and improvement of the facilities and other properties of the Trusts; and to establish Reserve Funds and a Capital and Operating Fund."

Definitions of "Expand"/"Altering"/Improving"

http://legal-dictionary.thefreedictionary.com/expanders

expand
Appendix S

verb accumulate, add to, advance, aggrandize, aggravate, amplify, ascend, augment, balloon, be augmented, be distended, become broad, become greater, become larger, blow up, branch out, broaden, build up, burgeon, deepen, develop in greater detail, dilatare, dilate, distend, elevate, enhance, enlarge, enlarge on, enter into detail, escalate, exacerbate, exaggerate, expatiate on, express in fuller form, extend, extendere, fan out, fatten, fill out, further, gain, gain strength, go into detail, greater, grow, grow larger, heighten, increase, increase in bulk, increase in extent, inncrease the capacity of, inflate, intensify, lazarre, lengthen, make greater, make larger, make more comprehensive, maximize, multiply, outspread, outstretched, progress, prolong, raise, redouble, render broad, render larger, shoot upward, sprawl, spread, spread out, spread over, step up, stretch, stretch out, supplement, swell, unfold, wax, widen

http://www.thefreedictionary.com/expanding

1. To increase the size, volume, quantity, or scope of; enlarge: expanded her store by adding a second room. See Synonyms at increase.
2. To express at length or in detail; enlarge on: expanded his remarks afterward.
3. To open (something) up or out; spread out: The bird expanded its wings and flew off.
4. Mathematics To write (a quantity) as a sum of terms in an extended form.

v.intr.
1. To become greater in size, volume, quantity, or scope: Air expands when heated. This critic 's influence is expanding.
2. To speak or write at length or in detail: expand on a favorite topic.
3. To open up or out; unfold: The chair expands to form a day bed.

What is ALTER?

To make a change in; to modify; to vary in some degree; to change some of the elements or ingredients or details without substituting an entirely new tiling or destroying the identity of the thing affected. Hannibal v. Winchell. 54 Mo. 177; Haynes v. State, 15 Ohio St. 455; Davis v. Campbell, 93 Iowa, 524, 61 N. W. 1053; Sessions v. State, 115 Ga. 18, 41 S. E. 259. See ALTERATION. Synonyms. This terra is to be distinguished from its synonyms "change" and "amend." To change may import the substitution of an entirely different tiling, while to alter is to operate upon a subject-matter which continues objectively the same while modified in some particular. If a check is raised, in respect to its amount, it is altered; if a new check is put in its place, it is changed. To "amend" implies that the modification made in the subject improves it, which is not necessarily the case with an alteration. An amendment always involves an alteration, but an alteration does not always amend.

Law Dictionary: What is ALTER? definition of ALTER (Black's Law Dictionary)
What is IMPROVEMENT?

A valuable addition made to property (usually real estate) or an amelioration in its condition, amounting to more than mere repairs or replacement of waste, costing labor or capital, and intended to enhance its value and utility or to adapt it for new or further purposes. Spencer v. Tobey, 22 Barb. (N. Y.) 209; Allen v. McKay, 120 Cal. 332, 52 Pac. 828; Simpson v. Robinson, 37 Ark. 132. In American land law. An act by which a locator or settler expresses his intention to cultivate or clear certain land; an act expressive of the actual possession of land; as by erecting a cabin, planting a corn-field, deadening trees in a forest; or by merely marking trees, or even by piling up a brush-heap. Burrill. And see In re Lee Tp. Road, 159 Pa. 72, 2 S Atl. 238; Bixler v. Baker, 4 Bin. (Pa.) 217. An “improvement,” under our land system, does not mean a general enhancement of the value of the tract from the occupant’s operations. It has a more limited meaning, which has in view the population of our forests, and the increase of agricultural products. All works which are directed to the creation of homes for families, or are substantial steps towards bringing lands into cultivation, have in their results the special character of “improvements,” and, under the land laws of the United States and of the several states, are encouraged. Sometimes their minimum extent is defined as requisite to convey rights. In other cases not. But the test which runs through all the cases is always this: Are they real, and made bona fide, in accordance with the policy of the law, or are they only colorable, and made for the purpose of fraud and speculation? Simpson v. Robinson, 37 Ark. 137. In the law of patents. An addition to, or modification of, a previous invention or discovery, intended or claimed to increase its utility or value. See 2 Kent, Comm. 306-372. And see Geiser Mfg. Co. v. Frick Co. (C. C.) 92 Fed. 191; Joliet Mfg. Co. v. Dice, 105 111. 050; Schwarzwaelder v. Detroit (C. C.) 77 Fed. S91; Reese’s Appeal, 122 Ta. 392, 15 Atl. 807; Rheem v. Holliday, 16 Pa. 352; Allison Bros. Co. v. Allison, 144 N. Y. 21, 3 S N. E. 956.

Law Dictionary: What is IMPROVEMENT? definition of IMPROVEMENT (Black's Law Dictionary)

pg. 15 & 16:

refers to "resales fund" changes in percentages in these amended Trust documents:

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

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

Revised January 2007

There is an old saying in Washington that "If you are not confused, you don't understand the problem." A similar comment might be made about Leisure World. The legal basis and organizational structure of our community are extraordinarily complicated, and no one should assume that they fully understand our situation without careful study. Leisure World is unique in Maryland, certainly different in legal structure from Montgomery Village, with which it is sometimes confused. We therefore suggest that laymen, lawyers, legislators, and government officials tread carefully.

In this document, we aim to open all the main doors to our community structure, but we cannot provide a full, precise description of Leisure World's legal relationships through a summary. For some questions, answers can be found only by researching the original documents. The following discussion is presented in five sections:

- **Background** describes in broad terms the origins, zoning, geography, and general character of Leisure World of Maryland.

- **Leisure World Trust** describes the Trust arrangements under which the property of our community as a whole is held by a Trustee for the benefit of the Cooperative, Condominium, and Homeowners Association (HOA) housing associations, termed "Mutuals" by the developer, that have been and will be established within Leisure World of Maryland. (The individual housing units and the other properties covered by the Cooperative, Condominium, and HOA declarations are not covered by the Trust documents.)

- **Mutuals** describes the legal status of the Leisure World Cooperative, Condominium, and HOA housing associations. It explains how their legal position relates to the Leisure World Trust and to the two legal entities, described below, which were created to serve the needs of the Mutuals and of the Cooperative members and the Condominium and HOA unit owners (and the tenants) of Leisure World.

- **Leisure World Community Corporation** describes the legal entity created by the Mutuals in 1980 to serve as the center for management and representation of the
community, particularly for the formulation of community policy. A Board of Directors heads the Leisure World Community Corporation. Ever since Suburban Bank resigned the position of Trustee in 1984, the Leisure World Community Corporation has been the Trustee.

- **Leisure World of Maryland Corporation** describes our management company, wholly owned by the Leisure World Community Corporation, which determines its general policies. This management company is responsible for maintaining and managing the property of the Trust and for performing maintenance and management functions for the Mutuals under standard contracts. It has a staff of approximately 300, who work under the direction of a General Manager.

**Background**

Leisure World of Maryland — generally referred to merely as Leisure World — is a geographic area in the northern part of Silver Spring designed as an age-restricted residential community.

The original developer of Leisure World was the Rossmoor organization of California, commonly known as The Rossmoor Construction Corporation (RCC), and its affiliates. It started development work in 1965. By the mid-1980s, when the community had grown to some 2,600 units, RCC formed a partnership (as limited partner) with International Developers, Inc. (as the general partner) to develop the remainder of the residential property. That program started with the construction of four condominium buildings, now known as The Greens and The Greens II.

For most of its north-south length, the west side of Leisure World borders on Georgia Avenue, in the region between Bel Pre Road and Norbeck Road. A 10-acre strip along Georgia Avenue, Leisure World Plaza, owned by the developer of Leisure World, is a separate property and has been developed for commercial rather than residential use. Several parts of Rossmoor’s original parcel of land, areas not subject to age restriction, have been sold off to other investors, who have since developed them entirely apart from the Leisure World community. In 2001, an additional 17.6-acre property, owned by the Washington Suburban Sanitary Commission, was purchased by the developer and added to Leisure World by action of the Trustee.
The residential area of Leisure World was and remains uniquely zoned as P-R-C — that is, a Planned Retirement Community. The zoning ordinance provides for a variety of recreational and social amenities in the community. It also establishes an age restriction — that is, residence, but not ownership, of homes is limited to persons at least 50 years of age. The community also complies with the Housing for Older Persons Act of 1995, which stipulates that 80% of the residential units must be occupied by one person 55 years of age or older.

The dwellings in the community, aside from the original group of 888 Cooperative units, do not benefit from any governmental guarantees, preferential interest rates, or subsidies. Moreover, the community does not contain any life-care facilities. It contains a medical center, where doctors, dentists, and other professionals conduct private practice, and where nurses are available for normal duties during regular office hours and for emergencies around the clock every day of the year.

Note, finally, two pieces of property that exist within the boundaries of Leisure World but are not owned by the developer, any Cooperative, Condominium, or HOA Association, or by the Leisure World Trust.

- Inter-Faith Chapel, Inc., is an independent institution, organized and financed by a group of our residents, which was built on land bought from RCC and is owned by the Chapel Corporation.

- Our Lady of Grace Catholic Church was built within the age-restricted area on land conveyed to the Washington Catholic Archdiocese from RCC.

**Leisure World Trust**

The land within Leisure World that was set aside for community use, and the facilities that were built on it later, were placed in a Trust by an agreement dated March 9, 1966, between Suburban Trust Company, later to be known as Suburban Bank, the Trustee, and Maryland Mutual No. 1 Inc., the first Leisure World Cooperative, as Trustor (or beneficiary). A second Trust Agreement was adopted in 1979, when the Trustee, on behalf of the Trustors, bought the golf course and certain other properties owned by the developer.

The Federal Housing Administration (FHA) and Riggs Bank, the mortgagee of the
cooperatives, approved the original Trust Agreement. The agreement included, among other things, a Regulatory Agreement between Suburban Trust Company and the Federal Housing Commissioner. The Regulatory Agreement, in effect, puts the Trustee under the supervision of the Commissioner and gives him the right to suspend the Trustee (that is, to declare a default under the agreement) and to take over the Trustee's powers and duties.

The Trust was created at the request of the initial mortgagee. The purpose of establishing the Trust, rather than some other form of community organization, was clear. The Trust arrangement enabled FHA, which guaranteed the mortgage (and later, several mortgages) on the Cooperative housing, and the mortgagee, Riggs Bank, to acquire an extra degree of control over valuable property and thus obtain greater stability for their financial commitments. That is made explicit in Recital F of the Trust Agreement of 1966.

When Mutuals 2, 3, and 4 (also Cooperatives) were created, they too became parties to the Trust agreement, and additional mortgagees entered the picture. The four Cooperatives were combined into a single legal entity — Montgomery Mutual, Inc. — through formal Articles of Consolidation, on December 17, 1970. As the new mortgagees provided financing, they also obtained the rights and security originally obtained by Riggs Bank — for example, as provided in section VII, paragraph J, of the Trust Agreement of 1966. The Trustee may not encumber, lease, sell, assign, transfer, or dispose of any Improvements conveyed in fee to Trustee without approval of all the mortgagees. The last of these mortgages is scheduled to be paid up by 2009, at which time these limitations will be extinguished.

As Condominiums were created within Leisure World, they were, in due course, though sometimes after substantial delay, tied into the Trust arrangements as Trustors, through signature of a standard Instrument of Adoption. Among other things, that document provides in section 7 that the management agent for each adopting Trustor shall be the same as the management agent employed by the other Trustors. The document precludes action by the Trustee, the Board of Directors, which would limit or abrogate the bylaws of the Trustor. It also precludes the exercise by the Trustee of any rights specifically granted to a Trustor under the Trustor's bylaws. We should repeat that, according to the Trust document, the Trustors (beneficiaries) are the Mutuals — the Cooperatives, Condominium, and HOA associations — and not the individual Cooperative members and Condominium and HOA unit owners. Accordingly, there is a legal separation between residents and the Trust. That is not generally
true in such homeowners' associations as Montgomery Village, where the individual unit owner has a membership in, and a direct legal connection to, the community association, sometimes called the umbrella organization. In Leisure World, the owner of a Cooperative membership or a Condominium or HOA unit is not a beneficiary of the Trust but rather an owner of a share of an organization (Mutual) that is the beneficiary (Trustor). The Trustee has the power to decide virtually all questions that arise under the Trust arrangements. Certain matters, however, are left to a vote of the Trustors — for example, increasing the annual budget beyond the percentage increase in the Consumer Price Index (CPI).

**Mutuals**

"Mutual" is the designation given by RCC to each of the separate housing associations built here. The first four Mutuals, as noted earlier, were Cooperatives; they were later legally consolidated into a single Cooperative corporation (Montgomery Mutual, Inc.), comprising 898 units. Thereafter, RCC established many Condominiums, which were incorporated separately. Please refer to Appendix "C" for details. Upon payment of required capital contributions, each Mutual is eligible to become a Trustor under the Trust Agreements, as indicated earlier. When control of a new Mutual is turned over to unit owners by the developer, it may become a member of the Leisure World Community Corporation and the Board of Directors, as all completed Mutuals have done. The transfer of power to the unit owners is governed by section 11-109(c)(15) of the Maryland Condominium Act. Each Mutual maintains full legal powers over its own property and may make its own decisions on the size of its budget, its reserves and investments, maintenance policies, house rules, and the like. Each Mutual may choose to transfer or delegate its powers to management staff or anyone else. By signing the Instrument of Adoption, a Mutual naturally becomes subject to the provisions of the Trust Agreements, but those apply to community facilities and not to the internal workings of the Mutual.

As a Trustor, the Mutual is, of course, obliged to pay a fraction of the expenses of the community (Trust) facilities, as determined each year by the Board of Directors, in accordance with the Trust Agreements. Those expenses are included in the budgets of the individual Mutuals, and the budgets determine the assessments payable by individual owners. The mandatory charges of the Trust thus are obligations of the Trustors (Mutuals), not the individual residents. Trust charges directly applicable to those persons are voluntary, in the sense that they are payable only for special community facilities or services provided by the
central management at the option of the recipient. They include, for example, so-called user fees for the golf course, swimming pool, meeting rooms, and private dining rooms; charges for nursing visits; and charges for certain appliance repairs and maintenance of individual housing units not payable out of a Mutual's treasury.

On the other hand, the Trust Agreements give certain legal powers to the Mutuals. A number of important decisions may be made under the Trust Agreements only with the consent of all or a specified majority of the Mutuals (Trustors), each acting through its respective board of directors. For example, the Trust budget may not be increased from year to year beyond a certain amount without the approval of all the Trustors, and the Trustee may not submit a plan of operation that includes any substantial change in community services from those specified in Schedule A of the Trust Agreement of 1966, unless the change is approved by at least two-thirds of the Trustors, each acting through its board.

**Leisure World Community Corporation**

Until 1980, the Leisure World community had no legally constituted organization that it could call its own. The Trustee retained full legal authority to run the community facilities and fix the budget for the community as a whole for presentation to FHA. The Trustee had created a management company, the Leisure World of Maryland Corporation, headed by a management agent that it appointed and controlled and to which it delegated certain of its operating responsibilities and a limited amount of authority. The residents had formed a Community Advisory Council, comprising representatives elected by the Mutuals. As its name implied, the Council advised the Trustee and consulted with the management agent. It cannot be said that the residents of the community, the boards of directors of Mutuals, or even the members of the Council had a clear idea of what authority they had, if any. The Trust generally seemed to operate with a loose rein, but it left no doubt about its legal powers when important financial questions arose.

In 1980, after some unfortunate experiences with the head of the management company (who eventually resigned), the Community Advisory Council decided to form a legal entity directly responsible to the community. The Mutuals, acting together, obtained a Maryland charter for the Leisure World Community Corporation, a not-for-profit, non-stock Membership Corporation, whose members comprised all the Mutuals. The corporation's board of directors was called the
Community Council, primarily for reasons of tradition. The word *Advisory* was notably absent. In 2006, the name “Community Council” was changed to “Board of Directors.”

The charter and the bylaws of the Leisure World Community Corporation provide that each member is assigned a number of votes equal to the number of housing units it contains and is ordinarily represented on the Board of Directors by a Director and one or more Alternate Directors. However, a large Mutual is allowed more than one Director, each of whom casts a fraction of the total voting power of the member. Directors have no definite term of office; they are chosen by, and serve at the pleasure of, their respective Mutuals. Each January, however, the Directors elect officers for the Board and the corporation who, with other Directors selected by the Board, form an Executive Committee.

The Executive Committee prepares the work of the Board, but it has not been delegated any significant powers to act in behalf of the Board. The Board is also assisted by 16 standing advisory committees: the Architecture and Landscaping, Audit, Budget and Finance, Community Planning, Education and Recreation, Emergency Preparedness, Energy, Golf and Greens, Health, Insurance, Legislation and Taxation, Physical Properties, Restaurant, Security and Transportation, Strategic Planning, and Tennis Advisory Committees. In addition, the Board appoints special committees to investigate and advise it on specific problems. The work of the standing and special committees is invaluable in the operation of the community organization, but none of the committees is authorized to spend money, to commit the Board, or to take any other affirmative action without an explicit authorization from the Board. As is customary, the lawyers who drafted the Articles of Incorporation gave the Leisure World Community Corporation extensive powers, many of which it probably will never choose to exercise. In practice, as indicated in the corporate bylaws, the Leisure World Community Corporation, through the Board, performs the following functions:

1. It decides on the annual budget for community facilities and related matters (scope and quality of services to be provided by the community, fees and charges, labor rates, personnel policy changes, and the like), the budget being subject to FHA approval.

2. It promulgates rules for the use of community facilities (for example, rules for the use of the clubhouse, swimming pool, and Trust thoroughfares).

3. It serves as the advocate for the community, representing the community and protecting
its interests before outside bodies, governmental and private (for example, testifying in Rockville and Annapolis on legislation that might affect the community).

4. It generally maintains surveillance over, and establishes policies for, the operation of the Leisure World of Maryland Corporation, a subsidiary corporation discussed in the last section of this paper.

5. It carries out the duties as Trustee of the Leisure World Trusts. As indicated in section 2 of this paper, the Trusteeship in Leisure World was established at the inception of the community in 1966, under the aegis of FHA. Suburban Bank served as Trustee from 1966 through 1983, when it resigned. The Mutuals, through their respective boards of directors, then unanimously decided that the Leisure World Community Corporation should assume the Trusteeship, subject to FHA approval. But, at the same time, they agreed that the question should be given further study and should be voted on again after October 15, 1984. The Council (as it was then referred to) confirmed on October 30 that the corporation should continue as Trustee, and decided on certain changes in its bylaws to reflect its status.

The principal change made in the bylaws at that time dealt with voting. Since January 1, 1985, decisions by the Board have required a so-called double majority — a majority of the votes cast in the Board, along with approval by a majority of the Mutuals. A descriptive statement of the duties of the Community Corporation as Trustee, approved by the then Community Council on October 30, 1984, as an operating guide, is provided in Exhibit III of the Trusteeship Committee report of July 16, 1984. A copy is attached here as Appendix A.

It is important to understand what the Leisure World Community Corporation cannot do, whether or not it is acting as Trustee. It cannot determine the policies or activities of the individual Mutuals or commit them in any way, except as they have agreed or may agree by adherence to the Trust Agreements or by some other means.

The Foundation of Leisure World

We may note in passing how the Foundation of Leisure World, Inc. fits into the community. Although it is not involved in the management or regulation of the Leisure World Trust or the Mutuals, it is legally related to the Community Corporation and was established at the initiative
of the Leisure World Community Corporation and the Board of Directors.

The Foundation was established in 1981 as a not-for-profit, non-stock membership corporation, with the Community Corporation as its sole member. In the same year, the Foundation was recognized by the Internal Revenue Service as a publicly supported organization with a tax-exempt status under section 501 (c) (3) of the Internal Revenue Code. Its purpose, as stated in its Articles of Incorporation, is to solicit and disburse funds to support and further develop Community educational, health, cultural, and recreational programs. The Board of Directors' participation in the Foundation's activity is principally the appointment of members to the Foundation's board of directors and general support for its fund raising activities. The Board does provide the Foundation with long-range strategic planning objectives (6 to 15 years) for future planned improvements in the community's amenities and programs.

Leisure World of Maryland Corporation

In 1977, Suburban Bank, Trustee, arranged for the creation by Maryland charter of the Leisure World of Maryland Corporation (LWMC), with the authority to issue 1,000 shares of stock, all of one class, without par value. The Trustee's purpose in creating the corporation was to formalize the management structure of the community by establishing a legal entity that could give normal job security to the staff. Before that time, the management function was in the hands of a manager who established his own company with nothing behind it of permanence if he disappeared from the scene. The connection of his staff with Leisure World existed only through him. The creation of LWMC ended that weakness.

Although no apparent intention to operate at a profit then existed, or now exists, in the mind of any interested party, for some reason LWMC was not registered as a not-for-profit entity. Instead, it was established as an ordinary commercial enterprise. LWMC became management agent for the Trust and for the Mutuals under renewable management and operating agreements defining, among other things, the duties of LWMC. The manager became president of LWMC. His control over LWMC was reinforced by the transfer to him by Suburban Bank of the LWMC stock. However, the bank retained the stock in its own vault, and its arrangement with the president of LWMC provided that the bank would recover legal title to
the stock if the president's relationship with LWMC ended.

When the Leisure World Community Corporation was created in 1980, it signed a contract with the Trustee, under which it acquired control of the LWMC stock, but with the same right of recovery by the bank that applied when the former president of LWMC was in office. However, when Suburban Bank resigned as Trustee at the end of 1983 and the Leisure World Community Corporation became Trustee, the bank turned all the shares in LWMC over to the Community Corporation. LWMC is accordingly a wholly owned subsidiary of the Community Corporation. The Board of Directors of LWMC is the Board of Directors of Leisure World Community Corporation. All Board actions as the Board of the Community Corporation are also actions of the Board of LWMC, in accordance with a general resolution adopted by the Board.

The Board now appoints the operating officials of LWMC, the president of which is now known as General Manager and serves under a contract of employment. LWMC continues to make and renew management and operating agreements with the Trustee and the Mutuals defining its duties and authority.

A summary statement of the authority and operating responsibilities delegated to LWMC by the Community Corporation as Trustee, as approved by the Community Council on October 30, 1984, is contained in Exhibit IV of the Trusteeship Committee report of July 16, 1984. The statement delineates the functions to be performed by LWMC in accordance with standards, limitations, and policies determined by the Board of Directors, as stated in the Trust Agreements. A copy is attached as Appendix B.
Appendix A — Duties of Leisure World Community Corporation as Trustee

The Trustee — the Leisure World Community Corporation — is responsible for determining the objectives of the Leisure World Community as a whole. It develops plans for new or modified facilities and for the growth and direction of the community in the light of the developer's building program, the needs and preferences of the Leisure World population, and the limits of the Trust Agreements. The Trustee, acting through the Board of Directors, has the duty, in particular:

1. To direct the development of and to approve the annual budget of the Trust, as well as any amendments or increased expenditure that would exceed the total approved budget;

2. To ensure that an organization is maintained to develop competent plans and sound policies designed to achieve the objectives the Board has established.

3. To hire, evaluate the performance of, and terminate the General Manager and the Deputy General Manager;

4. To define or approve policies for financial management, personnel management, security, education and recreation, and community health care activities;

5. To maintain the financial stability of the Trust and, if necessary, borrow money and pledge assets of the Trust as collateral for loans, as provided in the Trust Agreements (note that certain assets of the Trust cannot be pledged under the Trust Agreement of 1966);

6. To establish rules for use of Trust facilities; and

7. To ensure efficient management of Trust facilities, and, to that end, to engage or establish a management entity (at present, the Leisure World of Maryland Corporation) to which it may delegate necessary authority to carry out specific duties of the Trustee, such delegation being subject to modification or withdrawal of the Trustee.
Appendix B — Delegation of Authority by the Trustee

The Leisure World Community Corporation, in the interest of economical, efficient, and equitable operation of Trust facilities and the proper discharge of its contractual obligations, and under its authority as Trustee and as a corporate body, should delegate authority and corresponding responsibilities to a management organization — in particular, to the Leisure World of Maryland Corporation — to perform the following functions, in accordance with standards, limitations, and policies determined by the Board of Directors stated in the Trust Agreements:

1. To develop and operate an organization to accomplish, within the limits of available funds, the objectives established by the Board;

2. To develop and carry out programs for the maintenance of all Trust properties and for the support of all activities approved by the Board;

3. To develop an annual budget and carry out, within the terms of the budget, as approved, the programs it is designed to cover;

4. To transfer funds between categories within the approved budget but without impairing programs approved by the Board, such transfers to be promptly reported to the Board;

5. To negotiate and conclude contracts for the protection, maintenance, repair, purchase, lease, or construction of Trust properties and for the insurance of such properties and the operations, officers, and staff of the Community Corporation and its affiliated entities;

6. To collect, disburse, and invest the funds of the Trust and the Leisure World of Maryland Corporation;

7. To maintain the books and accounts of the Trust in accordance with accepted accounting standards;

8. To draw, in emergencies, on reserve funds within any limitations established by the Board of Directors, and report such action promptly to the Board of Directors;

9. To maintain an efficient, equitable, and competitive personnel system and, to that end, establish personnel procedures, wage and salary structures, employee benefit plans, and performance evaluation standards.
10. To establish and maintain performance standards for the operations of the Leisure World of Maryland Corporation; and

11. To maintain records and prepare reports and returns required of the Community Corporation and its affiliated entities by governmental bodies.

The Leisure World of Maryland Corporation is encouraged to consult with and assist the Board of Directors and its committees and to recommend improvements in the organization, policies, standards, relationships, and methods of the Leisure World Community Corporation and its affiliated entities.
## APPENDIX C — MUTUAL DETAILS

<table>
<thead>
<tr>
<th>NUMBER AND NAME</th>
<th>TYPE</th>
<th>UNITS</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-4 Montgomery Mutual</td>
<td>Garden apartments, Duplex, Quads, Townhouses</td>
<td>898</td>
<td>1966-68</td>
</tr>
<tr>
<td>5</td>
<td>Garden townhouses, Duplex</td>
<td>42</td>
<td>1970</td>
</tr>
<tr>
<td>6A</td>
<td>Townhouse, Piggy-back</td>
<td>7</td>
<td>1976</td>
</tr>
<tr>
<td>6C Villa Cortese</td>
<td>Mid-rise</td>
<td>170</td>
<td>1994</td>
</tr>
<tr>
<td>7</td>
<td>Garden, Townhouse, Duplex</td>
<td>36</td>
<td>1970</td>
</tr>
<tr>
<td>8</td>
<td>Duplex, Quads, Townhouse</td>
<td>28</td>
<td>1970</td>
</tr>
<tr>
<td>9</td>
<td>Duplex</td>
<td>100</td>
<td>1971</td>
</tr>
<tr>
<td>10</td>
<td>Duplex</td>
<td>158</td>
<td>1971</td>
</tr>
<tr>
<td>11</td>
<td>Quad and Duplex</td>
<td>109</td>
<td>1973</td>
</tr>
<tr>
<td>12</td>
<td>Quad and Duplex</td>
<td>125</td>
<td>1973</td>
</tr>
<tr>
<td>13</td>
<td>Triplex and Duplex</td>
<td>104</td>
<td>1974</td>
</tr>
<tr>
<td>14</td>
<td>Garden apartments, Duplex and Triplex</td>
<td>193</td>
<td>1976</td>
</tr>
<tr>
<td>15</td>
<td>Garden apartments, Duplex and Triplex</td>
<td>156</td>
<td>1977</td>
</tr>
<tr>
<td>16</td>
<td>Triplex, Single, Duplex</td>
<td>95</td>
<td>1977</td>
</tr>
<tr>
<td>17A Fairways South</td>
<td>High-rise</td>
<td>300</td>
<td>1989</td>
</tr>
<tr>
<td>17B Fairways North</td>
<td>High-rise</td>
<td>300</td>
<td>1991</td>
</tr>
<tr>
<td>18</td>
<td>Triplex and Single/Duplex</td>
<td>77</td>
<td>1977</td>
</tr>
<tr>
<td>19A</td>
<td>Garden apartments</td>
<td>180</td>
<td>1978</td>
</tr>
<tr>
<td>19B</td>
<td>Garden apartments</td>
<td>210</td>
<td>1979</td>
</tr>
<tr>
<td>20A Greens 1 and 2</td>
<td>High-rise</td>
<td>500</td>
<td>1984</td>
</tr>
<tr>
<td>20B Greens 3 and 4</td>
<td>High-rise</td>
<td>460</td>
<td>1986</td>
</tr>
<tr>
<td>21 Turnberry Courts</td>
<td>High/mid-rise</td>
<td>332</td>
<td>1997</td>
</tr>
<tr>
<td>22 Pines</td>
<td>Mid-rise</td>
<td>94</td>
<td>1981</td>
</tr>
<tr>
<td>23 Vantage Point West</td>
<td>High-rise</td>
<td>200</td>
<td>2001</td>
</tr>
<tr>
<td>24 Vantage Point East</td>
<td>High-rise</td>
<td>190</td>
<td>2002</td>
</tr>
<tr>
<td>25 Regency</td>
<td>Single family/townhomes</td>
<td>85</td>
<td>2002</td>
</tr>
<tr>
<td>26 Overlook</td>
<td>High-rise</td>
<td>260</td>
<td>2004</td>
</tr>
<tr>
<td>27 Creekside</td>
<td>Mid-rise</td>
<td>190</td>
<td>2006</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td>5,599</td>
<td>As of 1-1-07</td>
</tr>
</tbody>
</table>
### APPENDIX D - SUMMARY OF TRUST AGREEMENTS AND AMENDMENTS

<table>
<thead>
<tr>
<th>Document</th>
<th>Dated</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Trust #1</td>
<td>March 9, 1966</td>
<td>Establishes Trust and calls for various amenities, including three clubhouses, a greenhouse, golf course, medical clinic, riding stables, equestrian trails, parks, a lake, an auditorium, guard houses, info center and bus stops.</td>
</tr>
<tr>
<td>Amendment #1, Trust I</td>
<td>June 13, 1966</td>
<td>Authorizes expenditures for amenities and gives the right to borrow to pay for them. Suggests the number of units needed before each amenity is created.</td>
</tr>
<tr>
<td>Amendment #2, Trust I</td>
<td>Sept. 26, 1966</td>
<td>Provides for the addition of more Cooperative Mutuals.</td>
</tr>
<tr>
<td>Amendment #3, Trust I</td>
<td>Feb. 21, 1969</td>
<td>Expands wording to provide for Condominiums, as well as Cooperative ownership.</td>
</tr>
<tr>
<td>Amendment #4, Trust I</td>
<td>June 25, 1985</td>
<td>Deletes paragraph C, Section II from Trust #1, which provided for (1) the sum to be paid to Trustee by Trustor and (2) established limits on use of such funds.</td>
</tr>
<tr>
<td>Amendment #5, Trust I</td>
<td>Jan. 31, 1989</td>
<td>Adds tennis courts to the list of amenities.</td>
</tr>
<tr>
<td>Amendment #6, Trust I</td>
<td>Mar. 1, 1994</td>
<td>Cancels Medical Clinic “Insurance” Program from the list of amenities.</td>
</tr>
<tr>
<td>Amendment #7, Trust I</td>
<td>Apr. 27, 2001</td>
<td>Modifies CPI Budget limitations.</td>
</tr>
<tr>
<td>Amendment #8, Trust I</td>
<td>Sep. 8, 2003</td>
<td>Provides that Trust One will terminate 99 years after the date on which the Eighth Amendment is recorded.</td>
</tr>
<tr>
<td>Amendment #9, Trust I</td>
<td>Dec. 9, 2003</td>
<td>Provides that Trust One may be Amended or terminated by written agreement of 75% of the Mutuals, acting through their boards of directors representing 75% of residential units.</td>
</tr>
<tr>
<td>Amendment #10, Trust I</td>
<td>Aug. 31, 2004</td>
<td>Provides for a transfer fee on all Resales of 2% or $500 (from Buyer) for Improvement to Facilities and to establish Reserve Funds and a Capital and Operating Fund.</td>
</tr>
<tr>
<td>Amendment #11, Trust I</td>
<td>Aug. 31, 2004</td>
<td>Expands wording relating to preparation and submission to FHA of an operating budget to include establishing and maintaining Reserve Funds and a Capital and Operating Fund.</td>
</tr>
<tr>
<td>Trust #2</td>
<td>April 27, 1979</td>
<td>Re-states requirements for payments into Trust #2 and presents a schedule for amenities.</td>
</tr>
<tr>
<td>---------</td>
<td>---------------</td>
<td>----------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Amendment #1, Trust 2</td>
<td>Aug. 10, 1984</td>
<td>Establishes and maintains Reserve Funds for Property Maintenance.</td>
</tr>
<tr>
<td>Amendment #2, Trust 2</td>
<td>June 25, 1985</td>
<td>Deletes Paragraph C from Trust 2 (See Amendment #4, Trust 1 above)</td>
</tr>
<tr>
<td>Amendment #3, Trust 2</td>
<td>Jan. 31, 1989</td>
<td>Adds Tennis Courts to list of Amenities.</td>
</tr>
<tr>
<td>Amendment #4, Trust 2</td>
<td>Nov. 27, 1990</td>
<td>Provides for a transfer fee on all Resales of 1% or $500 (from Buyer) for Improvement to Facilities and additional funds for Trustee’s administrative expenses relating to the transfer.</td>
</tr>
<tr>
<td>Amendment #5, Trust 2</td>
<td>Apr. 27, 2001</td>
<td>Modifies CPI Budget Limitation.</td>
</tr>
<tr>
<td>Amendment #6, Trust 2</td>
<td>Oct. 28, 2002</td>
<td>Provides for a transfer fee on all Resales of 2% or $500 (from Buyer) for Improvement to Facilities.</td>
</tr>
<tr>
<td>Amendment #7, Trust 2</td>
<td>Dec. 9, 2003</td>
<td>Provides that Trust Two may be Amended or terminated by written agreement of 75% of the Mutuals, acting through their boards of directors representing 75% of residential units.</td>
</tr>
<tr>
<td>Amendment #8, Trust 2</td>
<td>Aug. 31, 2004</td>
<td>Provides for a transfer fee on all Resales of 2% or $500 (from Buyer) for Improvement to Facilities and to establish Reserve Funds and a Capital and Operating Fund.</td>
</tr>
<tr>
<td>Amendment #9, Trust 2</td>
<td>Aug. 31, 2004</td>
<td>Expands wording relating to preparation and submission to FHA of an operating budget to include establishing and maintaining Reserve Funds and a Capital and Operating Fund.</td>
</tr>
</tbody>
</table>

Note: Numerous other changes were made through "resolution," as opposed to "amendments." The former can be and are made by the Board, acting on their own authority, while the latter require approval by 75% of the Mutuals, acting through their respective Boards.
EIGHTH AMENDMENT TO TRUST NUMBER TWO

THIS AGREEMENT is made this 31st day of August, 2004, by the undersigned.

RECITALS

WHEREAS, the parties hereto entered into the Leisure World of Maryland Trust No. Two effective as of April 27, 1979, which is recorded among the Land Records of Montgomery County, Maryland, in Liber 5313 at folio 249, and

WHEREAS, the parties to the aforesaid Leisure World of Maryland Trust No. Two entered into Amendments thereto on August 10, 1984, June 25, 1985, January 31, 1989, November 27, 1990 and April 27, 2001, which amendments were recorded among the aforesaid Land Records on September 7, 1984 in Liber 6513 at folio 339; September 25, 1985 in Liber 6869 at folio 319; December 4, 1989 in Liber 9106 at folio 595; March 20, 1991 in Liber 9677 at folio 268; August 21, 2001 in Liber 19574 at folio 209; October 28, 2002 at 2:21 p.m. in Liber 22081 at folio 019; and May 26, 2004 at 11:15 a.m. in Liber 27505 at folio 589.

WHEREAS, the parties hereto are the trustee and all of the trustors and beneficiaries of the aforesaid Leisure World of Maryland Trust No. Two; and

WHEREAS, the parties hereto consider it necessary and desirable to enter into this further Amendment to the aforesaid Leisure World of Maryland Trust No. Two; and

WHEREAS, the parties hereto consider it necessary and desirable to enter into this further Amendment to the aforesaid Leisure World Trust No. Two; and

WHEREAS, the parties hereto consider it necessary and desirable to replace paragraph D, (1) as amended October 28, 2002, modifying Section II of the Leisure World of Maryland Trust No. Two to provide for Reserve Funds and a Capital and Operating Fund;

NOW, THEREFORE, in consideration of the mutual covenants herein contained and the further consideration of Ten Dollars ($10.00) in hand paid, by each party to the other, receipt of which is hereby acknowledged, the parties hereto agree as follows:

That Paragraph D (1) of Section 11 of the Leisure World of Maryland Trust No. Two, as amended October 28, 2002, is deleted and the following inserted in lieu thereof:

D (1) In the case of a resale of a unit in a condominium or shares of stock in a cooperative, the purchaser(s) thereof shall transfer to the Trustees as part of the Trusteed sum, an amount equal to two percent (2%) of the gross sales price or $500.00, whichever is greater. Each such amount shall be deposited into a Resales Improvement Fund Account. Funds in that Account are available for expanding, altering, or improving existing Improvements or other properties of the Trust, and establishing Reserve Funds and a Capital and Operating Fund.

THIS AGREEMENT shall be recorded among the Land Records of Montgomery County, Maryland.

Please return to: Clarice Pruitt-Jones
Leisure World of Maryland, Inc. 8701 Rossmoor Blvd
Silver Spring, Md 20906
IN WITNESS WHEREOF, the undersigned trustee and trustees and beneficiaries of the Trust caused this Agreement to be signed and executed in the manner provided by law.

IN WITNESS WHEREOF, the Leisure World Community Corporation, Trustee of the aforesaid Trust, has on this 10th day of September, 2004, caused this instrument to be signed by Lawrence L. Saunders, its President, attested by Billie Saunders, its Secretary, and does appoint Kevin B. Harper as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

ATTEST:

Billie Saunders
Secretary

LEISURE WORLD COMMUNITY CORPORATION

By

President

STATE OF MARYLAND )
COUNTY OF MONTGOMERY)

On this 10th day of September, 2004, before me, the subscriber, personally appeared Lawrence L. Saunders, the subscriber, who acknowledged that he/she was the President of Leisure World Community Corporation, a Maryland corporation and the he/she, as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing his/her name as President of the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public


I, Billie Saunders, Secretary of Leisure World Community Corporation, do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said Corporation, passed at a duly called meeting on the 31st day of August, 2004. Rec'd 68

Secretary
IN WITNESS WHEREOF, the said MONTGOMERY MUTUAL, INC., a Maryland
 corporation, Trustor, has on this 5th day of October, 2004, caused this
 instrument to be signed by Raymond Spilker, its President, attested by Mary L. Ferguson
 , its Secretary, and does appoint Kevin B. Hannan as its true and lawful
 attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MONTGOMERY MUTUAL INC.,

ATTEST:

[Signature]
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 5th day of October, 2004, before me, the subscriber, personally
 appeared Raymond Spilker, who acknowledged that he/she was the President of
 Montgomery Mutual a Maryland corporation, and that he/she, as such President, being
 authorized so to do, executed the foregoing instrument for the purposes therein contained
 signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public

My Commission expires 01/01/2007

I, Mary L. Ferguson, Secretary of Montgomery Mutual Inc., do hereby certify that the
 foregoing instrument was executed in strict conformity with a resolution of the Board of
 Directors of said corporation, passed at a duly called meeting on the 5th day of Oct. 2004.
 Resolution # 50

[Signature]
Secretary
IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. FIVE, INC., a Maryland corporation, Trustor, has on this 16th day of September 2004, caused this instrument to be signed by Sidney Hartshorne, its President, attested by Violet Kelley, its Secretary, and does appoint Laura B. Hannan its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. FIVE, INC.

By: 
VIP Acting President

Attest:

W. C. Kelley
Secretary

STATE OF MARYLAND:
COUNTY OF MONTGOMERY:

On this 16th day of September 2004, before me, the subscriber, personally appeared Sidney Hartshorne, who acknowledged that he/she was the President of Maryland Mutual No. Five, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do. Executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public


1. Violet Kelley, Secretary of Maryland Mutual No. Five, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation passed at a duly called meeting on the 16th day of September 2004. Resolution # 31

W. C. Kelley
Secretary
IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 6A-CONDOMINIUM OF ROSSMOOR, INC., a Maryland Corporation Trustor, has on this 31st Day of October, 2004, caused this instrument to be signed by Dorothy Robertson, its President, attested by Stella Savel, its secretary, and does appoint Kevin B. Hummer its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 6A - CONDOMINIUM OF ROSSMOOR, INC.

By: Dorothy Robertson

President

Attest:

Stella Savel

Secretary

STATE OF MARYLAND:

COUNTY OF MONTGOMERY:

On this 31st day of October, 2004, before me, the subscriber, personally appeared Dorothy Robertson, the subscriber, who acknowledged that he/she was the President of the Council of Unit Owners of Mutual 6A-Condominium of Rossmoor, Inc. a Maryland corporation and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My Commission Expires 11/14/2007

I, Stella Savel, Secretary of the Council of Unit Owners of Mutual 6A-Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said Corporation, passed at a duly called meeting on the 31st day of October, 2004. Resolution #9

Stella Savel
Secretary
IN WITNESS WHEREOF, the said VILLA CORTESE AT LEISURE WORLD, a Condominium (Mutual 6C), a Maryland corporation, Trustor, has on this 26th day of October, 2004, caused this instrument to be signed by Irwin Lerner, its President, attested by Alvin Bramow, its Secretary, and does appoint Kevin B. Flannery, its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

VILLA CORTESE AT LEISURE WORLD
A CONDOMINIUM (MUTUAL 6C)

By:  

President

Attest:

Secretary

STATE OF MARYLAND:
COUNTY OF MONTGOMERY:

On this 26th day of October, 2004, before me, the subscriber, personally appeared Irwin Lerner, who acknowledged that he was President of Villa Cortese at Leisure World, a Condominium (Mutual 6C), a Maryland Corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My commission expires: 11/04/2007

I, Alvin Bramow, Secretary of Villa Cortese at Leisure World, a Condominium (Mutual 6C) do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 30th day of September, 2004. Resolution #51-04.

Secretary
IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. SEVEN, INC., a Maryland Corporation Trustor, has on this 16th day of October, 2004, caused this instrument to be signed by [Name], its President, attested by [Name], its Secretary, and does appoint [Name], its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. SEVEN, INC.

[Signature]
President

Attest:

[Signature]
Secretary

STATE OF MARYLAND:
COUNTY OF MONTGOMERY:

On this 16th day of October, 2004, before me, the subscriber, personally appeared [Name], who acknowledged that he/she was the President of Maryland Mutual No. Seven, Inc., a Maryland corporation and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS THEREOF, I have hereunto set my hand and notarial seal.

Notary Public


I, [Name], Secretary of Maryland Mutual No. Seven, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said Corporation, passed at a duly called meeting on the 16th day of October, 2004.

Resolution # 43

[Signature]
Secretary
IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. NINE, INC., a Maryland corporation, Trustor, has on this 17th day of September, 2004, caused this instrument to be signed by Emidio F. Spero, its President, attested by Barbara Sheu, its Secretary, and does appoint Kevin B. Hannay as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MARYLAND MUTUAL NO. NINE, INC.,

ATTEST:

By

President

Barbara Sheu

Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 17th day of September, 2004, before me, the subscriber, personally appeared Emidio F. Spero, who acknowledged that he/she was the President of Maryland Mutual No. Nine, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My Commission expires 11/04/2007

I, Barbara Sheu, Secretary of Maryland Mutual No. Nine, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 17th day of September, 2004. Resolution # 43

Barbara Sheu

Secretary
IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. EIGHT, INC., a Maryland corporation, Trustor, has on this 6th day of October, 2004, caused this instrument to be signed by *Signature* its President, attested by *Signature* its Secretary, and does appoint *Signature* as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MARYLAND MUTUAL NO. EIGHT INC.,

ATTERT:

*Signature*
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 6th day of October, 2004, before me, the subscriber, personally appeared *Signature*, who acknowledged that he/she was the President of Maryland Mutual No. Eight, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

*Signature*
Notary Public

My Commission expires 11/1/2007

I, *Signature*, Secretary of Maryland Mutual No. Eight, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 6th day of October 2004. Resolution # 51

*Signature*
Secretary
IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. TEN, INC., a Maryland corporation, Trustor, has on this 30th day of October, 2004, caused this instrument to be signed by Paul McDonald, its President, attested by Jerry Stone, its Secretary, and does appoint Kevin B. Harney, as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MARYLAND MUTUAL NO. TEN, INC.,

ATTEST:

[Signature]
Secretary

By

[Signature]
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 30th day of October, 2004, before me, the subscriber, personally appeared Paul A. McDonald, who acknowledged that he/she was the President of Maryland Mutual No. Ten, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public

My Commission expires 11/04/2007

I, Jerry Stone, Secretary of Maryland Mutual No. Ten, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 30th day of Oct, 2004. Resolution #31

[Signature]
Secretary
IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. ELEVEN, INC., a Maryland corporation, Trustor, has on this 13th day of October, 2004, caused this instrument to be signed by McConaughy its President, attested by Janine K. Rothlauf, its Secretary, and does appoint Michael B. Kennedy as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MARYLAND MUTUAL NO. ELEVEN, INC.,

ATTEST:

By Margaret Peake
President

Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 13th day of October, 2004, before me, the subscriber, personally appeared Margaret Peake, who acknowledged that he/she was the President of Maryland Mutual No. Eleven, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

My Commission expires 11/24/2007

I, Janine K. Rothlauf, Secretary of Maryland Mutual No. Eleven, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 13th day of October, 2004.

Resolution # 90

Secretary
IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. TWELVE, INC., a Maryland corporation, Trustor, has on this 14th day of October, 2004, caused this instrument to be signed by Marian Altman its President, attested by John Dembo, its Secretary, and does appoint Richard V. Mann as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MARYLAND MUTUAL NO. TWELVE, INC.,

ATTEST:

[Signature]
Secretary

[Signature]
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 14th day of October, 2004, before me, the subscriber, personally appeared Marian Altman, who acknowledged that he/she was the President of Maryland Mutual No. Twelve, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public

My Commission expires 11/04/2007

I, John Dembo, Secretary of Maryland Mutual No. Twelve, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 14th day of October, 2004.

Resolution # 37

[Signature]
Secretary
IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. THIRTEEN, INC., a Maryland corporation, Trustor, has on this 21st day of September, 2004, caused this instrument to be signed by Antonio Marotta, its President, attested by Jean Donaldson, its Secretary, and does appoint Robert J. Flannery, its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. THIRTEEN, INC.

By: Antonio J. Marotta
President

Attest:

Jean Donaldson
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 21st day of September, 2004, before me, the subscriber, personally appeared Antonio Marotta, who acknowledged that he/she was the President of Maryland Mutual No. Thirteen, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do. Executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My Commission Expires: 11/01/2007

I, Jean Donaldson, Secretary of Maryland Mutual No. Thirteen, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation passed at a duly called meeting on the 21st day of September, 2004. Resolution # 69

Jean Donaldson
Secretary
IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 14, CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 7th day of October, 2004, caused this instrument to be signed by Edward Elsperman its President, attested by Agnes Glass, its Secretary, and does appoint Edward Elsperman as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 14
CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:  

By /s/ Edward V. Elsperman  
President

Agnes Glass  
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 7th day of October, 2004, before me, the subscriber, personally appeared Edward Elsperman who acknowledged that he/she was the President of Council of Unit Owners of Mutual 14 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

/s/ Notary Public

My Commission expires 11/04/2007

I, Agnes Glass, Secretary of Council of Unit Owners Mutual 14 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 7th day of October, 2004. Resolution # 55

Agnes Glass  
Secretary
IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 15, CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 16th day of September, 2004, caused this instrument to be signed by Frances Miller, its President, attested by William Shigley, its Secretary, and does appoint Francis Miller as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 15
CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

By Frances Miller
President

Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 16th day of September, 2004, before me, the subscriber, personally appeared Francis Miller, who acknowledged that he/she was the President of Council of Unit Owners of Mutual 15 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

My Commission expires 11/04/2007

I, William Shigley, Secretary of Council of Unit Owners Mutual 15 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 16th day of September, 2004. Resolution # 19

Secretary
IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 16, CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 16th day of September, 2004, caused this instrument to be signed by Corwin Hanson its President, attested by Francine Hicks, its Secretary, and does appoint Kavin as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 16 CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST: 

By Corwin Hanson 
President

Secretary

STATE OF MARYLAND 
COUNTY OF MONTGOMERY

On this 16th day of September, 2004, before me, the subscriber, personally appeared Corwin Hanson, who acknowledged that he/she was the President of Council of Unit Owners of Mutual 16 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My Commission expires 11/04/2007

I, Francine Hicks, Secretary of Council of Unit Owners Mutual 16 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 16th day of September, 2004. Resolution # 21

Secretary
IN WITNESS WHEREOF, the said FAIRWAYS SOUTH AT LEISURE WORLD, a condominium (MUTUAL 17A), a Maryland corporation, Trustor, has on this 28th day of September, 2004, caused this instrument to be signed by Arthur Alden, its President, attested by Carol Green, its Secretary, and does appoint L. D. Scarr as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

FAIRWAYS SOUTH AT LEISURE WORLD
A CONDOMINIUM (MUTUAL 17A)

ATTEST:

By: L. D. Scarr
President

Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 28th day of September, 2004, before me, the subscriber, personally appeared Arthur Alden, who acknowledged that he/she was the President of Fairways South at Leisure World, a Condominium (Mutual 17A), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My Commission expires 11/04/2007

I, CAROLE JASON, Secretary of Fairways South at Leisure World, a Condominium (Mutual 17A), do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 28th day of September 2004. Resolution # 68, 69

Secretary
IN WITNESS WHEREOF, the said FAIRWAYS NORTH AT LEISURE WORLD, a condominium (MUTUAL 17B), a Maryland corporation, Trustor, has on this 8th day of November 2004, caused this instrument to be signed by Allen J. Farrar, its President, attested by Beverly Stevens, its Secretary, and does appoint Kevin B. Tompkins as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

FAIRWAYS NORTH AT LEISURE WORLD
A CONDOMINIUM (MUTUAL 17B)

ATTEST:

By Allen J. Farrar
President

Beverly Stevens
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 8th day of November 2004, before me, the subscriber, personally appeared Allen J. Farrar, who acknowledged that he/she was the President of Fairways North at Leisure World, a Condominium (Mutual 17B), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

JoANN L. McDermitt
Notary Public, State of Maryland
County of Montgomery
My Commission expires October 1, 2008

I, Beverly Stevens, Secretary of Fairways North at Leisure World, a Condominium (Mutual 17B), do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 24th day of September 2004. Resolution # 64-80 of 09-24.

Beverly Stevens
Secretary
IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 18 - CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation. Trustee, has on this 16th day of September, 2004, caused this instrument to be signed by William Hoffman, its President, attested by Mary Jo Broome, its Secretary, and does appoint Kevin Hannan as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 18 CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

Mary Jo Broome
Secretary

By

President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 16th day of September, 2004, before me, the subscriber, personally appeared William Hoffman, who acknowledged that he/she was the President of Council of Unit Owners of Mutual 18 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My Commission expires 11/04/2007

I, Mary Jo Broome, Secretary of Council of Unit Owners of Mutual 18 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 16th day of September, 2004. Resolution # 5.

Mary Jo Broome
Secretary
IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 19A - CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 12th day of Oct., 2004, caused this instrument to be signed by Daniel Yang, its President, attested by Patricia Dunn, its Secretary, and does appoint Rev. Il Hwang as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 19A
CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

By

President

Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 12th day of Oct., 2004, before me, the subscriber, personally appeared Daniel Yang, who acknowledged that he/she was the President of Council of Unit Owners of Mutual 19A - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

My Commission expires 11/04/2007

I, Patricia Dunn, Secretary of Council of Unit Owners of Mutual 19A - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 12th day of Oct., 2004. Resolution #04-75

Secretary
IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 19B - CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 24th day of September, 2004, caused this instrument to be signed by John D. Koch, its President, attested by Jessica R. Cooper, its Secretary, and does appoint Jennifer Thomas as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 19B CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

By

President

Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 24th day of September, 2004, before me, the subscriber, personally appeared John D. Koch, who acknowledged that he/she was the President of Council of Unit Owners of Mutual 19B - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My Commission expires 11/04/2007

I, Jessica R. Cooper, Secretary of Council of Unit Owners of Mutual 19B - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 24th day of September, 2004. Resolution # 32.

Secretary
IN WITNESS WHEREOF, the said GREENS AT LEISURE WORLD - CONDOMINIUM UNIT OWNERS ASSOCIATION, (MUTUAL 20A), a Maryland corporation, Trustor, has on this 28TH day of OCTOBER, 2004, caused this instrument to be signed by Sharon Boregine, its President, attested by Robert J. Kent, its Secretary, and does appoint Keon Reynolds as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

GREENS AT LEISURE WORLD - CONDOMINIUM UNIT OWNERS ASSOCIATION - MUTUAL 20A

ATTEST:

Robert J. Kent
Secretary

By Sharon Boregine
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 28th day of October, 2004, before me, the subscriber, personally appeared Sharon Boregine, who acknowledged that he/she was the President of Greens at Leisure World - Condominium Unit Owners Association, (Mutual 20A), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My Commission expires 11/01/2007

I, Robert J. Kent, Secretary of Greens at Leisure World - Condominium Unit Owners Association (Mutual 20A) - do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 28th day of October, 2004. Resolution # 04-32

Robert J. Kent
Secretary
IN WITNESS WHEREOF, the said GREENS AT LEISURE WORLD II - CONDOMINIUM
UNIT OWNERS ASSOCIATION, (MUTUAL 20B), a Maryland corporation, Trustor, has on this
29th day of September, 2004, caused this instrument to be signed by Eugene Kennedy,
its President, attested by Inez Bargmann, its Secretary, and does appoint Nawal F. Annan as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

GREENS AT LEISURE WORLD II-
CONDOMINIUM UNIT OWNERS ASSOCIATION -
MUTUAL 20B

ATTEST:

By

Eugene Kennedy

President

Inez Bargmann

Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 29th day of September, 2004, before me, the subscriber, personally
appeared Eugene Kennedy, who acknowledged that he/she was the President of Greens
at Leisure World II - Condominium Unit Owners Association, (Mutual 20B), a Maryland
corporation, and that he/she, as such President, being authorized so to do, executed the foregoing
instrument for the purposes therein contained by signing his/her name as President of the
corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My Commission expires 11/04/2007

I, Inez Bargmann, Secretary of Greens at Leisure World II - Condominium Unit Owners
Association (Mutual 20B) - do hereby certify that the foregoing instrument was executed in strict
conformity with a resolution of the Board of Directors of said corporation, passed at a duly called
meeting on the 29th day of September, 2004. Resolution # 04-72 Trust number one 04-73 Trust number
two

Inez Bargmann

Secretary
IN WITNESS WHEREOF, the said TURNBERRY COURTS AT LEISURE WORLD - A CONDOMINIUM -(MUTUAL 21, a Maryland corporation, Trustor, has on this 29th day of Sept., 2004, caused this instrument to be signed by Joseph Yagoda its President, attested by Helen Potts, its Secretary, and does appoint Paul J. Romay as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

TURNBERRY COURTS AT LEISURE WORLD
A CONDOMINIUM - MUTUAL 21

ATTEST:

By Joseph A. Ryall
President

Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 28th day of September, 2004, before me, the subscriber, personally appeared Joseph Yagoda, who acknowledged that he/she was the President of Turnberry Courts at Leisure World - A Condominium - (Mutual 21), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.


I, Helen Potts, Secretary of Turnberry Courts at Leisure World - A Condominium - (Mutual 21), do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 28th day of April, 2004. Resolution # 48

Secretary
IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 22 - CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 27th day of October, 2004, caused this instrument to be signed by Henry, its President, attested by Ben Condor, its Secretary, and does appoint Kevin Flanary as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 22 - CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

By

Secretary

President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 27th day of October, 2004, before me, the subscriber, personally appeared Henry, who acknowledged that he/she was the President of Council of Unit Owners of Mutual 22 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

My Commission expires 11/04/2001

Secretary of Council of Unit Owners of Mutual 22 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 27th day of October, 2004. Resolution # 67

Secretary
IN WITNESS WHEREOF, the said VANTAGE POINT WEST AT LEISURE WORLD, A CONDOMINIUM, (MUTUAL 23), a Maryland corporation, Trustor, has on this 25th day of October, 2004, caused this instrument to be signed by K. Neil Jon, its President, attested by Elizabeth Harper, its Secretary, and does appoint Karen R. Hannay as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

VANTAGE POINT WEST AT LEISURE WORLD A CONDOMINIUM, MUTUAL 23

ATTEST:

By  

President

Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 25th day of October, 2004, before me, the subscriber, personally appeared K. Neil Jon, who acknowledged that he/she was the President of Vantage Point West at Leisure World - a Condominium, (Mutual 23), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

My Commission expires 11/01/2007

Notary Public

I, Elizabeth Harper, Secretary of Vantage Point West at Leisure World - a Condominium - (Mutual 23), do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 25th day of October, 2004. Resolution # 48

Secretary
IN WITNESS WHEREOF, the said VANTAGE POINT EAST AT LEISURE WORLD, A CONDOMINIUM, (MUTUAL 24), a Maryland corporation, Trustor, has on this 16th day of December, 2004, caused this instrument to be signed by Robert Conn, its President, attested by Frances Dusterhoff, its Secretary, and does appoint Kevin Flannery as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

VANTAGE POINT EAST AT LEISURE WORLD
A CONDOMINIUM, MUTUAL 24

ATTEST:

[Signature]
Secretary

By

[Signature]
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 16th day of December, 2004, before me, the subscriber, personally appeared Robert Conn, who acknowledged that he/she was the President of Vantage Point East at Leisure World - a Condominium, (Mutual 24), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public

My Commission expires 11/04/2007

I, Frances Dusterhoff, Secretary of Vantage Point East at Leisure World - a Condominium - (Mutual 24), do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 16th day of December, 2004. Resolution # 04-16

[Signature]
Secretary
Eighth Amendment to Trust Agreement
Montgomery Mutual Inc.
Rossmoor Leisure World
FHA #000-23234
Loan # 450594612

The Eighth Amendment to Trust No. Two dated August 31st, 2004, is hereby approved.

GMAC Commercial Mortgage Corp.

Kathy Ambrose 2/14/05
Mortgage Representative Date

Kathy Ambrose
Vice President
Eighth Amendment to Trust Agreement
Montgomery Mutual Inc.
Rossmoor Leisure World
FHA #000-23231
Loan # 1560015-10151

The Eighth Amendment to Trust No. Two dated August 31st, 2004, is hereby approved.

Mortgage Representative
Capital Crossing Bank

Date
Eighth Amendment to Trust Agreement  
Montgomery Mutual Inc.  
Rossmoor Leisure World  
FHA #000-23232  
GMACCM #96-1096068

The Eighth Amendment to Trust No. Two dated August 31st, 2004, is hereby approved.

THE COMPTROLLER OF THE STATE OF NEW YORK, as Trustee of the New York State Common Retirement Fund

[Signature]
Michael F. Reilly
Real Estate Investment Officer

[Date] 3/3/05
Eighth Amendment to Trust Agreement
Montgomery Mutual Inc.
Rossmoor Leisure World
FHA #000-23233
GMACCM #96-1096069

The Eighth Amendment to Trust No. Two dated __August 31st__, 2004, is hereby approved.

THE COMPTROLLER OF THE STATE OF
NEW YORK, as Trustee of the New York State
Common Retirement Fund

[Signature]
[Date]
[Real Estate Investment 01/10/07]
# Listing of Tax Numbers of All Mutuals in Leisure World of Maryland

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<th>Mutual</th>
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<td>Mutual 24</td>
<td>32-0032003</td>
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*520939473*
FOURTH AMENDMENT TO
LEISURE WORLD OF MARYLAND TRUST NUMBER TWO

This Agreement is made this 27th day of November, 1990 by the undersigned.

RECITALS

WHEREAS, the parties hereto entered into the Leisure World of Maryland Trust Number Two effective April 27, 1979 and recorded among the Land Records of Montgomery County, Maryland on May 1, 1979 in Liber 5315 beginning at Folio 249 (hereinafter called the "Trust"); and

WHEREAS, the parties hereto are the Trustee and all of the Trustees and beneficiaries of the aforesaid Leisure World of Maryland Trust Number Two; and

WHEREAS, the parties hereto consider it necessary and desirable to enter into this Fourth Amendment to the aforesaid Leisure World of Maryland Trust Number Two.

WHEREAS, there has been a long-standing practice of imposing a Resales Improvement Fund fee in the case of resales of units in the Condominiums and of shares of stock in the cooperative; and

WHEREAS, the proceeds of these fees are needed, and have been used for expansion, alteration, and improvement of the facilities and other properties of the Trusts; and

WHEREAS, clarification is desirable of the Trustee's authority to impose, and of the process of collection and use of, these Resales Improvement Fund fees.

NOW, THEREFORE, in consideration of the mutual covenants herein contained and the further consideration of Ten Dollars ($10.00) in hand paid by each party to the other, the receipt of which is hereby acknowledged, the parties hereto agree as follows:
PROVISIONS
1. The parties to Leisure World of Maryland Trust Number Two agree to amend Section 11 of the Leisure World of Maryland Trust Number Two by adding at the end thereof the following new paragraphs:

D. (1) In the case of a resale of a unit in a condominium, or shares of stock in a cooperative, the purchaser(s) thereof shall transfer to the Trustees as part of the Trusteed sums, an amount equal to one percent (1%) of the gross sales price or $500.00, whichever is greater. Each such amount shall be deposited in a Resale Improvement Fund Account. Funds in that Account are available for expanding, altering, or improving existing improvements or other properties of the Trust.

(2) In the case of such a resale, the purchaser(s) shall also transfer to the Trustee as part of the Trusteed sums such additional amount as is determined by the Trustee for its administrative expenses (a) in preparing for the resale, (b) in providing the orientation and other services involved in effecting the transfer of ownership, and (c) in establishing the new owner(s) as part of the Leisure World community and the condominium or cooperative of which the owner(s) is a member. That amount shall be deposited in the appropriate account or accounts maintained by the Trust and shall be available for the same purposes as that account or accounts.

IN WITNESS WHEREOF, the undersigned trustee and trustees and beneficiaries of the TRUST caused this Agreement to be signed and executed in the manner provided by law.

IN WITNESS WHEREOF, the Leisure World Community Corporation, Trustee of the aforesaid TRUST, has on this 24th day of November, 1990, by its President, attested by its Secretary, and its corporate seal to be hereunto affixed, and
Appendix S

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this ______ day of November, ______, 19____, prior to the
undersigned officer, there appeared the

LEISURE WORLD COMMUNITY CORPORATION, a Maryland corporation, and the undersigned, an officer of said corporation, who acknowledge themselves to be the President and Secretary of the

aforesaid corporation, and that the signature and title of President and Secretary of the

said corporation contained in the present instrument was given voluntarily and without being induced by any improper motive.

In witness whereof I hereunto set my hand and official seal.

My Commission Expires: 8-1-83

MARGARET HARRIS
Secretary

Leisure World Community Corporation

[Signature]

[Seal]

[Stamp]
IN WITNESS WHEREOF, the said Montgomery Mutual, Inc., a Maryland corporation, Trustor, hath on this 4th day of December, 1999 caused this instrument to be signed by Leslie C. Hunt, its President, attested by Susanna Hogan, its Secretary, and its corporate seal to be hereunto affixed, and does appoint Leslie C. Hunt on its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MONTGOMERY MUTUAL, INC.

[Signature]
PRESIDENT

ATTEST:

[Signature]
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 4th day of December, 1999, before me, the undersigned officer personally appeared Leslie C. Hunt, who acknowledged himself to be the President of Montgomery Mutual, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and seal.

[Signature]
Notary Public
My Commission Expires: 8-1-93

1. Susanna Hogan, secretary of Montgomery Mutual, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said Corporation passed at a duly called meeting on the 4th day of December, 1999.

[Signature]
Secretary
IN WITNESS WHEREOF, the said Maryland Mutual No. Five, Inc., a Maryland corporation, has on this ______ day of ______, 1997 caused this instrument to be signed by ______, its President, attested by ______, its Secretary, and its corporate seal to be hereunto affixed, and does appoint ______ as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. FIVE, INC.

[Signature], President

ATTEST:

[Signature], Secretary

STATE OF MARYLAND

COUNTY OF MONTGOMERY, on:

On this ______ day of ______, 1997, before me, the undersigned officer personally appeared ______, who acknowledged himself to be the President of Maryland Mutual No. Five, Inc., a Maryland corporation, and that he, as such President, being authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and seal.

[Signature], Deputy Public, Maryland

My Commission Expires: 8-1-93

1. ______, Secretary of Maryland Mutual No. Five, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the ______ day of ______, 1997.

[Signature], Secretary
IN WITNESS WHEREOF, the said Council of Unit Owners of Mutual 6A - Condominium of Rossmoor, Inc., a Maryland corporation, Trustee, hath on this 19th day of March, 1999, caused this instrument to be signed by [Signature of President], its President, attested by [Signature of Secretary], its Secretary, and its corporate seal to be hereunto affixed, and does hereby appoint [Name] as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 6A - CONDOMINIUM OF ROSSMOOR, INC.

J. Michael [Signature], President

ATTEST:

[Signature], Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 19th day of March, 1999, before me, the undersigned officerpersonally appeared [Name], who acknowledged himself to be the President of Council of Unit Owners of Mutual 6A - Condominium of Rossmoor, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.

[Signature]

My Commission Expires: 8-1-73

[Signature], Secretary of Council of Unit Owners of Mutual 6A - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation signed at a duly called meeting on the 19th day of March, 1999.

[Signature], Secretary
IN WITNESS WHEREOF, the said Council of Maryland Mutual No. Seven, Inc., a Maryland corporation, Trustees, hath on this 1st day of March, 1993 caused this instrument to be signed by Donald F. Humber, its President, attested by Eliseen Kassner, its Secretary, and its corporate seal to be hereunto affixed, and does appoint Donald F. Humber as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. SEVEN,
INC.

ATTEST:

Eliseen Kassner
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 1st day of March, 1993, before me, the undersigned officer personally appeared Donald F. Humber who acknowledged himself to be the President of Council of Maryland Mutual No. Seven, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.

My Commission Expires: 3-1-93.

I, Eliseen Kassner, Secretary of Council of Maryland Mutual No. Seven, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 1st day of January, 1993.

Eliseen Kassner
Secretary
IN WITNESS WHEREOF, the said Maryland Mutual No. Eight, Inc., a Maryland corporation, Trustee, hath on this 5th day of December, 1990 caused this instrument to be signed by Norman Teiken its President, attested by Michael Townsend its Secretary, and its corporate seal to be hereunto affixed, and does appoint Norman Teiken as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. EIGHT, INC.

[Signature]
President

ATTY:

[Signature]
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 5th day of December 1990, before me, the undersigned officer personally appeared Norman Teiken who acknowledged himself to be the President of Maryland Mutual No. Eight, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 8/1/93

I, Michael Townsend, Secretary of Maryland Mutual No. Eight, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 5th day of December, 1990.

[Signature]
Secretary
IN WITNESS WHEREOF, the said Maryland Mutual No. Nine, Inc., a Maryland corporation, Trustor, hath on this 26th day of January 1990 caused this instrument to be signed by Paul C. Connelly, its President, attested by Robert G. Boyle, its Secretary, and its corporate seal to be hereunto affixed, and does appoint Paul C. Connelly as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. NINE, INC.

[Signature]

President

ATTEST:

[Signature]

Secretary

STATE OF MARYLAND

COUNTY OF MONTGOMERY.

On this 26th day of January 1990, before me, the undersigned officer personally appeared Paul C. Connelly who acknowledged himself to be the President of Maryland Mutual No. Nine, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.

[Signature]

Holder Public record.

My Commission Expires: 8-1-93

I, Robert G. Boyle, Secretary of Maryland Mutual No. Nine, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 26th day of January 1990.

[Signature]
IN WITNESS WHEREOF, the said Maryland Mutual No. Ten, Inc., a Maryland corporation, Trustee, hath on this 29th day of November, 1990 caused this instrument to be signed by [signature], its President, attested by [signature], its Secretary, and its corporate seal to be hereunto affixed, and does appoint [signature] as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. TEN, INC.

[Signature]
President

ATTEST:

[Signature]
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, MD:

On this 29th day of November, 1990, before me, the undersigned officer personally appeared [Signature], who acknowledged himself to be the President of Maryland Mutual No. Ten, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I have unto set my hand and official seal.

[Signature]
Registrar Public

My Commission Expires: 5-1-93

I, [Signature], Secretary of Maryland Mutual No. Ten, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 29th day of November, 1990.

[Signature]
Secretary
IN WITNESS WHEREOF, The said Maryland Mutual No. Eleven, Inc., a Maryland corporation, Trustor, hath on this 12th day of December 1990 caused this instrument to be signed by John R. Fordham, its President, attested by Julius Farkas, its Secretary, and its corporate seal to be hereto affixed, and does appoint John R. Fordham as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. ELEVEN, INC.

[Signature]
President

ATTEST:

[Signature]
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, MD:

On this 12th day of December 1990, before me, the undersigned officer personally appeared John R. Fordham, who acknowledged himself to be the President of Maryland Mutual No. Eleven, Inc., a Maryland corporation, and that he, as such President, being authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.

My Commission Expires: 8-1-93

[Signature]
Notary Public Maryland

1. Julius Farkas, Secretary of Maryland Mutual No. Eleven, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 12th day of December 1990.

[Signature]
Secretary
IN WITNESS WHEREOF, the said Maryland Mutual No. Twelve, Inc., a Maryland corporation, Trustee, hath on this 17th day of January, 1994 caused this instrument to be signed by Louis Regus, its President, attested by Robert Wright, its Secretary, and its corporate seal to be hereto affixed, and does appoint Louis Regus as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. TWELVE, INC.

[Signature]

President

ATTERT:

[Signature]

Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 17th day of January, 1994, before me, the undersigned officer personally appeared Louis Regus, who acknowledged himself to be the President of Maryland Mutual No. Twelve, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereto set my hand and official seal.

[Signature]

My Commission Expires: 8-1-93

I, Robert Wright, Secretary of Maryland Mutual No. Twelve, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the [date] day of [date], 1994.

[Signature]

Secretary

- 12 -
IN WITNESS WHEREOF, the said Maryland Mutual No. Thirteen, Inc., a Maryland corporation, Trustee, hath on this 16th day of January, 1996 caused this instrument to be signed by E. L. HENRY, its President, attested by E. W. THOMPSON, its Secretary, and its corporate seal to be hereunto affixed, and does appoint E. L. HENRY as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. THIRTEEN, INC.

M. E. HENRY
President

ATTEST:

E. L. HENRY
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 16th day of January, 1996, before me, the undersigned officer personally appeared E. L. HENRY, who acknowledged himself to be the President of Maryland Mutual No. Thirteen, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official

[Seal]

[Seal]

Notary Public, Maryland
Commission Expires: 1 June 1992

I, F. L. HENRY, the Secretary of Maryland Mutual No. Thirteen, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 16th day of January 1996.

F. L. HENRY
Clerk, Secretary
IN WITNESS WHEREOF, the said Council of Unit Owners of Mutual 14 - Condominium of Rossmoor, Inc., a Maryland corporation, Trustor, hath on this 4th day of December, 1990 caused this instrument to be signed by __________, its President, attested by __________, its Secretary, and its corporate seal to be hereunto affixed, and does appoint __________ as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 14 - CONDOMINIUM OF ROSSMOOR, INC.

[Signature]
President

ATTEST:

[Signature]
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, SS:

On this 6th day of December, 1990, before me, the undersigned officer personally appeared __________, who acknowledged himself to be the President of Council of Unit Owners of Mutual 14 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.

My Commission Expires: 8-1-93

[Signature]
Notary Public

I, __________, Secretary of Council of Unit Owners of Mutual 14 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 4th day of December, 1990.

[Signature]
Secretary
IN WITNESS WHEREOF, the said Council of Unit Owners of Mutual 15 - Condominium of Rossmoor, Inc., a Maryland corporation, Trustor, hath on this 16th day of January 1988 caused this instrument to be signed by _Bedford R. Ross_ as its President, attested by _Kathryn Bartlett_ as its Secretary, and its corporate seal to be hereunto affixed, and does appoint _Bedford R. Ross_ as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 15 - CONDOMINIUM OF ROSSMOOR, INC.

ATTEST:

ystate of Maryland
COUNTY OF MONTGOMERY, SS:

On this 16th day of January 1988, before me, the undersigned officer personally appeared before
who acknowledged himself to be the President of Council of Unit Owners of Mutual 15 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.

My Commission Expires: 8-1-93

1. _Kathryn Bartlett_, Secretary of Council of Unit Owners of Mutual 15 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 16th day of January 1988.
IN WITNESS WHEREOF, the said Council of Unit Owners of Mutual 16 - Condominium of Rossmoor, Inc., a Maryland corporation, Trustor, hath on this 16th day of November, 1990 caused this instrument to be signed by [illegible] as its President, attested by [illegible] as its Secretary, and its corporate seal to be hereunto affixed, and does appoint [illegible] as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 16 - CONDOMINIUM OF ROSSMOOR, INC.

[Signature]
President

ATTEST:
[Signature]
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, SS:

On this 16th day of November, 1990, before me, the undersigned officer personally appeared who acknowledged himself to be the President of Council of Unit Owners of Mutual 16 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation as himself as President.

In Witness Whereof I hereunto put my hand and affix my seal.

[Signature]
Notary Public
My Commission Expires: 8-1-89

I, [Signature], Secretary of Council of Unit Owners of Mutual 16 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 16th day of November, 1990.

[Signature]
Secretary
IN WITNESS WHEREOF, the said Council of Unit Owners of Mutual 18 - Condominium of Rossmoor, Inc., a Maryland corporation, Trustor, hath on this 3rd day of January, 1999, caused this instrument to be signed by R. Lee Hawntake as its President, attested by Ingrid Sopher, its Secretary, and its corporate seal to be hereunto affixed, and does appoint R. Lee Hawntake as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 18 - CONDOMINIUM OF ROSSMOOR, INC.

ATT: R. Lee Hawntake, President

INGRID SOPHER, Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, SS:

On this 3rd day of January, 1999, before me, the undersigned officer personally appeared R. Lee Hawntake who acknowledged himself to be the President of Council of Unit Owners of Mutual 18 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he, as such President, being summoned to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation as himself as President.

In Witness Whereof I hereunto set my hand and seal.

ELIZABETH F. JOHNSON
Notary Public, Maryland

My Commission Expires: 8-1-93

1. INGRID SOPHER, Secretary of Council of Unit Owners of Mutual 18 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 3rd day of January, 1999.

INGRID SOPHER, Secretary
IN WITNESS WHEREOF, the said Council of Unit Owners of Mutual 19A - Condominium of Rossmoor, Inc., a Maryland corporation, Trustor, hath on this 13th day of March 1998 caused this instrument to be signed by Red Cross, its President, assisted by Willard S. Schild, its Secretary, and its corporate seal to be hereunto affixed, and does hereby appoint Red Cross as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 19A - CONDOMINIUM OF ROSSMOOR, INC.

[Signature]
President

ATTEST:

[Signature]
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, SE:

On this 13th day of March 1998, before me, the undersigned officer personally appeared Red Cross, who acknowledged himself to be the President of Council of Unit Owners of Mutual 19A - Condominium of Rossmoor, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 8/1/93

1, Willard S. Schild, Secretary of Council of Unit Owners of Mutual 19A - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 13th day of March 1998.

[Signature]
Secretary
IN WITNESS WHEREOF, the said Council of Unit Owners of Mutual 198 - Condominium of Rossmoor, Inc., a Maryland corporation, Trustor, hath on this 13th day of March 1994, caused this instrument to be signed by its President, attested by its Secretary, and its corporate seal to be hereunto affixed, and does appoint [Signature] as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 198 - CONDOMINIUM OF ROSSMOOR, INC.

[Signature] President

ATTEST:

[Signature] Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, SS:

On this 13th day of March 1994, before me, the undersigned officer personally appeared [Signature] who acknowledged himself to be the President of Council of Unit Owners of Mutual 198 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In WITNESS WHEREOF I hereunto set my hand and official seal.

My Commission Expires: 8-1-93

[Signature] Secretary

1. [Signature], Secretary of Council of Unit Owners of Mutual 198 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 31st day of January, 1994.

[Signature] Secretary
IN WITNESS WHEREOF, The said The Greens at Leisure World, a Condominium, (Mutual 20), a Maryland Corporation, Trustor, hath on this 13th day of December 1999 caused this instrument to be signed by Geo. Bernardi, its President, attested by Donald Bauer, its Secretary, and its corporate seal to be hereunto affixed, and does appoint Geo. Bernardi its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

THE GREENS AT LEISURE WORLD,
A CONDOMINIUM (Mutual 20)

ATTEST:

Donald Bauer
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, ss:

On this 13th day of December 1999, before me, the undersigned officer, personally appeared Geo. Bernardi, who acknowledged himself to be the President of The Greens at Leisure World, a Condominium, (Mutual 20), a Maryland Corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereunto set my hand and seal.

My Commission Expires: 8-1-93

Donald Bauer, Secretary of The Greens at Leisure World, A Condominium, (Mutual 20), do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 13th day of December, 1999.

Donald Bauer
Secretary
IN WITNESS WHEREOF, The said The Greens at Leisure World II, a Condominium, (Mutual 282), a Maryland corporation, Trustor, hath on this 23rd day of January, 1999, caused this instrument to be signed by Donald M. McRae as its President, attested by Joan Fisher as its Secretary, and its corporate seal to be hereunto affixed, and does appoint Donald M. McRae as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

THE GREENS AT LEISURE WORLD II,
A CONDOMINIUM (Mutual 282)

ATTEST:

[Signature]

Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY, SS:

[Signature]

Secretary

On this 23rd day of January, 1999, before me, the undersigned officer personally appeared Donald M. McRae who acknowledged himself to be the President of The Greens at Leisure World II, a Condominium, (Mutual 282), a Maryland corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

In Witness Whereof I hereto set my hand and official seal.

[Signature]

My Commission Expires: 9-1-93

[Signature]

Secretary of The Greens at Leisure World II, A Condominium, (Mutual 282), do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 23rd day of January, 1999.

[Signature]

Secretary
IN WITNESS WHEREOF, The said Council of Unit Owners of Mutual 22 - Condominium of Rossmoor, Inc., a Maryland corporation, Trustor, hath on this 22nd day of January 1991 caused this instrument to be signed by Winifred Clinton, its President, attested by Nellie Mullin, its Secretary, and its corporate seal to be hereunto affixed, and does appoint Winifred Clinton as its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 22 - CONDOMINIUM OF ROSSMOOR, INC.

Winifred Clinton, President

ATTEND:

Nellie J. Mullin, Secretary

STATE OF MARYLAND  COUNTY OF MONTGOMERY, SS:

On this 22nd day of January 1991, before me, the undersigned officer personally appeared Winifred Clinton who acknowledged herself to be the President of Council Unit Owners of Mutual 22 - Condominium of Rossmoor, Inc., a Maryland corporation, and that she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by herself as President.

In Witness Whereof I hereunto set my hand and official seal.

My Commission Expires: 5/1/93

1, Nellie J. Mullin, Secretary of Council of Unit Owners of Mutual 22 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with the resolution of the Board of Directors of said corporation passed at a duly called meeting on the 22nd day of January 1991.

Nellie J. Mullin, Secretary
EIGHTH AMENDMENT TO TRUST NUMBER TWO

THIS AGREEMENT is made this 31st day of August, 2004, by the undersigned.

RECITALS

WHEREAS, the parties hereto entered into the Leisure World of Maryland Trust No. Two effective as of April 27, 1979, which is recorded among the Land Records of Montgomery County, Maryland, in Liber 5313 at folio 249, and

WHEREAS, the parties to the aforesaid Leisure World of Maryland Trust No. Two entered into Amendments thereto on August 10, 1984, June 25,1985, January 31, 1989, November 27, 1990 and April 27 2001, which amendments were recorded among the aforesaid Land Records on September 7, 1984 in Liber 6513 at folio 339; September 25,1985 in Liber 6869 at folio 319; December 4, 1989 in Liber 9106 at folio 595; March 20, 1991 in Liber 9677 at folio 268; August 21, 2001 in Liber 19574 at folio 209; October 28, 2002 at 2:21 p.m. in Liber 22081 at folio 019; and May 26, 2004 at 11:15 a.m. in Liber 27505 at folio 589.

WHEREAS, the parties hereto are the trustee and all of the trustors and beneficiaries of the aforesaid Leisure World of Maryland Trust No. Two; and

WHEREAS, the parties hereto consider it necessary and desirable to enter into this further Amendment to the aforesaid Leisure World of Maryland Trust No. Two; and

WHEREAS, the parties hereto consider it necessary and desirable to enter into this further Amendment to the aforesaid Leisure World Trust No. Two: and

WHEREAS, the parties hereto consider it necessary and desirable to replace paragraph D (1) as amended October 28, 2002, modifying Section II of the Leisure World of Maryland Trust No. Two to provide for Reserve Funds and a Capital and Operating Fund;

NOW, THEREFORE, in consideration of the mutual covenants herein contained and the further consideration of Ten Dollars ($10.00) in hand paid, by each party to the other, receipt of which is hereby acknowledged, the parties hereto agree as follows:

That Paragraph D (1) of Section 11 of the Leisure World of Maryland Trust No. Two, as amended October 28, 2002, is deleted and the following inserted in lieu thereof:

D (1) In the case of a resale of a unit in a condominium or shares of stock in a cooperative, the purcahser(s) thereof shall transfer to the Trustees as part of the Trusteed sum, an amount equal to two percent (2%) of the gross sales price or $500.00, whichever is greater. Each such amount shall be deposited into a Resales Improvement Fund Account. Funds in that Account are available for expanding, altering, or improving existing Improvements or other properties of the Trust, and establishing Reserve Funds and a Capital and Operating Fund.

THIS AGREEMENT shall be recorded among the Land Records of Montgomery County, Maryland. Please return to: Claireen Pruitt-Jones Leisure World of Maryland 3701 Rossmoor Blvd Silver Spring, Md 20906
IN WITNESS WHEREOF, the undersigned trustee and trustors and beneficiaries of the Trust caused this Agreement to be signed and executed in the manner provided by law.

IN WITNESS WHEREOF, the Leisure World Community Corporation, Trustee of the aforesaid Trust, has on this 10th day of September, 2004, caused this instrument to be signed by [Signature], its President, attested by [Signature], its Secretary, and does appoint [Signature], as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

ATTEST:                                                                                     LEISURE WORLD COMMUNITY CORPORATION

[Signature]  
Secretary

By [Signature]  
President

STATE OF MARYLAND )
COUNTY OF MONTGOMERY) ss:

On this 10th day of September, 2004, before me, the subscriber, personally appeared [Signature], the subscriber, who acknowledged that he/she was the President of Leisure World Community Corporation, a Maryland corporation and the he/she, as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing his/her name as President of the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]  
Notary Public


I, [Signature], Secretary of Leisure World Community Corporation, do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Director of said Corporation, passed at a duly called meeting on the 31st day of August, 2004. Res#: 48

[Signature]  
Secretary
IN WITNESS WHEREOF, the said MONTGOMERY MUTUAL, INC., a Maryland corporation, Trustor, has on this 5th day of October, 2004, caused this instrument to be signed by Raymond Spiebke, its President, attested by Mary L. Ferguson, its Secretary, and does appoint Kevin B. Slannery as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MONTGOMERY MUTUAL INC.,

ATTEST:

Mary L. Ferguson
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 5th day of October, 2004, before me, the subscriber, personally appeared Raymond Spiebke, who acknowledged that he/she was the President of Montgomery Mutual a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My Commission expires 11/24/2007

I, Mary L. Ferguson, Secretary of Montgomery Mutual Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 5th day of October, 2004.
Resolution # 50

Mary L. Ferguson
Secretary
IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. FIVE, INC., a Maryland corporation, Trustor, has on this 16th day of Sept., 2004, caused this instrument to be signed by Sidney Kantor, its President, attested by Violet Kelley, its Secretary, and does appoint Kenneth L. Hanney, its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. FIVE, INC.

By: 

VIP Acting President

Attest:

David E. Kelley
Secretary

STATE OF MARYLAND:
COUNTY OF MONTGOMERY:

On this 16th day of September, 2004, before me, the subscriber, personally appeared Sidney Kantor, who acknowledged that he/she was the President of Maryland Mutual No. Five, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do. Executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public


1. Violet Kelley, Secretary of Maryland Mutual No. Five, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation passed at a duly called meeting on the 16th day of Sept., 2004. Resolution # 3.

Violet E. Kelley
Secretary
IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 6A-CONDOMINIUM OF ROSSMOOR, INC., a Maryland Corporation Trustor, has on this 21st Day of October, 2004, caused this instrument to be signed by Dorothy Robertson, its President, attested by Stella Savel, its secretary, and does appoint Kevin B. Humes its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 6A - CONDOMINIUM OF ROSSMOOR, INC.

By: Dorothy Robertson
President

Attest:

Stella Savel
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 21st day of October, 2004, before me, the subscriber, personally appeared Dorothy Robertson, the subscriber, who acknowledged that he/she was the President of the Council of Unit Owners of Mutual 6A- Condominium of Rossmore, Inc. a Maryland corporation and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public


I, Stella Savel, Secretary of the Council of Unit Owners of Mutual 6A - Condominium of Rossmore, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said Corporation, passed at a duly called meeting on the 21st day of October, 2004. Resolution # 9

Stella Savel
Secretary
IN WITNESS WHEREOF, the said VILLA CORTESE AT LEISURE WORLD, a Condominium (Mutual 6C), a Maryland corporation, Trustee, has on this 26th day of October, 2004, caused this instrument to be signed by Irwin Lerner, its President, attested by Alvin Bramow, its Secretary, and does appoint Kevin B. Flannery, its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

VILLA CORTESE AT LEISURE WORLD
A CONDOMINIUM (MUTUAL 6C)

By: ___________________________
    Irwin Lerner
    President

Attest:

______________________________
Alvin Bramow
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY:

On this 26th day of October, 2004, before me, the subscriber, personally appeared Irwin Lerner, who acknowledged that he was President of Villa Cortese at Leisure World, a Condominium (Mutual 6C), a Maryland Corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

______________________________
Notary Public

My commission expires: 11/04/2007

I, Alvin Bramow, Secretary of Villa Cortese at Leisure World, a Condominium (Mutual 6C) do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 30th day of September, 2004. Resolution #51-04.

______________________________
Alvin Bramow
Secretary
IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. SEVEN, INC., a Maryland Corporation Trustor, has on this 15th day of October, 2004, caused this instrument to be signed by Robert K. Barry, its President, attested by Richard L. Wayne, its Secretary, and does appoint David S. Hoey, its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. SEVEN, INC.

[Signature]
President

Attest:

[Signature]
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 15th day of October, 2004, before me, the subscriber, personally appeared Robert K. Barry, who acknowledged that he/she was the President of Maryland Mutual No. Seven, Inc., a Maryland corporation and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS THEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public


I, Richard L. Wayne, Secretary of Maryland Mutual No. Seven, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said Corporation, passed at a duly called meeting on the 15th day of October, 2004. Resolution # 43

[Signature]
Secretary
IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. NINE, INC., a Maryland corporation, Trustor, has on this 17th day of September, 2004, caused this instrument to be signed by Said [Signature] its President, attested by [Signature] its Secretary, and does appoint [Signature] as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MARYLAND MUTUAL NO. NINE, INC.,

ATTEST:

[Signature]  President

[Signature]  Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 17th day of September, 2004, before me, the subscriber, personally appeared [Signature], who acknowledged that he/she was the President of Maryland Mutual No. Nine, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]  Notary Public

My Commission expires 11/04/2007

I, [Signature], Secretary of Maryland Mutual No. Nine, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 17th day of September, 2004. Resolution # 43

[Signature]  Secretary
IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. EIGHT, INC., a Maryland corporation, Trustor, has on this 6th day of October, 2004, caused this instrument to be signed by [Signature], its President, attested by [Signature], its Secretary, and does appoint [Signature], as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MARYLAND MUTUAL NO. EIGHT INC.,

ATTEST:

By [Signature]
President

Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 6th day of October, 2004, before me, the subscriber, personally appeared [Signature], who acknowledged that he/she was the President of Maryland Mutual No. Eight, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

My Commission expires 11/14/2007

I, [Signature], Secretary of Maryland Mutual No. Eight, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 6th day of October, 2004.
Resolution # 81

[Signature]
Secretary
IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. TEN, INC., a Maryland corporation, Trustor, has on this 28th day of October, 2004, caused this instrument to be signed by Paul McDonald, its President, attested by Jerry Stowell, its Secretary, and does appoint Kevin B. Hannon as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MARYLAND MUTUAL NO. TEN, INC.,

ATTEST:

Jerry Stowell
Secretary

M.D. McDonald
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 28th day of October, 2004, before me, the subscriber, personally appeared Paul A. McDonald who acknowledged that he/she was the President of Maryland Mutual No. Ten, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Notary Public]

My Commission expires 11/04/2007

I, Jerry Stowell, Secretary of Maryland Mutual No. Ten, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 28th day of Oct. 2004. Resolution #31

Jerry Stowell
Secretary
IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. ELEVEN, INC., a
Maryland corporation, Trustor, has on this 13th day of October, 2004,
caused this instrument to be signed by _Margaret P. Dave_ its President, attested by
_Janice K. Rothman_ its Secretary, and does appoint _Kevin B. Donovan_ as its true
and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MARYLAND MUTUAL NO. ELEVEN, INC.,

ATTEST:

By _Margaret P. Dave_
President

_Sec retary_

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 13th day of October, 2004, before me, the subscriber, personally
appeared _Margaret P. Dave_, who acknowledged that he/she was the President of
Maryland Mutual No. Eleven, Inc., a Maryland corporation, and that he/she, as such President,
being authorized so to do, executed the foregoing instrument for the purposes therein contained
by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

My Commission expires _11/24/2007_

_I. Janice K. Rothman_, Secretary of Maryland Mutual No. Eleven, Inc., do hereby certify
that the foregoing instrument was executed in strict conformity with a resolution of the Board of
Directors of said corporation, passed at a duly called meeting on the 13th day of October, 2004.
Resolution # 90

_Sec retary_
IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. TWELVE, INC., a Maryland corporation, Trustor, has on this 14th day of October, 2004, caused this instrument to be signed by Marion Allan its President, attested by Jenn Dembo, its Secretary, and does appoint Paul B. Yarnay as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

MARYLAND MUTUAL NO. TWELVE, INC.,

ATTEST:

[Signature]
Secretary

By [Signature]
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 14th day of October, 2004, before me, the subscriber, personally appeared Marion Allan, who acknowledged that he/she was the President of Maryland Mutual No. Twelve, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public

My Commission expires 10/04/2007

I, Jenn Dembo, Secretary of Maryland Mutual No. Twelve, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 14th day of October, 2004. Resolution # 37

[Signature]
Secretary
IN WITNESS WHEREOF, the said MARYLAND MUTUAL NO. THIRTEEN, INC., a Maryland corporation, Trustor, has on this 21st day of September, 2004, caused this instrument to be signed by Antonio Meta, its President, attested by

Jean Donaldson, its Secretary, and does appoint Kevin B. Hanesy, its true and lawful attorney in fact to acknowledge and deliver this instrument as its act and deed.

MARYLAND MUTUAL NO. THIRTEEN, INC.

By: Antonio Meta
President

Attest:
Jean Donaldson
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY: §:

On this 21st day of September, 2004, before me, the subscriber, personally appeared Antonio Meta, who acknowledged that he/she was the President of Maryland Mutual No. Thirteen, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do. Executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Notary Seal]


I, Jean Donaldson, Secretary of Maryland Mutual No. Thirteen, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation passed at a duly called meeting on the 21st day of September, 2004. Resolution # 69

Jean Donaldson
Secretary
IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 14, CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 14th day of October, 2004, caused this instrument to be signed by Edward N. Dunham, its President, attested by Agnes Glass, its Secretary, and does appoint Edward N. Dunham as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 14 CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST: 

By Edward N. Dunham President

Agnes Glass Secretary

STATE OF MARYLAND COUNTY OF MONTGOMERY

On this 7th day of October, 2004, before me, the subscriber, personally appeared Edward N. Dunham who acknowledged that he/she was the President of Council of Unit Owners of Mutual 14 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.


I, Agnes Glass, Secretary of Council of Unit Owners Mutual 14 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 7th day of October, 2004. Resolution # SS

Agnes Glass Secretary
IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 15, CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 16th day of September, 2004, caused this instrument to be signed by Francis Miller, its President, attested by William Slingshew, its Secretary, and does appoint Kevin B. Flannery as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 15
CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

By Francis Miller
President

Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 16th day of September, 2004, before me, the subscriber, personally appeared Francis Miller, who acknowledged that he/she was the President of Council of Unit Owners of Mutual 15 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My Commission expires 11/04/2007

I, William Slingshew, Secretary of Council of Unit Owners Mutual 15 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 16th day of Sept, 2004. Resolution # 19

Secretary
IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 16, CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 16th day of September, 2004, caused this instrument to be signed by [Signature] its President, attested by [Signature] its Secretary, and does appoint [Signature] as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 16
CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

[Signature]
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 16th day of September, 2004, before me, the subscriber, personally appeared [Signature], who acknowledged that he/she was the President of Council of Unit Owners of Mutual 16 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public

My Commission expires 11/04/2007

I, [Signature], Secretary of Council of Unit Owners Mutual 16 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 16th day of September 2004. Resolution # 27

[Signature]
Secretary
IN WITNESS WHEREOF, the said FAIRWAYS SOUTH AT LEISURE WORLD, a condominium (MUTUAL 17A), a Maryland corporation, Trustor, has on this 28th day of September 2004, caused this instrument to be signed by Arthur Silver, its President, attested by Carol Jones, its Secretary, and does appoint Leland Fairley its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

FAIRWAYS SOUTH AT LEISURE WORLD
A CONDOMINIUM (MUTUAL 17A)

ATTEST:

Carol Jones                  L. Arthur Silver
Secretary                  President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 28th day of September 2004, before me, the subscriber, personally appeared Arthur Silver, who acknowledged that he/she was the President of Fairways South at Leisure World, a Condominium (Mutual 17A), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My Commission expires 11/04/2007

I, Carol Jones, Secretary of Fairways South at Leisure World, a Condominium (Mutual 17A), do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 28th day of September 2004. Resolution # 68, 69

Carol Jones
Secretary
IN WITNESS WHEREOF, the said FAIRWAYS NORTH AT LEISURE WORLD, a condominium (MUTUAL 17B), a Maryland corporation, Trustor, has on this 8th day of November 2004, caused this instrument to be signed by Allen J. Farrar, its President, attested by Beverly Stevens, its Secretary, and does appoint David R. Farrow as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

FAIRWAYS NORTH AT LEISURE WORLD
A CONDOMINIUM (MUTUAL 17B)

ATTEST:

By Allen J. Farrar
President

Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 8th day of November 2004, before me, the subscriber, personally appeared Allen J. Farrar, who acknowledged that he/she was the President of Fairways North at Leisure World, a Condominium (Mutual 17B), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

JoANN L. McDERMITT
Notary Public, State of Maryland
County of Montgomery
My Commission Expires October 1, 2008

I, Beverly J. Stevens, Secretary of Fairways North at Leisure World, a Condominium (Mutual 17B), do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 24th day of Sept 2004. Resolution # 6-24-04 01-31

Secretary
IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 18 - CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 16th day of September, 2004, caused this instrument to be signed by William Hoffman, its President, attested by Mary Jo Broomall, its Secretary, and does appoint Kevin Murray as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 18 CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

Mary Jo Broomall
Secretary

By

President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 16th day of September, 2004, before me, the subscriber, personally appeared William Hoffman, who acknowledged that he/she was the President of Council of Unit Owners of Mutual 18 - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My Commission expires 11/04/2007

I, Mary Jo Broomall, Secretary of Council of Unit Owners of Mutual 18 - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 16th day of September 2004. Resolution # 51

Mary Jo Broomall
Secretary
IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 19A - CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 12th day of Oct., 2004, caused this instrument to be signed by Daniel Young, its President, attested by Patricia Dunn, its Secretary, and does appoint Rev. L. Young as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 19A CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

By: ____________________________
   President

___________________________
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 12th day of Oct., 2004, before me, the subscriber, personally appeared Daniel Young, who acknowledged that he/she was the President of Council of Unit Owners of Mutual 19A - Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

___________________________
Notary Public


I, Patricia Dunn, Secretary of Council of Unit Owners of Mutual 19A - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 12th day of Oct., 2004. Resolution #04-75.

___________________________
Secretary
IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 19B - CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 24th day of September, 2004, caused this instrument to be signed by its President, attested by its Secretary, and does appoint as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 19B CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

By

President

Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 24th day of September, 2004, before me, the subscriber, personally appeared who acknowledged that he/she was the President of Council of Unit Owners of Mutual 19B -Condominium of Rossmoor, Inc., a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

My Commission expires 11/04/2007

I, the Secretary of Council of Unit Owners of Mutual 19B - Condominium of Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 24th day of September 2004. Resolution #29

Secretary
IN WITNESS WHEREOF, the said GREENS AT LEISURE WORLD - CONDOMINIUM UNIT OWNERS ASSOCIATION, (MUTUAL 20A), a Maryland corporation, Trustor, has on this 28TH day of OCTOBER, 2004, caused this instrument to be signed by SHARON BORGIGNI, its President, attested by ROBERT J. KENT, its Secretary, and does appoint KENN THOMAS as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

GREENS AT LEISURE WORLD - CONDOMINIUM UNIT OWNERS ASSOCIATION - MUTUAL 20A

ATTEST:

By ____________________________

President

Robert J. Kent

Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 28TH day of OCTOBER, 2004, before me, the subscriber, personally appeared SHARON BORGIGNI, who acknowledged that he/she was the President of Greens at Leisure World - Condominium Unit Owners Association, (Mutual 20A), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

I, Robert J. Kent, Secretary of Greens at Leisure World - Condominium Unit Owners Association (Mutual 20A) - do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 28TH day of OCTOBER 2004. Resolution #0430

Robert J. Kent
Secretary
IN WITNESS WHEREOF, the said GREENS AT LEISURE WORLD II - CONDOMINIUM UNIT OWNERS ASSOCIATION, (MUTUAL 20B), a Maryland corporation, Trustor, has on this 29th day of Sept, 2004, caused this instrument to be signed by Eugene Kennedy, its President, attested by Inez Bargmann, its Secretary, and does appoint Ronald Flannery as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

GREENS AT LEISURE WORLD II-CONDOMINIUM UNIT OWNERS ASSOCIATION - MUTUAL 20B

ATTEST:  

By, president

Secretary

STATE OF MARYLAND  
COUNTY OF MONTGOMERY

On this 29th day of September, 2004, before me, the subscriber, personally appeared Eugene Kennedy, who acknowledged that he/she was the President of Greens at Leisure World II - Condominium Unit Owners Association, (Mutual 20B), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My Commission expires 11/24/2007

I, Inez Bargmann, Secretary of Greens at Leisure World II - Condominium Unit Owners Association (Mutual 20B) - do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 29th day of Sept, 2004. Resolution #04-72 Trust number one #04-73 Trust number two

Secretary
IN WITNESS WHEREOF, the said TURNBERRY COURTS AT LEISURE WORLD - A CONDOMINIUM - (MUTUAL 21), a Maryland corporation, Trustor, has on this 29th day of September, 2004, caused this instrument to be signed by Joseph Reynolds, its President, attested by Helen Gates, its Secretary, and does appoint David Roman as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

TURNBERRY COURTS AT LEISURE WORLD
A CONDOMINIUM - MUTUAL 21

ATTEST:

Helen Gates
Secretary

By Joseph Reynolds
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 28th day of September, 2004, before me, the subscriber, personally appeared Joseph Reynolds, who acknowledged that he/she was the President of Turnberry Courts at Leisure World - A Condominium - (Mutual 21), a Maryland corporation, and that he/she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

My Commission expires 11/04/2007

I, Helen Gates, Secretary of Turnberry Courts at Leisure World - A Condominium - (Mutual 21), do hereby certify that the foregoing instrument was executed in strict conformity with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 28th day of September, 2004. Resolution # 48.

Helen Gates
Secretary
IN WITNESS WHEREOF, the said COUNCIL OF UNIT OWNERS OF MUTUAL 22-
CONDOMINIUM OF ROSSMOOR, INC., a Maryland corporation, Trustor, has on this 21st
day of October, 2004, caused this instrument to be signed by Henry Henry
its President, attested by Ben Conrad, its Secretary, and does appoint
--- as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and
deed.

COUNCIL OF UNIT OWNERS OF MUTUAL 22-
CONDOMINIUM OF ROSSMOOR, INC.,

ATTEST:

Benjamin Conrad
Secretary

By
President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 21st day of October, 2004, before me, the subscriber, personally
appeared Henry Henry, who acknowledged that he/she was the President of Council
of Unit Owners of Mutual 22 Condominium of Rossmoor, Inc., a Maryland corporation, and that
he/she, as such President, being authorized so to do, executed the foregoing instrument for the
purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public

My Commission expires 11/04/2007

1. Benjamin Conrad, Secretary of Council of Unit Owners of Mutual 22 - Condominium of
Rossmoor, Inc., do hereby certify that the foregoing instrument was executed in strict conformity
with a resolution of the Board of Directors of said corporation, passed at a duly called meeting on
the 21st day of October, 2004. Resolution # 67

Benjamin Conrad
Secretary
IN WITNESS WHEREOF, the said VANTAGE POINT WEST AT LEISURE WORLD, A
CONDOMINIUM, (MUTUAL 23), a Maryland corporation, Trustor, has on this 25th day of
October, 2004, caused this instrument to be signed by K. Neil Goor, its
President, attested by Elizabeth Hayman, its Secretary, and does appoint K. Neil Goor
as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

VANTAGE POINT WEST AT LEISURE WORLD
A CONDOMINIUM, MUTUAL 23

ATTEST:

By K. Neil Goor
President

Elizabeth Hayman
Secretary

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 25th day of October, 2004, before me, the subscriber, personally
appeared K. Neil Goor, who acknowledged that he/she was the President of
Vantage Point West at Leisure World - a Condominium, (Mutual 23), a Maryland corporation, and
that he/she, as such President, being authorized so to do, executed the foregoing instrument for the
purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.


I, Elizabeth Hayman, Secretary of Vantage Point West at Leisure World - a Condominium -
(Mutual 23), do hereby certify that the foregoing instrument was executed in strict conformity with
a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the 25th
day of Oct, 2004. Resolution # 48

Elizabeth Hayman
Secretary
IN WITNESS WHEREOF, the said VANTAGE POINT EAST AT LEISURE WORLD, A
CONDOMINIUM, (MUTUAL 24), a Maryland corporation, Trustor, has on this _9_ day of
December, 2004, caused this instrument to be signed by Robert Conn, its
President, attested by Frances Disterhoff, its Secretary, and does appoint Kevin Flannery
as its true and lawful attorney in fact to acknowledge and deliver this Agreement as its act and deed.

VANTAGE POINT EAST AT LEISURE WORLD
A CONDOMINIUM, MUTUAL 24

ATTEST:

[Signature]

Secretary

By

[Signature] President

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this _9_ day of December, 2004, before me, the subscriber, personally
appeared Robert Conn, who acknowledged that he/she was the President of
Vantage Point East at Leisure World - a Condominium, (Mutual 24), a Maryland corporation, and
that he/she, as such President, being authorized so to do, executed the foregoing instrument for the
purposes therein contained by signing his/her name as President of the corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

[Signature]
Notary Public

My Commission expires _11/04/2007_

I, Frances Disterhoff, Secretary of Vantage Point East at Leisure World - a Condominium -
(Mutual 24), do hereby certify that the foregoing instrument was executed in strict conformity with
a resolution of the Board of Directors of said corporation, passed at a duly called meeting on the _9_ day of Dec 2004. Resolution # 04.16

[Signature]
Secretary
Eighth Amendment to Trust Agreement
Montgomery Mutual Inc.
Rossmoor Leisure World
FHA #000-23234
Loan # 450594612

The Eighth Amendment to Trust No. Two dated _August 31st_, 2004, is hereby approved.

GMAC Commercial Mortgage Corp.

Kathy Ambrose 2/14/05
Mortgage Representative  Date

Kathy Ambrose
Vice President
Eighth Amendment to Trust Agreement  
Montgomery Mutual Inc.  
Rossmoor Leisure World  
FHA #000-23231  
Loan # 1560015-10151

The Eighth Amendment to Trust No. Two dated August 31st, 2004, is hereby approved.

[Signature]
Mortgage Representative    Date
Capital Crossing Bank
Eighth Amendment to Trust Agreement
Montgomery Mutual Inc.
Rossmoor Leisure World
FHA #000-23232
GMACCM #96-1096068

The Eighth Amendment to Trust No. Two dated __August 31st__, 2004, is hereby approved.

THE COMPTROLLER OF THE STATE OF NEW YORK, as Trustee of the New York State Common Retirement Fund

[Signature]
Michael F. Reilly
Real Estate Investment Officer

[Date]
3/3/05
Eighth Amendment to Trust Agreement
Montgomery Mutual Inc.
Rossmoor Leisure World
FHA #000-23233
GMACCM #96-1096069

The Eighth Amendment to Trust No. Two dated August 31st, 2004, is hereby approved.

THE COMPTROLLER OF THE STATE OF
NEW YORK, as Trustee of the New York State
Common Retirement Fund

[Signature]
[Date: 2/3/05]

[Re: Real Estate Investment O/10/2002]
LISTING OF TAX NUMBERS OF ALL MUTUALS IN LEISURE WORLD OF MARYLAND

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<td>Mutual 24</td>
<td>32-0032003</td>
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</table>
From: admin@justus.group
Sent: Monday, June 25, 2018 4:56 PM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Cc: justus organization <justus@justus.group>; members@townmeetingorganization.com; LW Green <lwgreen@justus.group>
Subject: Site Plan 820170120 - staff and applicant meeting

thank you Lori -

I trust you will inform me when:
1. the "revised plans" have been received by you and/or in "ePlans"
2. "a meeting of the Applicant's team and the Area 2 Regulatory team
has been scheduled."

slk

From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
Date: June 25, 2018 4:52:08 PM EDT
To: "admin@justus.group" <admin@justus.group>, "Mills, Matthew" <matthew.mills@mnccpc.org>
Cc: justus organization <justus@justus.group>, LW Green <lwgreen@justus.group>,
"members@townmeetingorganization.com" <members@townmeetingorganization.com>, Tim Maloney
<tmaloney@jgllaw.com>
Subject: RE: Site Plan 820170120 - staff and applicant meeting

Sheryl,
This is to confirm that the revised plans have not been submitted to the Planning Department as of today. It
may be that the Applicant has instructed their consultant to upload the revised plans in ePlans. Also, a meeting
of the Applicant's team and the Area 2 Regulatory team has not been scheduled.

Lori Shirley
Planner Coordinator
Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910
T 301-495-4557
F 301-495-1313
E lori.shirley@montgomeryplanning.org
W MontgomeryPlanning.org

From: admin@justus.group <admin@justus.group>
Sent: Saturday, June 23, 2018 12:10 PM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>; Mills, Matthew <matthew.mills@mnccpc.org>
Cc: justus organization <justus@justus.group>; LW Green
<lwgreen@justus.group>; members@townmeetingorganization.com; Tim Maloney <tmaloney@jgllaw.com>
Subject: : Site Plan 820170120 - staff and applicant meeting

Lori

1. At this weeks Vantage Point E. annual meeting, Kevin Flannery announced that LW has submitted their revised site
plan to P&P.
2. Your response to verify or deny is requested.
3. Has a date been set for your meeting w/LW to discuss their site plan submission?
Hi Sheryl,

This is the first that I’ve heard that the revised plans have been resubmitted. I will go to the DARC Division later today and check on that status. It's possible it could be in "intake" at this time. To answer your question about a meeting scheduled with Area 2 staff and the Applicant, no, a meeting has not been scheduled.

Lori Shirley
Planner Coordinator
Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910
T 301-495-4557
F 301-495-1313
E Lori.Shirley@montgomeryplanning.org
W MontgomeryPlanning.org

From: JustUs admin <admin@justus.group>
Sent: Thursday, June 14, 2018 9:49 AM
To: Mills, Matthew <mattmills@mcnppc.org>; mont.co.planningboard@justus.group; Montgomery County Council <county.council@montgomerycountymd.gov>; Justus organization <justus@justus.group>; members <members@townmeetingorganization.com>; LW Green <lwgreen@justus.group>; LW Dogs <lwdogs@justus.group>
Cc: Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>; ben kramer <Benjamin.Kramer@house.state.md.us>; ben shneider <ben@shneiderforcouncil.com>; vaughn stewart <vaughnstewart3@gmail.com>; seth grimes <seth.grimes@gmail.com>
Subject: Fwd: Site Plan 820170120 - staff and applicant meeting

Lori:

Herman Cohen, Chair - LW Security & Transportation Advisory Comm. just stated that LW has submitted their revised site plan to you. Is this a correct statement, and if so, is there a meeting with you/your staff and LW management, scheduled?

Matthew: there has been no reply to the June 5, 2018 email below:

slk

From: admin@justus.group <admin@justus.group>
Date: Tue, Jun 5, 2018 at 6:50 PM
Matthew:

simply because staff/applicant meetings are not included in your referenced regulation, does not mean said regulation precludes stakeholder attendance @ any meeting between staff and applicant -- specifically when the stakeholders are the ones footing the bill - NOT the applicant employees.

unless you are able to provide any regulation specifically addressing the issue raised, holding a meeting between staff and LW employees will be in violation of our rights.

slk

Ms. Katzman:

MCPB Regulation 50/59.00.01.06, Evaluation of Applications, states:

... 
C. Public Participation. 
Any individual or organization with an interest in or concern about a proposed development or specific application may participate in the review and approval process by:

- Attending the pre-submission community meeting organized and held by the applicant before an application is submitted to the Planning Department;
- Reviewing information about the submitted plan application online at the Planning Department website; and
- Attending the DRC meeting scheduled for the application, if applicable. The DRC meeting is not open to public participation, but members of the public may attend and listen to the discussion. Groups should notify DARC staff about their interest in attending the DRC meeting before the scheduled date so that space accommodations can be made.

The meeting you are describing, assuming it even takes place, is not the DRC meeting referenced in the above Regulation. As a result, attendance at the meeting will be limited to the Applicant and Staff.
Thank you.

Matthew T. Mills  
Acting Principal Counsel  
The Maryland-National Capital Park and Planning Commission  
Office of the General Counsel  
8787 Georgia Avenue – Suite 205  
Silver Spring, Maryland 20910  
(301)495-4646  
(301)495-2173 (F)

---

From: admin@justus.group <admin@justus.group>  
Sent: Friday, June 01, 2018 12:54 PM  
To: Mills, Matthew <matthew.mills@mnCPPC.org>  
Cc: justus organization <justus@justus.group>; members <members@townmeetingorganization.com>  
Subject: Site Plan 820170120 - staff and applicant meeting

your reply with any regulation precluding stakeholder attendance from any meeting between P&P staff and applicant, is requested.

slk

---

From: "admin@justus.group" <admin@justus.group>  
Date: May 30, 2018 10:26:00 AM EDT  
To: Matt Mills <matthew.mills@mnCPPC.org>  
Cc: Lori Shirley <lori.shirley@montgomeryplanning.org>, justus organization <justus@justus.group>, members <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>  
Subject: Site Plan 820170120 - staff and applicant meeting

of course you cannot "guarantee" there will be a meeting -

however, LW has announced they will be meeting with planning board staff - therefore when asked if this meeting will be open, Lor said she thought not - as such, you are asked to provide any regulation stating that site plan area residents are precluded from attending said meetings.

slk

---

From: "Mills, Matthew" <matthew.mills@mnCPPC.org>  
Date: May 30, 2018 10:04:52 AM EDT  
To: "admin@justus.group" <admin@justus.group>  
Cc: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>  
Subject: RE: Site Plan 820170120 - staff and applicant meeting

Ms. Katzman:
I will be happy to look into this if you would like, but, as a preliminary matter, I must warn you that there is no guarantee there will actually be any type of meeting when the new application is submitted. It is possible the Applicant could simply drop it off with the Department for our Staff to begin evaluating.

Regards,
Matt Mills

Matthew T. Mills
Acting Principal Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
8787 Georgia Avenue – Suite 205
Silver Spring, Maryland 20910
(301)495-4646
(301)495-2173 (F)

From: admin@justus.group <admin@justus.group>
Sent: Tuesday, May 29, 2018 12:14 PM
To: Mills, Matthew <matthew.mills@mnccppc.org>
Cc: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Subject: Site Plan 820170120 - staff and applicant meeting

From: "admin@justus.group" <admin@justus.group>
Date: May 25, 2018 1:00:43 PM EDT
To: Matt Mills <matthew.mills@mnccppc.org>
Cc: Lori Shirley <lori.shirley@montgomeryplanning.org>, justus organization <justus@justus.group>
Subject: Site Plan 820170120 - staff and applicant meeting

Matt:

The applicant will be coming back to the staff shortly with their updated site plan.

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

slkatzman
President, JustUs
admin@justus.group
conscience of the community

"JustUs" advocates to enhance the quality of life for all Leisure World residents
Albert Einstein – "We cannot solve our problems with the same level of thinking that created them."
From: Marybeth Ardike <marybeth.bob@gmail.com>
Sent: Saturday, July 14, 2018 10:46 AM
To: Schwiesow, Bridget; Rubin, Carol; Sanders, Carrie; Anderson, Casey; Axler, Ed; Cichy, Gerald; Wright, Gwen; Adams, Holly; Garcia, Joyce; Shirley, Lori; Mills, Matthew; MCP-Chair; Fani-Gonzalez, Natali; Butler, Patrick; Patterson, Patrick; Krasnow, Rose; Findley, Steve; tina.patterson@jadesitesolutions.com; Patterson, Tina; Montgomery County Council
Cc: LW Board of Directors; admin JustUs
Subject: DO NOT APPROVE... Leisure World Site Plan No. 820170120 from Bob Ardike

The Montgomery County Planning Board will be in recess for the month of August. Sometime after it reconvenes, the Leisure World Site Plan No. 820170120 will be on the Board’s agenda for reconsideration. A lot of correspondence has been generated regarding this matter.

When the site plan was initially deferred on November 30, 2017, a local newspaper wrote about the meeting. The article stated that one Commissioner made the following comment to attendees who spoke against the project:

“The Leisure World Board represents you whether you like them or not.”

Liking the Board or not liking the Board has nothing to do with why so many Leisure World Residents are against the Project. It’s not personal. It’s strictly about the ‘business decision’ made, how the decision was made, and the very nature of the Body that made the decision. Let me explain.

Firstly! The very authenticity of the Leisure World Board & the manner in which it is constituted raise valid issues. A reading of the Maryland HOA law states how HOA Boards are to be formed. Leisure World is an HOA. Yet the Leisure Board is formed in a different way. There is a flagrant inconsistency between what the law states and the approach Leisure World takes. It is a matter yet to be addressed by appropriate authorities, but it has nothing to do with “liking the Board.” It’s a question of the Board’s legitimacy.

Secondly! Leisure World decided to build a new Administration Building & demolish an existing one without a demonstrable basis for doing so. Knowledge should precede action! Also, Leisure World has proceeded with its Plan without even an effort to solicit concurrence from its resident population. That flies in the face of common sense. Especially since 4 MCPB Commissioners made clear Leisure World needed to work at developing a consensus. That wasn’t even attempted. There is no disputing that fact.

Lastly! Montgomery County Government has provided a model for all in the County to emulate with its Library Program called “REFRESH. What is a ‘Refresh’ project? It is the Capital Improvement Program process approved by County Council and the County Executive to allow libraries to be renovated at lower costs in less time. Leisure World would benefit by contacting the County to learn more about this program & speaking with individuals knowledgeable about this approach.
The Refresh approach is about building "New" ...when and where necessary; maintaining "Green" as much as possible; and, not "Refusing to Reuse."

If the above is considered, the Montgomery County Planning Board (MCPB) will not become an "Enabler" for Leisure World's proposed Folly!

Bob Ardike, a Leisure World Resident
From: Tom Conger <taconger41@gmail.com>
Date: July 15, 2018 12:43:06 PM EDT
To: admin@justus.group
Subject: LEISURE WORLD’S RECORD OF TAKING CARE OF NEWLY PLANTED TREES

A while back—maybe 2 years ago—some of the Bradford pear trees died in the island that separates Norbeck Boulevard and Hackney Lane (in my mutual—#18). So, Leisure World planted new trees to replace the mature trees that had succumbed to old age. These new trees (one of which was a maple) were young saplings that would take 30 years to mature. This figure comes from arborists who know far more about trees than I do.

Well, today I was riding by the island and noticed that the maple that is closest to Fitzhugh Lane is dying. I guess somebody forgot to tell Leisure World that it hasn’t rained in 2 weeks, and things die if you don’t water them. So, when this tree dies and gets replaced once again, we’ll start all over in the wait for a mature tree to grow at the entrance to our mutual (#18).

What originally started as a 30-year wait for a mature tree will now be a 32-year wait due to the loss of the last 2 years.

If Kevin Flannery and the Leisure World Board of Directors get their way, they will bulldoze into obliteration 60 mature trees to make way for their new building. And, what will these 60 trees be replaced with? Why none other than puny little saplings similar to the maple that is dying in the Island between Norbeck Boulevard and Hackney Lane!

Tom Conger

slkatzman
President, JustUs
admin@justus.group
conscience of the community
"JustUs" advocates to enhance the quality of life for all Leisure World residents

Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”
From: Tom Conger <taconger41@gmail.com>
Date: July 17, 2018 9:40:26 AM EDT
To: admin@justus.group
Subject: ENHANCE THE QUALITY OF LIFE IN LEISURE WORLD (continued)

In 2017, the Annual Average Daily Traffic (vehicular trips) on Georgia Avenue right in front of the entrance to Leisure World was 39,652 cars and trucks. (Source: Maryland State Highway Administration) When one enters Leisure World, he or she goes from this traffic nightmare to a scene of tranquility.

It's as if Thomas Hardy had just finished writing his novel, "Far from the Madding Crowd," and it was all about us in our pleasant and peaceful community. Inside Leisure World, there is very little traffic, and whether you, as a resident, realize it or not, we are blessed by the solace of this occurrence.

If Kevin Flannery and the Leisure World Board of Directors get their way, our solace will be shattered. Construction vehicles will be lumbering in and out of the existing parking lot. Noise from construction will be ever present until the proposed new building is completed.

And, then, oh yes, the fun will continue when they commence demolition of the current administration building. It will be NOISY. It will be HAZARDOUS TO YOUR HEALTH (dust and particulate matter, mixed in with a little mold and asbestos).

And, finally, to add insult to injury, they will replace the existing administration building with a PARKING LOT.

Some view we will have when we come in off Georgia Avenue into Leisure World--A SEA OF PARKED CARS!

**Montgomery County Planning Board--stop this insanity by voting against approval of the site plan.**

Tom Conger (Mutual 18)
President, JustUs
admin@justus.group
conscience of the community

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

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

by John Feldmann

The Town Meeting Organization (TMO), which focuses on issues pertaining to Leisure World’s governance, and JustUs, a resident advocacy group, have launched websites to help keep residents informed about the groups’ undertakings.

JustUs is focused on the Administration Building and Clubhouse I Site Improvement plan and its belief that an engineering study to determine renovation versus replacement costs is needed. JustUs also believes the Leisure World Community Corporation board of directors is an illegally seated body who are appointed versus elected.

For more information about TMO and JustUs, visit (www.townmeetingorganization.com) and (www.justus.group).
s.l.katzman
president -
town meeting organization
admin@townmeetingorganization.com
Appendix S

From: admin@justus.group
Sent: Thursday, July 19, 2018 5:25 PM
To: mont.co.planningboard@justus.group; Montgomery County Council; Marc Elrich; vaughn.stewart@justus.org; justus.organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; copac@justus.group
Cc: LW Board of Directors
Subject: LW & the public eye: "WHY DOESN'T THE BOARD PUT ALL THEIR CARDS ON THE TABLE! What is the real reason they refuse to have a study done on the old administration building?" ("ENHANCE THE RESIDENTS' QUALITY OF LIFE"---- New Admin Building -)

Norman Holly

The Washington area is full of buildings older than the current admin building, but good upkeep and repair have made them functional for a long time into future. Certainly the current building is crowded, but that was done by design of the GM. He had a chance for greater room when Bank of America moved out, and again when Sandy Spring Bank declined to move in, but those chances would have made his desire for a new building redundant, and he then turned to Signal - so the crowding he now experiences is his own fault.

Why should we pony up when he had two chances to expand but rejected both, and when there is so much other repair needed that would go unaddressed if he gets the brand new building he covets? The space occupied by Signal had mold also - again from neglect - but it was eliminated for a comparatively modest sum. Since Signal's quarters share a wall with administration's quarters, surely the same could be accomplished on administration's side.

As for the current building being inaccessible, the proposed building would be even more so; and it would be built in an area that is more prone to dampness than the current building, thus more prone to mold. (Besides, I have seldom seen the current building lacking for parking spaces).

The problems of the current building derive from choice and neglect, and the neglect would carry over into a new building -even more prone to it because it would not be on a rise as the current one is. There is clear evidence that better attention to upkeep would have reduced or eliminated mold in the current admin building.

If Clubhouse 1's asbestos and mold were repaired, why not the same for the current admin building which gets substantially less public traffic?

Sharon Campbell

"Them" are "us." The only people who are not "us" (owners/residents) are the GM and a number of key employees. It is "our" (owners) money; all of it, regardless of when/how it appears in LW's coffers. No, I would never have moved here if I had known the extent of misfeasance in LW. Yes, we SHOULD have a say, but clearly by far most of us do not and the few who do are so arrogant they don't appear to care. We (most owners) can only hope that the MoCo P&P will stay strong and ethical in their final decision on whether this building gets the go-ahead. If it does go forward, it will be a pox on this entire community, to which we'll (sadly) have front row seats.

Norman Holly
Some bloggers above seem to be unacquainted with the concept of fiduciary duty, which came into law after the South Sea bubble (about 1720) and has been strengthened since then. Under that concept, the LWCC (like all boards of directors), as well as the employees and legal counsel of LWCC bear the burden of acting in the best interest of the people they represent - not their own, not that of their employees, but of the residents who have bourn the financial burden - and legal counsel also face debarment if they are paid from funds that derive from the entire community but represent only the interests of some of the community against those of others. So, LWCC, the GM and legal counsel do not "own" the funds we have paid in: on the contrary, they are obligated by law to use those funds according to our best interests as decided not by them but by the residents collectively. Those funds are entrusted to them to spend according to residents' collective "best interest" even if it conflicts with theirs. There are several judicial opinions that endorse and strengthen that concept. At least 2,000 members of our community are opposed to constructing a new administration building (as opposed to rehabilitating the existing structure); therefore it is not possible at present to use the money we have paid in according to anyone's best interest. That is why those opposed to construction do not "accept that it's going to happen", and that in turn is why Park and Planning voted to delay approval of the application, asking that we achieve consensus before resubmitting. The LWCC and the General Manager chose instead to conduct a propaganda campaign that shut out the opposition, thus committing a clear violation of their fiduciary duty and opening the possibility of legal action. I for one would regret to see that happen, for several reasons; but LWCC and the GM seem determined to take it to the crisis point.

John Feldmann

Well said Norman. Boards of directors are supposed to be elected by the shareholders (owners) not appointed. Boards report to the shareholders not to themselves. The governance must be changed.

New Admin Building

Tom Fisher

Actually I think the owners of units do indirectly own the LWCC assets (all the money and properties) which are held in a Trust. The Mutuals are the Trustors; and who are the Mutuals? They are comprised of their respective unit owners (who essentially own them and their assets too). The unit owners contributed the funds and properties and it is their money held in Trust by LWCC for their benifit via the Mutual Trustors. Do owners pay monthly dues to the LWCC? Whose money is that? It is supposed to function like a representative democracy, but may not when the mutual representatives to the LWCC don't represent the unit owners interest accurately.

Joyce Smythe

Here's my analogy. Say you have a home with a detached garage. The garage still functions but it is old, has a lot of deferred maintenance, nothing special and a few years ago you planned on tearing it down and building a new one. But since then your house sustained roof damage from a storm, your basement is leaking, your pool filter is broken, all of your appliances are on the fritz, you have a foundation issue and you need new windows. So, given all that are you still going to demolish your garage and build a new one? My point is that there is so much that needs to be repaired and replaced across all the trust properties.
People who are in favor of the new building don't realize that we will be dedicating all of our current funds and future funds to this building to the detriment of the rest of the trust properties.

**LEISURE WORLD AND THE PUBLIC EYE**

**suzanne bell**

everyone was so excited to have leisure world on tv.......such great pr! now wouldn't it be wonderful if someone contacted the station again and they did an indepth story about residents frustration and dissastifaction with the management and their promotion of a new administration building??????? let the whole story be told. one of the prime factors of buying into a community is the management of the property. interestingly a friend of mine had new carpeting placed in her building, a gloomy low grade brown something. mold still persists in her building after numerous complaints. does anyone think the proposed new administration's building would look like that???

**Melody Jackson**

You Said It- Right On!!!!!!!!

**Diane Knot**

My grandparents' home from 1935 to 1973 is for sale today July 15, 2018. The house is in Georgetown, Washington DC and was built in 1900. The sale price is advertised at $2,690,000.00. I just came from literally doing a walk down memory lane as we viewed my family's former home. The house had been renovated and brought up to date - it was just lovely. When I returned home to Leisure World, the contrast hit me immediately. Here we are, Leisure World residents, to believe our 50-year old Administration Building isn't worth saving. Surely, in my opinion, **our representatives are not making an intelligent, responsible or economically viable decision for our community by deciding to destroy our adminstration building.**

**Norman Holly**

I beg to differ that a new admin building "will solve both problems". I suggest it will solve neither. By the time we pay for a new admin bldg. (including cost overruns and delays, which invariably occur), we will have no money left to pay for anything at Clubhouse 1. (I suggest that is why the LWCC granted the GM authorization to negotiate a mortgage, which we would all pay for in the form of increased fees.) The fact is that the mold in the current admin building is caused by neglect (there is now proof of that), and that it will occur in the proposed new building if the same people occupy it. The mold that existed in that portion of the current building that is now leased to Signal no longer exists, and in other portions of the building could be eliminated in the same way: but it will return if the same neglectful circumstances recur. Better to clean up the mess that has been created than to create a whole new mess.

**Dee Smith**

**WHY DOESN'T THE BOARD PUT ALL THEIR CARDS ON THE TABLE! What is the real reason they refuse to have a study done on the old administration building?**
It's my understanding that if you are working in a place which has mold and mildew you can reported to the county. However, we know that there is mold and asbestos in the building. Have any employees complained? What would it cost to have it removed? Also the atrium takes up a lot of space and has no functional value. How many contractual estimates did the board receive from builders? Why was this contractor chosen?

From: "admin@justus.group" <admin@justus.group>
Date: July 14, 2018 9:26:48 AM EDT
To: mont.co.planningboard@justus.group, Montgomery County Council <county.council@montgomerycountymd.gov>
Cc: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgreen@justus.group>, lwdogs@justus.group, LW Board of Directors <board@lwmc.com>, "cpac@justus.group" <cpac@justus.group>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, vaughn stewart <vaughnstewart3@gmail.com>, ben kramer <kramerdelegate19@aol.com>
Subject: "ENHANCE THE RESIDENTS' QUALITY OF LIFE" ---- New Admin Building -

John Feldmann

The new admin building project plan located in the library has very little justification to support a multi-million dollar project. If this is the same document used by the board to approve the project, then shame on the board for approving it. My Mutual, Greens II, went through extensive mold remediation in both high rise buildings. Tearing down the buildings because of mold was never an option nor was it an option because of the building's age. Looking at the pictures on the JustUs.group website reflects, in my opinion, a deliberate effort to not maintain trust properties—especially the admin building. Individuals and groups have stated that the admin building has adequate space for LWMC: move out the credit union, Montgomery Mutual, Weichert, Post Office, implement teleworking, and reconfigure the atrium space. These ideas have merit but have been summarily dismissed. Leisure World Community Corporation is a business just like any other corporation. LW owners are the shareholders of the corporation. Corporation boards of directors are elected by shareholders—plain and simple. They are not appointed. The new admin building should be brought to a vote of the shareholders and not left to the appointed, illegally seated group.

One of the cardinal rules for project managers is to get stakeholders, LW owners, concurrence as part of its project plan preparation. Without stakeholders concurrence, there will be issues. Guess what—thousands of owners have signed a petition to conduct a study to determine renovation costs. The LW governance must be changed to reflect the election of the LW board, and "Yes we can."

Patrick Lodise

The purpose of this thread is for a discussion. Whether Leisure World should build a new administration building or renovate the old building As far as I am aware the Board of directors is not listening to the 8500 residents. I am part of the 8500. This is a democracy and our opinions do count. Any board member who thinks otherwise should step down.

Joyce Smythe

Thanks Fran, I could not agree more. I think it's pointless to question how much time our individual board members put into managing our Mutuals. Anyone that has done any volunteer work on a condo board knows that takes up a good deal of time. It's not the amount of time. It's their decision making methodology. Too many have served too long and because of that they seem to be wed to old ideas and they resist any open dialogue. They seem to rule rather than to lead. Good leadership requires the ability to listen and there's precious little of that going on.

Patrick Lodise

Well said. But when I see an engineering study recommending a new Admin building I will then feel that the job is done. I have served on a Board and I know the work that goes on behind the scenes. I will never ever let my opinion not be heard. And I always listened and took advice. You sound like a dictator. Leisure World does look good but the
From: "admin@justus.group" <admin@justus.group>
Date: July 13, 2018 11:00:10 AM EDT
To: mont.co.planningboard@justus.group, Montgomery County Council
<county.council@montgomerycountymd.gov>
Cc: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green
<lwgreen@justus.group>, lwdogs@justus.group, LW Board of Directors <board@lwmc.com>, "cpac@justus.group"
<cpac@justus.group>, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, vaughn stewart
<vaughn@stewart3@gmail.com>, ben kramer <kramerdelegate19@aol.com>
Subject: "ENHANCE THE RESIDENTS' QUALITY OF LIFE"---- New Admin Building -

From: Tom Conger <tcconger41@gmail.com>
Date: July 13, 2018 9:58:57 AM EDT
To: admin@justus.group
Subject: ENHANCE THE QUALITY OF LIFE IN LEISURE WORLD

Much has been said about the importance of enhancing the quality of life here in Leisure World, especially in regard to the folly of tearing down the current administration building and replacing it with an ill-conceived and terribly expensive new building. What could also be stressed is that the residents of Leisure World would like to MAINTAIN the quality of life that already exists here in our community.

When my wife and I moved here seven years ago, one of the most important things that convinced us to make this our home was the TRANQUILITY of the place.

If Kevin Flannery has his way, this tranquil Eden will be transformed into a mini-hell: mature trees being bulldozed into oblivion, construction vehicles roaring into and out of the existing parking lot, the demolition of our present administration building and the scabrous alteration of the attractive "view shed" that the building and landscaping now provide by putting up a parking lot, not to mention the constant and unrelenting NOISE in all of this.

I implore the Montgomery County Planning Board members to remember this when they vote: A "site plan" includes more than drawings on a piece of paper; it should also consider the psyche of the community. We have a TRANQUIL place now. Will you, with your vote, transform Leisure World into a living hell?

Tom Conger

Joyce Smythe

Please don’t blindly follow the dictates of our Board. I made many decisions years ago that would not make sense now. Remember we are dedicating present and FUTURE funds to this building. We won’t have money to do much else so everything else will not be improved. Go to the CH1 ladies locker room and ask yourself whether it is an acceptable facility. There is so much that needs to be done here, we need to fix the existing buildings - that’s what the FEP money was set aside for. To maintain and update the current buildings, not to build new ones

Joyce Smythe

It's really not that simple. Two or three statements in favor of the new building does not make a case for spending $7+ million on a new building when much of the trust properties are in varying degrees of disrepair. How do you think the administration building got so bad? Neglect! That's how. Every single building needs work. Isn't it interesting that
the two most expensive undertakings here have been the modeling of PPD and the scheduled demo and rebuilding of the Admin building. Both of those buildings are where the employees are located. These improvements indirectly benefit the residents and primarily benefit the employees! If the trust buildings are not attended to soon we may find ourselves having to build new clubhouses in the not too distant future. The FEP charter says nothing about building new structures, the money was set aside to maintain and update the existing buildings. Just as an example, take a trip to the women's locker rooms in both Clubhouses. They both need to be updated, but the one in CH1 is horrible. Take a look at the outside of the buildings, the lanai in CH1 - hasn't been power washed in years. Carpeting in both Clubhouses, lighting fixtures and furniture all need to be replaced. The chairs in the Stein and Terrace rooms are filthy already. There is no regular maintenance schedule for these buildings. It seems as if the philosophy is "neglect and dismantle." Like so many residents I can't believe that the Board chooses to ignore the public outcry. If this were a personal matter, where you were making a potential bad investment and many of your family and friends were advising against it, would that not give you pause? There is a strong public outcry against the plan and there is no real corresponding support for the plan. It's a sad state of affairs.

Glenn Stouffer

And it is clearly laid out somewhere why a complete tear down/rebuild expense was required?

Spending this kind of money requires documentation (an engineering review cost analysis etc...) for the group being served.

suzanne bell

I can't help but wonder if every building in the state of md had mold or asbestos at somepoint was demolished, how many would be standing? has there ever been a remodel estimate presented so that residents can have complete information? I can't help but think remodeling would be less than a complete tear down and rebuild. do any of the board members ever watch hgtv????????

Linda Silberg

For sure an INDEPENDENT TRANSPARENT engineering study by an entity totally INDEPENDENT of anything or anyone connected with the contractor already engaged. This, what will amount to, a zillion dollar project has way to many 'ifs, bifs, and smifs,' and way too little MAJORITY approval by the residents to go forward. The comment about the OLD condo and coop structures is a very valid concern. And, for sure, fixing these buildings up would do more for enhancing the quality of life' of the residents than any administration building would.

Sharon Campbell

The rules on abatement of asbestos & mold require fixing it before renovations OR tearing a building down. There is no benefit to a new build for these things; the costs and time required are the same.

Rose Arnold

"Enhance the residents' quality of life". Thank you. These are the operative words we should all be focused on. How does a new admin. building do that?

Patrick Lodise

Or, How will a newly cheaper remodeled Admin Bldg do that?
Rose Arnold

Hopefully, by saving a boatload of money which can be diverted to projects that do that

Patrick Lodise

But no study to on new vs. remodel? To me that is just guessing. Not protecting my investment.

Patrick Lodise

What can we do? It seems like a new admin bldg is coming and we have no power to stop it? I’ve signed the petition. I would like a study to determine if a new building is warranted but not enough people seem to be aware of the problem. Social Media is a powerful tool but you need an audience. I bet more than 2/3rds of LW residents do not use Social Media. That is changing as a new generation is coming. It is a shame the present homeowners think everything is hunky-dory. Just my opinion.

Michael Heyman

You, those for and against, may all be correct. But without an engineering study both groups are guessing. As far as parking, the same plan to move the lawn bowling and shuttle board will provide parking right in front of the restaurants. How about an independent study to review both sides of the issue.

From: Polly McFarland <oldladymcf@gmail.com>
Date: July 12, 2018 12:37:14 AM EDT
To: admin@justus.group
Cc: LW Green <lwgreen@justus.group>, justus organization <justus@justus.group>, lwdogs@justus.group, members@townmeetingorganization.com
Subject: Re: New Admin Building - Diane Knott

Hello Everyone,
I am a resident in LW and I get more and more inflamed with each of these notes that I receive.

My take on all of this is that first of all, these committees are run quite unprofessionally. Before I get to the big stuff, I feel that if they are so strapped for money, why are they sending out to have binders put together! And why is anyone thinking of building and multi million dollar building? When the residents start getting hit with the “payments” on that, there’s going to be a lot of people leaving here.

I worked for one of the top major companies in this country, and when we needed the materials made up and put into binders for meetings of personnel within the company! After you people have prepared the contents of the binders, the hard work is done. I can only imagine what they’re going to cost (out of the pockets of the residents), do it yourselves.

But don’t worry about it (I know you’re not though.)

The way you pamper yourselves, you all must be very important people. I guess that’s one reason the mammoth company I worked for absolutely didn’t run a business like money was never a concern.

The 55+ community that my husband and I lived in before he died and I moved back to Maryland was way bigger and better than this and it was not expensive to live in. I.e. down there, they were about 20 small pieces of it and each one had it’s own postal bldg., pool, golf course, club house etc., and they were all VERY NICE.
How do you suppose they did that while keeping residents’ expenses while we residents live like kings and queens. Something is terribly wrong here at LW.

Do you have a plan for 10 to 15 years from now, when all of the aged parts of the houses start fall apart and requiring replacement? I’m glad; I’ll be dead by then.

Any thoughts on this? Please don’t reply just to me, Let is all know what your plans are. Since we residents foot the bills for all of your plans please respond to all of us.

Thank you,
Polly McFarland

New Admin Building

Diane Knot

The LW Administration Building is currently in its best location. The building sits on a hill. Any rainwater runs away from that location and toward the proposed new location. Any mold that might be in this building is due to management’s neglect. For example, there are photos of a cement splash block which should be directing rainwater away from the administration building, but instead the water is directed to the base of the building - a definite cause for mold. If there is asbestos, it won’t evaporate and disappear. It would have to be dealt with whether the building is torn down or rebuilt in the same location. This rebuilt building would have all the bells and whistles of a new building and cost FAR less. The proposed loop between Clubhouse One and the new building is a hazard. At one end there is a driveway for delivery trucks and a truck whose purpose is to collect and remove a smelly substance from Clubhouse One. Residents will compete with trucks, LW shuttle busses, and cars to use this loop to enter either Clubhouse One or the new building. (Speaking of Clubhouse One – walk in and take a deep breath. It stinks in there all the time. Why isn’t that corrected?) Residents will lose the bocce ball, shuffleboard, and lawn bowling courts. That loss is to make room for the asphalt loop and add to the asphalt parking lot where the current administration building now stands. As things are today, there’s no need for additional parking. We have adequate parking. But if a majority of residents would not be unhappy losing these recreational courts, make THAT area handicap parking only – NO LOOP. That would safely put handicap residents closer to Clubhouse One. The most important thing is this new building will not do one thing to enhance a residents’ quality of life. Management’s priority is that the employees not be inconvenienced by needing to work out of trailers during construction. If school children can attend classes in trailers, LW employees can work out of trailers - it’s not forever. Or for that matter, I’d bet the majority of employees could be temporarily relocated to other locations within the community.
skatzman
President, JustUs
admin@justus.group
conscience of the community

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

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

On November 30, 2017, the Montgomery County Planning Commission held a hearing and voted to "defer" any action on a Leisure World (new) administration building site plan application.

Click on the document below to hear the Commissioners' own words... (it takes about 14 seconds for the audio to begin).

https://www.townmeetingorganization.com/113018-mont-co-pp-commissioners

From: "JudyR" <justroses@verizon.net>
Date: July 20, 2018 10:57:01 AM EDT
To: <admin@justus.group>
Subject: Re: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

Not to make too fine a point of it, but Flannery's answer to me when I asked him at our Board Meeting when he was planning to get the consensus of the community, was that he was never told that consensus was required. If no one on the P&P Board specifically told him, he wasn't going to do it and he did not do it, at any of those pointless Mutual meetings where he told us how wonderful the new building would be or by sending a survey to residents. If he had even asked for a show of hands at the meetings, that would have at least been something, but he didn't even do that. He talked as if the new building were a foregone conclusion, and continues to do so to this day.

Judy Rosenthal
Mutual 19A
Appendix S

1. what is the status of the "updated" LW site plan resubmission?
2. when is the meeting with P&P staff & LW scheduled.
3. this is to request that the rescheduled site plan hearing be held in Leisure World.

sikatzman
President, JustUs
admin@justus.group
conscience of the community

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

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

From: "admin@justus.group" <admin@justus.group>
Date: July 11, 2018 6:32:12 PM EDT
To: Lori Shirley <lori.shirley@montgomeryplanning.org>, Matt Mills <matt.mills@mncppc.org>,
mont.co.planningboard@justus.group
Cc: justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green
<lwgreen@justus.group>, lwdogs@justus.group, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>,
vaughn.stewart <vaughnstewart3@gmail.com>
Subject: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

According to Nicole Gerke - the revised site plan documents were to have been submitted yesterday---have you received the documents and when will staff/applicant meeting be held?

All Montgomery County Planning Board staff and Commissioners need note:

AT NO TIME HAS THERE EVER BEEN A REQUEST FOR COMMUNITY MEMBER/UNIT OWNER
CONSENSUS.
when asked publicly, LW General Manager Kevin Flannery continues to deny that the Planning Board ever called for community consensus.

slk

From: JustUs admin <admin@justus.group>
Date: July 9, 2018 9:57:52 AM EDT
To: JustUs <justus@justus.group>, members <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>
Subject: Gerke just said @ CPAC meeting
site plan expected to be submitted tomorrow to Park & Planning staff

4 binders to also be presented to P&P staff to include:
- history of FEP - spec. Admin. Bldg - CH 1
meeting min. from all advisory comm. back to 2012
LW News articles published over the years
comm. activities - Board activities - mutual presentations - news clippings -

no mention of CONSENSUS!

From: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
Date: June 14, 2018 10:40:21 AM EDT
To: "admin@justus.group" <admin@justus.group>
Subject: RE: Site Plan 820170120 - staff and applicant meeting

Hi Sheryl,

This is the first that I’ve heard that the revised plans have been resubmitted. I will go to the DARC Division later today and check on that status. It’s possible it could be in “intake” at this time. To answer your question about a meeting scheduled with Area 2 staff and the Applicant, no, a meeting has not been scheduled.

Lori Shirley
Planner Coordinator
Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910
T 301-495-4557
F 301-495-1313
E Lori.Shirley@montgomeryplanning.org
W MontgomeryPlanning.org
From: JustUs admin <admin@justus.group>
Sent: Thursday, June 14, 2018 9:49 AM
To: Mills, Matthew <matthew.mills@mncppc.org>; mont.co.planningboard@justus.group; Montgomery County Council <county.council@montgomerycountymd.gov>; justus organization <justus@justus.group>; members <members@townmeetingorganization.com>; LW Green <lwgreen@justus.group>; LW Dogs <lwdogs@justus.group>
Cc: Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>; ben kramer <Benjamin.Kramer@house.state.md.us>; ben shnider <ben@shniderforcouncil.com>; vaughn stewart <vaughnstewart3@gmail.com>; seth grimes <seth.grimes@gmail.com>
Subject: Fwd: Site Plan 820170120 - staff and applicant meeting

Lori:

Herman Cohen, Chair - LW Security & Transportation Advisory Comm. just stated that LW has submitted their revised site plan to you. Is this a correct statement, and if so, is there a meeting with you/your staff and LW management, scheduled?

Matthew: there has been no reply to the June 5, 2018 email below:

slk

From: admin@justus.group <admin@justus.group>
Date: Tue, Jun 5, 2018 at 6:50 PM
Subject: Site Plan 820170120 - staff and applicant meeting
To: Matt Mills <matthew.mills@mncppc.org>, mont.co.planningboard@justus.group, Montgomery County Council <county.council@montgomerycountymd.gov>, justus organization <justus@justus.group>, members <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>, lwdogs@justus.group
Cc: Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, ben kramer <Benjamin.Kramer@house.state.md.us>, ben shnider <ben@shniderforcouncil.com>, vaughn stewart <vaughnstewart3@gmail.com>, seth grimes <seth.grimes@gmail.com>

Matthew:

simply because staff/applicant meetings are not included in your referenced regulation, does not mean said regulation precludes stakeholder attendance @ any meeting between staff and applicant -- specifically when the stakeholders are the ones footing the bill - NOT the applicant employees.

unless you are able to provide any regulation specifically addressing the issue raised, holding a meeting between staff and LW employees will be in violation of our rights.
Ms. Katzman:

MCPB Regulation 50/59.00.01.06. Evaluation of Applications, states:

... 

C. Public Participation.  
Any individual or organization with an interest in or concern about a proposed development or specific application may participate in the review and approval process by:

- Attending the pre-submission community meeting organized and held by the applicant before an application is submitted to the Planning Department;
- Reviewing information about the submitted plan application online at the Planning Department website; and
- Attending the DRC meeting scheduled for the application, if applicable. The DRC meeting is not open to public participation, but members of the public may attend and listen to the discussion. Groups should notify DARC staff about their interest in attending the DRC meeting before the scheduled date so that space accommodations can be made.

The meeting you are describing, assuming it even takes place, is not the DRC meeting referenced in the above Regulation. As a result, attendance at the meeting will be limited to the Applicant and Staff.

Thank you.

Matthew T. Mills  
Acting Principal Counsel  
The Maryland-National Capital Park and Planning Commission  
Office of the General Counsel  
8787 Georgia Avenue – Suite 205  
Silver Spring, Maryland 20910  
(301)495-4646  
(301)495-2173 (F)

---

From: admin@justus.group <admin@justus.group>  
Sent: Friday, June 01, 2018 12:54 PM  
To: Mills, Matthew <matt.mills@mnppc.org>  
Cc: justus organization <justus@justus.group>; members <members@townmeetingorganization.com>  
Subject: Site Plan 820170120 - staff and applicant meeting

your reply with any regulation precluding stakeholder attendance from any meeting between P&P staff and applicant, is requested.

slk

---

From: "admin@justus.group" <admin@justus.group>  
Date: May 30, 2018 10:26:00 AM EDT  
To: Matt Mills <matt.mills@mnppc.org>
of course you cannot "guarantee" there will be a meeting -

however, LW has announced they will be meeting with planning board staff - therefore when asked if this meeting will be open, Lori said she thought not - as such, you are asked to provide any regulation stating that site plan area residents are precluded from attending said meetings.

slk

From: "Mills, Matthew" <matthew.mills@mncppc.org>
Date: May 30, 2018 10:04:52 AM EDT
To: "admin@justus.group" <admin@justus.group>
Cc: "Shirley, Lori" <lori.shirley@montgomeryplanning.org>
Subject: RE: Site Plan 820170120 - staff and applicant meeting

Ms. Katzman:

I will be happy to look into this if you would like, but, as a preliminary matter, I must warn you that there is no guarantee there will actually be any type of meeting when the new application is submitted. It is possible the Applicant could simply drop it off with the Department for our Staff to begin evaluating.

Regards,
Matt Mills

Matthew T. Mills
Acting Principal Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
8787 Georgia Avenue – Suite 205
Silver Spring, Maryland 20910
(301)495-4646
(301)495-2173 (F)
From: admin@justus.group
Sent: Friday, July 20, 2018 12:13 PM
To: mont.co.planningboard@justus.group; Montgomery County Council
Cc: Shirley, Lori; Mills, Matthew; justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; ben kramer; vaughn stewart; Marc Ehrich
Subject: Flannery’s Statements to Mutuals Regarding the Site Plan

From: Tom Conger <taconger41@gmail.com>
Date: July 20, 2018 12:01:48 PM EDT
To: admin@justus.group
Subject: Flannery’s Statements to Mutuals Regarding the Site Plan

A suspected bank robber, after being arrested, says, "But I wasn't present when the legislature enacted the law making bank robberies illegal; besides, nobody told me that I would get into trouble doing stickups."

This scenario is no more ridiculous than Kevin Flannery saying, "but I wasn't present when the Planning Board held the hearing on the site plan for the new building; and, besides, the Leisure World Board of Directors never told me that I had to secure consensus in the community."

Is the Planning Board expected to buy this unbelievable load of nonsense?

The Planning Board should tell Flannery, the Leisure World Board of Directors, and the attorneys representing them, "We are postponing action on this matter once again until you truly obtain CONSENSUS of the community.

Tom Conger
(Mutual 18)
Albert Einstein – "We cannot solve our problems with the same level of thinking that created them."
The censored article appears quite "different" from what was submitted for publication, now doesn't it?! 

This is the article submitted for publication in Leisure World PRAVDA:

From: "admin@townmeetingorganization.com" <admin@townmeetingorganization.com>
Date: July 20, 2018 8:42:55 AM EDT
To: members@townmeetingorganization.com, justus organization <justus@justus.group>, LW Green <lwgreen@justus.group>, lwdogs@justus.group
Cc: LW Board of Directors <board@lwmc.com>, mont.co.planningboard@justus.group, Montgomery County Council <county.council@montgomerycountymd.gov>, CCOC@montgomerycountymd.gov, ben kramer <kramerdelegate19@aol.com>, vaughn stewart <vaughnstewart3@gmail.com>, ben shnider <shniderb@gmail.com>
Subject: TMO - JustUs websites
Groups Debut Websites

by John Feldmann

The Town Meeting Organization (TMO), which focuses on issues pertaining to Leisure World's governance, and JustUs, a resident advocacy group, have launched websites to help keep residents informed about the groups' undertakings.

JustUs is focused on the Administration Building and Clubhouse I Site Improvement plan and its belief that an engineering study to determine renovation versus replacement costs is needed. JustUs also believes the Leisure World Community Corporation board of directors is an illegally seated body who are appointed versus elected.

For more information about TMO and JustUs, visit (www.town-meetingorganization.com) and (www.justus.group).

s.l.katzman
president -
town meeting organization
admin@townmeetingorganization.com
KEEP CALM AND SPEAK TRUTH TO POWER
Appendix S

The Town Meeting Organization (TMO) and JustUs have launched websites allowing residents to remain informed about the undertakings of both organizations. As most of you are aware, JustUs has focused on two important issues regarding residents:

1. The current plan to tear down the administration building without first conducting an engineering study to determine the renovation versus replacement cost of the building.

2. The illegally seated board of directors who are appointed versus elected.

The TMO focuses on the governance side of LW. On the TMO website is a one-question survey about whether or not to renew the GM’s contract. TMO needs residents’ votes to attempt influencing the board of directors not to renew the contract. Please consider completing this survey. Additionally, you will find an article “censored” by the LW newspaper, videos from the March 1, 2018 TMO meeting and a video containing the Montgomery County Park and Planning Commissioners’ expressing concerns about the new administration building effort and more.

On the JustUs website, you will find lots of photos and videos depicting the deteriorated conditions of the LW trust properties, a 22 page Montgomery County Fire Marshall Report detailing code violations as a result of JustUs’ identifying the findings to the Fire Marshall’s Office, Montgomery County Health Department code violations and more.

Please share the links for the two new websites with your email contacts to help change the governance and management of LW.

www.townmeetingorganization.com

www.justus.group

Thank you,

John
CONSENSUS, CONSENSUS, CONSENSUS

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https://www.townmeetingorganization.com/113018-mont-co-pp-commissioners

With all due respect, I prefer that the planning board reject – rather than postpone again – the LWCC plan owing to LWCC and Flannery deliberately side-stepping the planning board’s November 30 recommendation.
LWCC and Flannery did not accidentally disregard the planning board’s advice – they knowingly subverted it.

Norman Holly

From: members@townmeetingorganization.com [mailto:members@townmeetingorganization.com] On Behalf Of admin@justus.group
Sent: Friday, July 20, 2018 12:13 PM
To: mont.co.planningboard@justus.group; Montgomery County Council <county.council@montgomerycountymd.gov>
Cc: Lori Shirley <lori.shirley@montgomeryplanning.org>; Matt Mills <matthew.mills@mnccpc.org>; justus organization <justus@justus.group>; members@townmeetingorganization.com; LW Green <lwgreen@justus.group>
Iwdogs@justus.group; ben kramer <kramerdelegate19@aol.com>; vaughn stewart <vaughnstewart3@gmail.com>
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The Planning Board should tell Flannery, the Leisure World Board of Directors, and the attorneys representing them, "We are postponing action on this matter once again until you truly obtain CONSENSUS of the community.

Tom Conger
(Mutual 18)
sikatzman
President, JustUs
admin@justus.group
conscience of the community

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

Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”
WE, the member/unit owner/residents of Leisure World call for a referendum vote on the continued employment and/or renewal of the General Manager Kevin Flannery's employment agreement/contract to be held prior to any vote taken by the Leisure World Board of Directors.

Kevin Flannery is to be terminated FOR CAUSE or in the alternative, his employment agreement not be renewed for the following reasons, including but not limited to:

• intentional neglect of administration building
• incompetent oversight of trust property maintenance
• obfuscation of factual information including concealing Montgomery Planning Board Commissioners instruction that LW obtain resident consensus before resubmitting revised site plans and seeking a re-hearing of the Commissioners deferred administration building site plan approval
• unprotected and unsecured storage of personnel, financial and management archival records - failure to conform to proper standards and best practices
• lack of innovative concepts and ideas relative to the residents
• unlawful employment practice, procedure, policy and behavior intending to discriminate against or harass a specific employee or group of employees
• knowingly complicit in allowing nepotism among employee selection and staffing
• fined by Montgomery County for committing civil perjury resulting from his failure as President, Maryland Clubhouse Services, Inc. (owner, Leisure World alcoholic beverage license) to file required State of Maryland annual reports, thereby placing the corporation in "forfeited" status - yet, under penalty of perjury continued filing Montgomery County annual liquor license renewal applications for which he was cited and fined for committing civil perjury - using resident funds to pay fines
• concealing and withholding years of violations cited in failed restaurant health inspection reports and other county agency violation notices, including Leisure World contractors working in LW without required county licenses
• selection of certain mutual BOD's as targets to become "Executive Vice President" for undisclosed purposes without mutual bylaw authorization and/or LWCC knowledge or approval
• targeted retaliation of employees, mutual board members and residents, including unlawfully blocking resident emails
• rude, threatening, intimidating and demeaning residents, and in one documented case, assault upon a Senior resident

slkatzman
President, JustUs - conscience of the community
"JustUs" advocates to enhance the quality of life for all Leisure World residents
website: www.justus.group
email: admin@justus.group
town meeting organization (TMO)
website: www.townmeetingorganization.com

Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”
have you and your friends/neighbors voted?

- here's the TMO online survey
link: https://www.townmeetingorganization.com/survey-flannery

just a "few" reasons why Kevin Flannery's employment agreement should be terminated or at least, must not be renewed by the LW Board of Directors--
WE, the member/unit owner/residents of Leisure World call for a refere and/or renewal of the General Manager Kevin Flannery's employment a vote taken by the Leisure World Board of Directors.

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• concealing and withholding years of violations cited in failed restau county agency violation notices, including Leisure World contractors w licenses
• selection of certain mutual BOD's as targets to become "Executive Vic
A former mutual president sent this email to her mutual neighbors:

From: monet_2@comcast.net
Date: July 24, 2018 at 11:08 PM
Subject: Reminder: be sure to vote - TMO survey: "yes"/"no" — renew employment contract for Kevin Flannery - ($204,000 annually plus all paid benefits)

I am forwarding this on to other residents, whom might choose to also have a voice, regarding the renewal of Kevin Flannery's $204,000 contract + "BIG" benefits. Not including, his usual $4-5K bonus which many on the LWCC Board feel obligated to give to him, every year.

I am proud to say, that during my years as mutual president and mutual representative on the LWCC Board, I never voted to approve any salary increases. I knew that the majority of our residents were on a fixed income, and many had not received a cost of living increase, in years.

I always felt that the belt-tightening started at the top. Especially, when it's the residents of the community, who are paying his salary, benefits and bonuses. This is just my own opinion. No one is obligated to vote, at all.

Although, isn't it a nice change to have someone, actually ask...?

Darlene

s.l.katzman, president
town meeting organization (TMO)
website: www.townmeetingorganization.com
email: admin@townmeetingorganization.com

KEEP CALM AND
SPEAK TRUTH TO POWER
JEOPARDY QUESTION FOR MONDAY JULY 30, 2018...

Answer: The Leisure World Administration Building...circa 1965

Question: Name the Historic Building located in a Common Ownership Community between Wheaton & Olney cited in Clare Lise Kelly’s Book on Modern MC Architectural History
* No wonder the Montgomery County Planning Board (MCPB) has raised serious questions regarding Leisure World’s Site Plan No. 820170120. Demolishing the current Administration Building would be an irretrievable loss to Montgomery County’s Heritage * ... read below ....Bob Ardike

Montgomery County historic preservation planners have begun exploring, analyzing and recording local mid-century modern buildings and communities, part of an effort we call Montgomery Modern. Montgomery Modern explores mid-century modern buildings and communities that reflect the optimistic spirit of the post-war era in Montgomery County, Maryland. From International Style office towers to Googie style stores and contemporary tract houses, Montgomery Modern celebrates the buildings, technology, and materials of the Atomic Age, from the late 1940s through the 1960s. A half century later, we now have perspective to appreciate these resources as a product of their time. The historic value of the mid-century era — the 1940s through the 1960s — has, until recently, been largely overlooked. Now, as these buildings and communities have matured and are over 50 years
old, we have begun to appreciate their historical cultural and architectural significance. As result of a more complete understanding of these resources, decision-makers may find some of these resources appropriate for historic preservation.

Planners want to help raise the public’s understanding of - and appreciation for - these buildings and communities developed during a time of tremendous growth in Montgomery County. View the one page background document.
Shirley, Lori

From: patricia merchant <merchantpatricia43@gmail.com>
Sent: Monday, July 30, 2018 1:33 PM
To: Anderson, Casey; Shirley, Lori
Subject: Site Plan #820170120

I have lived in LeisureWorld less than two years. A year ago I learned about the proposed new Administration Building that came from the 2009 Strategic planning report. The cost did not seem economically viable since they were using figures which were 8 years old. Certainly I asked would this building improve my quality of life? I signed the petition against the building. I was very pleased when the MC Planning Board asked for a consensus vote on the plan. But NONE has been taken of the community. Flannery merely visited the mutuals to explain small changes but was NOT interested in any discussion about consensus.

There are so many other possible uses for this proposed monetary outlay. LeisureWorld is a lovely, pleasant oasis that just needs continued maintenance as it ages. I love living here but I do not relish the phenomenal cost and disruption of this building project, #820170120, which has other possible solutions.

Patricia H. Merchant
15115 Interlachen Drive, apt 920
Silver Spring, MD. 20906
Shirley, Lori

From: admin@justus.group
Sent: Monday, July 30, 2018 5:06 PM
To: mont.co.planningboard@justus.group; Montgomery County Council; pressandmedia@justus.group
Cc: justus organization; members@townmeetingorganization.com; LW Green; ben kramer; vaughn stewart; Marc Elrich
Subject: shame on Leisure World ---: re: LW Administration bldg. site plan Site Plan 820170120 2015 - Frager reply to Dispute Resolution hearing.pdf; 514 signatures-JustUs petitions.pdf

For the record:

THERE IS NO CONSENSUS SUPPORTING APPROVAL OF THE LEISURE WORLD ADMINISTRATION BUILDING SITE PLAN SUBMISSION.

As the Commissioners are well aware - petitions were presented to you at the 11/30/17 hearing - petitions signed by over 2000 LW resident call for a member/unit owner referendum vote were denied and ignored by the unlawfully seated/unelected Leisure World Board of Directors

The documentation contained herein below - reveals to the Commissions that dating back as far as 2014 - "JutUs" presented petitions containing over 500 signatures. calling for a halt to any plans re: construction of a new administration building and for an engineering study to determine the cost of renovating the current building. Thus, a complaint calling for a "dispute resolution hearing" was filed. That too was denied.

The Leisure World Board of Directors and their employee Kevin Flannery has ignored and obfuscated the Commission instruction to obtain "consensus" - should this matter ever again come before the Commission - these facts MUST be taken into consideration in bringing forth a resounding DENIAL to this unwanted, unnecessary massive and unlawful misuse of Leisure World member/unit owner funds.

CONSENSUS, CONSENSUS, CONSENSUS

On November 30, 2017, the Montgomery County Planning Commission held a hearing and voted to "defer" any action on a Leisure World (new) administration building site plan application.

Click on the document below to hear the Commissioners' own words... (it takes about 14 seconds for the audio to begin).

https://www.townmeetingorganization.com/113018-mont-co-pp-commissioners
2015 letter - David Frager, Chair LWCC BOD denying the member/unit owners right to a hearing:

From: JustUs <justus.lwmd@gmail.com>
Date: March 4, 2015 11:55:44 AM EST
To: David Frager <davidfrager@aol.com>, joel swetlow <jswetlow@gmail.com>, henry jordan <hjordanype@aol.com>, Phil Marks <Pmarks2@juno.com>, paul eisenhaur <Paule@lwm10.com>, barbara cronin <ba.cronin@comcast.net>, Wacha linda <lwacha66@yahoo.co.nz>
Cc: JustUs <justus.lwmd@gmail.com>
Subject: Official Complaint - To stay any further Administration Building and Clubhouse 1 expenditures

The following are added as participant complainant parties to this complaint:

Official Complaint - To stay any further Administration Building and Clubhouse 1 expenditures

From: Hamil Tavernier <hamil20@yahoo.com>
Date: March 4, 2015 6:57:38 AM EST
To: justus <justus.lwmd@gmail.com>
Subject: Re: Official Complaint - To stay any further Administration Building and Clubhouse 1 expenditures

Please add my name to the Official Complaint to stay further administration and Clubhouse 1 expenditures in case I can't make it to the next meeting. It is a relief to be able to have an opportunity to make known such valid concerns.

Hamil Tavernier
15115 Interlachen Drive#1025
Greens ll

From:
sandy hazel <HzSnd@aol.com>

Add my name to this petition and the important complaint to stay any further expenditures on both the Ad Bld and Club 1:

Sandra Hazel

3384 chiswick ct 2F

MM

From: elior walker <walkerelior@aol.com>

Subject: Re: Official Complaint - To stay any further Administration Building and Club...
Appendix S

Date: March 2, 2015 10:07:14 PM EST

To: JustUs <justus.lwmd@gmail.com>

Please include me:

Elinor Walker,

15100 Glade Dr. #2G,

Mutual 14,

301-598-2384,

walkerelinar@aol.com

From: JaneB <jane1227@verizon.net>

Subject: Official Complaint

Date: March 1, 2015 9:55:45 PM EST

To: JustUs justus.lwmd@gmail.com

I would like to add my name to your Official Complaint to stay any further Administration Building and Clubhouse 1 expenditures.

My name is Jane Brinser

15115 Interlachen Dr., Apt. 417

Mutual 20B

301-438-2599

jane1227@verizon.net

From: Rick Ablard <abetric@aol.com>

Subject: Formal Complaint Against BOD Action RE: Admin Bldg

Date: March 1, 2015 12:33:36 PM EST

To: JustUs <justus.lwmd@gmail.com>

Please add us as complainants to the formal Compliant against the Leisure World Board of Directors. We want to stay any new
Administration Bldg Expenditures;

PERIOD:

RICHARD ABLARD,

BETTYJO HARRIS-ABLARD

3330 GLENEAGLES DR #2C SILVER SPRING, MD 20906

MONTGOMERY MUTUAL AREA 6

abetric@aol.com

From: Anne Marie Martinez <annemariechuck@gmail.com>

Subject: Official Complaint to stay Administration and Clubhouse 1 expenditures

Date: February 28, 2015 8:27:22 PM EST

To: justus.lwmd <Justus.lwmd@gmail.com>

Please add our names

Charles Martinez

Anne Marie Martinez

Mutual 14

3510 Forest Edge Dr.

B.16-1-D

Silver Spring, MD. 20906

From: Vicki Sussman <eloise1732@verizon.net>

Date: February 28, 2015 12:22:14 PM EST

To: justus.lwmd@gmail.com

Subject: Re: official complaint

Please add my name as a signer to the complaint: Official Complaint - To stay any further Administration Building and Clubhouse 1 expenditures

thank you!
From: Fred and Madeline Shapiro <fredmad.shapiro@gmail.com>

Subject: Re: Official Complaint - To stay any further

Administration Building and Clubhouse 1 expenditures

Date: February 28, 2015 8:52:10 AM EST

To: JustUs <justus lwmd@gmail.com>

Sheryl

You can add me to your petition. Since my letter was published in the LW News, I ache had phone ca:ss, e mails and people stopping me to say they support what I said about this whole issue. While your petition only had 514 signatures, I will wager that there are over half of the residents of LW who will agree with you if a community referendum is conducted, possibly 2/3 of the residents.

Fred Shapiro

3200 N Leisure World Blvd.

---

From: Ethel Jean Kowan Saltz <mcmnietspinal@airmail.net>

Subject: Add my name to Official Staying of Any Further Spending of Trust Funds for Club House 1 and Administration Building aka FEP

Date: February 28, 2015 5:30:18 AM EST

To: JustUs <justus lwmd@gmail.com>

ethel jean (kowan) saltz

m15, 15301 wallbrook ct, 48-3F

Leisure World of Maryland unit owner
From: sam girson <sairson@comcast.net>

Subject: Re: Official Complaint - To stay any further Administration Building and Clubhouse 1 expenditures

Date: February 28, 2015 10:46:35 AM EST

To: JustUs <justus.lwmd@gmail.com>

Hello — Please add my wife and I to the subject Petition. Sam and Norma Girson, 3330 N. Leisure World Blvd, Apt. 328.

Sam g.

From: "JustUs" <justus.lwmd@gmail.com>
Date: February 27, 2015 9:51:21 PM EST
To: "LW Exec. Committee" <execcomm@lwmc.com>
Cc: David Frager <davidfrager@aol.com>, joel swetlow <jswetlow@gmail.com>, henry jordan <hjordanype@aol.com>, Phil Marks <psmarks2@juno.com>, paul eisenhaur <paule@lwm10.com>, barbara cronin <bg.cronin@comcast.net>, Wacha linda <lwachax66@yahoo.co.nz>, JustUs <justus.lwmd@gmail.com>

Subject: Official Complaint - To stay any further Administration Building and Clubhouse 1 expenditures

"JustUs"

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

February 27, 2015

To the immediate attention of:

LWCC Executive Committee

Official Complaint - To stay any further Administration Building and Clubhouse 1 expenditures

1. On November 25, 2014 the original "JustUs" petition signed by 514 Leisure World residents was presented and entrusted to your care (copy enclosed).
Constituting many times more individuals than the actual members of the LW BOD, 514 resident petition signers voiced their right to direct how resales funds are to be spent.

By their signatures, 514 residents voted in favor of:

A. placing a hold on the present new construction plan,
B. an invasive facility conditions Administration Building assessment and report to determine viability of renovation
C. a resident referendum be held prior to any plan enactment.

2. Without reflection on what they heard, the Leisure World Board of Directors voted on Resolution #40 - "an amount not to exceed $150,000 be allocated from the Resales Fund to conduct an invasive facility condition assessment on the current Administration Building." The residents were unable to see or count the vote taken by the BOD. Exhibiting total disrespect and callous disregard for the residents whose choice had been made clear via petition, letters and voices in assembly on November 25, 2014, an invalid Leisure World Board of Directors vote occurred. When a concerned resident stood up asking for a roll call vote, her request was denied by the Leisure World Board of Directors. In so doing, the Board of Directors further substantiated resident lack of faith in the undocumented and unsubstantiated vote.

3. Participating complainant parties to this filing against the Leisure World Board of Directors include the 514 resident petition signatories, the attached/enclosed signers and additional individuals to be forthcoming. As such, the hearing of this complaint need be held in a space large enough to accommodate this large number of people as well as a Leisure World front page resident notification of the time, date and location.

Remedy/Solution:

#1: Upon receipt of this dispute filing, a stay shall be placed on any new Administration Building construction plans and Clubhouse 1 renovation expenditures by the Leisure World Community Corporation and Leisure World Management Corporation until all legal proceedings have concluded.

#2: *This dispute resolution hearing shall be held as an open meeting made available to all Leisure World residents.

#3. Factual based data is to be obtained from a certified structural engineering firm, who will examine the major structural components of the existing Administration Building. The results of this study shall provide the rationale for deciding between renovation or new construction.

#4. LWCC Policies and Procedures shall be amended to reflect all votes involving expenditures and action items are to require roll call documentation of each voting member, the records of which are to be published in the meeting minutes.
Appendix S

Meredath Reelcl M 20 A 15101 Interlachen Dr

Walter Schuman M-178 3310 N.C.W. Blvd 108
Frank Fitch 3562 Chiswick Ct SS 20906
Thelma Hills

Robert E. Aridke 3240 Gleneagles Dr. M-5

Robert E. Aridke
Joyce Temple
Joyce Temple

Paul Johnson
Paul E. Johnson

Grace Aric Elaine Hurley

15 3/16 Pine Orchard Dr. 3D 20906 191

Jean Heche 3904 N. Leisure World Blvd 410 - Turnberry

Joan Hech+ L.inda Carpenter 3627 Gleneagles Dr #1C Mutual 7

Marybeth Aridke 3240 Gleneagles Drive Mutual 5

Marybeth Aridke

James C. Hurley 3625 Gleneagles Dr 1B Mutual 7
On behalf of the residents named herein, we respectfully submit this petition. In canvassing my area, I found most people were opposed to spending $5 Million for a new administration building. We have not completed the task of obtaining additional signatures and will continue to do so. As additional copies circulate, those will be addressed to this Board as well.

In order to determine renovation viability, we are in full support of the motion to conduct "an invasive facility conditions assessment of the existing Administration building".

Unquestionably, a high level of resident interest and concern has been shown. This presentation adds voice to the already expressed resident apprehension regarding the FEP expenditures. Residents are voicing their right to direct how resale funds are being spent.

In order to assure community preference, unbiased informational forums and a resident referendum should be held upon completion of the engineering study.

In closing, I have the honor of presenting these signatures on behalf of concerned Leisure World residents. Now, it is your duty to comply with their requests.
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 item to 20 minutes or less. In the end, the motion failed by a narrow margin.
Do you support voluntary co-operation with environmentally sound practices including:
- Restricting/banning toxic chemical ("pesticides") usage and natural lawn care, protecting the tree canopy, use of native plantings, developing rain gardens, protecting the watershed, encouraging alternative power sources, permeable surfacing to decrease the waste water "rain tax" we each pay in monthly fees and in additional property taxes?
- Do you want the Leisure World Board of Directors and LW management to seek out tax advantages and rebate programs to achieve these ends?
- Would you like to have Leisure World designated as a wildlife refuge and bird sanctuary?
- Would you prefer an affordable nine-hole executive golf course to the current golf course, which requires additional resident funded subsidies averaging approximately $400,000 per year?
- Are you concerned about rising property management fees and deterioration of residential units?
- Would you support creating a program that seeks to develop funds for refurbishment of residential buildings?
- Would you like information on the current $10+ million Facilities Enhancement Plan?
- Do you support educational training and certification requirements for those who govern LW Mutual Boards of Directors, and the Leisure World Community Corporation Board of Directors?

"JustUs" (justice) advocates to enhance the quality of life for all Leisure World residents. We meet every Friday afternoon at 2 in Clubhouse I (check lobby directory for room assignment). Come meet with us; we welcome your presence. You can contact us by e-mail: Justus.lwmc@gmail.com or call Myra (240-558-4585).
skatzman
President, JustUs - conscience of the community
"JustUs" advocates to enhance the quality of life for all Leisure World residents
website: www.justus.group
e-mail: admin@justus.group

town meeting organization (TMO)
website: www.townmeetingorganization.com

Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”
March 9, 2015

Sheryl Katzman
3536 Chiswick Court
Silver Spring, MD 20906

Dear Ms. Katzman:

The Leisure World Community Corporation (LWCC) Executive Committee has reviewed the materials you and others filed on February 27, 2015, concerning the plans for the Administration Building and Clubhouse I. After consultation with legal counsel, we determined, for the reasons stated below, that the issues you raise and the relief you request do not fall within the scope of issues subject to the Leisure World Community Corporation Dispute Resolution Policy. Principles of proper governance, as established by the governing documents of Leisure World, do not call for a subsequent negotiation between the board and owners/residents of a carefully deliberated decision of the board made in the exercise of its business judgment. Consequently, the Executive Committee will not convene a hearing under the Policy.

Leisure World governing documents include two trust agreements, with several amendments each, and Articles of Incorporation and bylaws establishing LWCC. LWCC became the Trustee under the trust documents in 1983, and has the authority to implement them.

Among the provisions of the governing documents relevant to the Administration Building/Clubhouse I issue are the grant of authority to LWCC to own, develop, and maintain the physical properties in Leisure World and to raise the funds to do so. See, for example, Article FOUR of the LWCC Articles of Incorporation, and the introductory recitals in the Trust Agreement #2 recorded at Liber 5315, folio 249. Under the governing documents for Leisure World, LWCC has full legal authority to make the decisions it made regarding the Administrative Building and Clubhouse I, and to use the funds it has to implement that decision. These are matters squarely within the business judgment and discretion of LWCC as the Trustee under those documents. These governing documents are available on the Leisure World website.

LWCC exercised its authority in good faith, and in a manner the Board of Directors reasonably believed to be in the best interests of owners and residents of Leisure World. It relied upon the opinions and reports of experts and consultants, and of appointed committees of the Board. You and the others who filed materials have not alluded to any facts or circumstances that would even hint at anything other than good faith and rea-
sonable care throughout the process. The governing documents clearly place the authori-
ty over the physical properties of Leisure World with the LWCC Board, and not with an
owner/resident referendum.

LWCC has encouraged an open process for resident questions and views, and has
provided for a number of forums where differing points of view could be, and were pre-
sented. These include the most recent forum on November 18, 2014, where over 300
people were present. After receiving a number of presentations by LWCC Management
and the architect, StreetSense, the LWCC Board voted to support Alternative 3, a new
Administration Building north of Clubhouse I, on three occasions: September 24, 2013
(roll call recorded vote); October 29, 2013, and January 28, 2014. The LWCC Board
meeting that considered the proposal for an invasive study of the existing Administration
Building was held in the Ballroom, so that an anticipated large resident presence could be
accommodated on November 25, 2014. This initiative was defeated by an open Board
vote.

The LWCC Board will certainly continue to consider carefully any information
the owners and residents of Leisure World present on any issue, as it has on this issue.
However, since this matter involves exclusively the business judgment and discretion of
the Board, it is not a proper subject of the dispute resolution policy. The governing doc-
uments place those decisions solely with the LWCC Board.

Very truly yours

[Signature]
David S. Frager
Chair, Board of Directors
Leisure World Community Corporation
PETITION

Tell the LW Board of Directors and LW Executive Committee:

STOP LEISURE WORLD'S $5,000,000.00 FOLLY!!!

The Leisure World of Maryland Board of Directors voted to expend over $5 Million of residents' funds to construct a new Administration Building.

Operating without a sense of business acumen and ignoring requisite fiduciary responsibility, the Leisure World Board of Directors has failed to obtain the essential resident mandate.

Viable and economical alternatives have been presented, including renovation of the current Administration building, which would:

1. Save MILLIONS of DOLLARS
2. Current building footprint has great renovation potential
3. Funds can be used for other necessary community improvements

We the under signed, are in favor of abandoning the present construction plan and seek a resident referendum prior to any subsequent plan being enacted.

NAME (Print) SIGNATURE ADDRESS

[Signatures and addresses are listed here.]

This petition is sponsored by "JustUs" - the activist/advocacy organization on behalf of concerned Leisure World of Maryland residents.

For further information email: justus.lwmd.com

myra baum @ aim.com
240-558-4585
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NAME (Print)  SIGNATURE  ADDRESS

Beverly Breckstein  Brandy Bearman  1800 Parkfield Circle #30
Marty Breckstein  Urduha Bearman  Creekside #319

Robert Darrow  Lorraine Darrow  Creekside #402

Phillip E. Hamilton

3370 Chiswick Ct. #52 #1-1

E. D. Johnson 3370 Chiswick Ct. #1-1

Paul Johnson  Paul Bearman  3407 Scotland Drive NW

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NAME (Print)    SIGNATURE    ADDRESS

GERALD BRAWKES   3225 Leisure World Blvd Apt 102-2B
Renee P. Brawkes 3225 Leisure World Blvd Apt 102-2B
ROY MOLLERHOFT   3221 S Artisan Way 1-B
Doris Mollentoft 3221 S Leisure World Blvd 1-B
DALE McFORMAN   3575 S Lee Dr
WILLIAM McFORMAN 3340 N Noyes Rd
Linda Lenox 3340 N Leisure World Blvd
KATHLEEN MOLLERHOFT 3340 N Leisure World Blvd
CHRISSIE RAGETZ 1510 Grover Rd Apt 2D
SUSAN McFORMAN 3214 Glen Eagles Dr
ELEANOR OAKFORD 3210 Leisure World Blvd Apt 814
Eunice Armstrong 3100 17th Ave Apt 820
CAROL ARMSTRONG 3100 17th Ave Apt 820

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NAME (Print)  SIGNATURE  ADDRESS

BARBARA HOSKIN  Carlene L. Luedke  3560 Gleneagles Dr  Apt 2-A
Carol Luecke  3560 Gleneagles Apt 2-B
Suzanne Crook  Suzanne Crook  3562 Gleneagles Dr  Apt 2-D
Erma de Duran  June D. Durell  3562 Gleneagles Dr, Apt.
Anne-Marie BRETON  3564 Gleneagles Dr  Apt 2-F
Diana C. LATAM  Richard Piek  3564 Gleneagles Dr  Apt 1-B
Ray APLANO  3564 Gleneagles Dr  Apt 1-B
Pat Snyder  Pat Snyder  3453 Chausde G, 29
Franklin J. MANN  Kathleen J. Mann  3457 Cheswick Ct  2-D
Jean Billerbeck  Joan J. Billerbeck  3449 Cheswick Ct  Apt 2-F
DeLora L. HOGAN  Deloris L. Titus  3449 Cheswick Ct  Apt 2-C
Janice L. FOLKES  Deloria L. Logan  3449 Cheswick Ct  Apt 2-E

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NAME (Print)        SIGNATURE                  ADDRESS

Donna Corwin        Dean Farnum          15115 Intercranch Dr.
Andrew Tilton       Helen Kellogg        15115 Intercranch Dr.
Robert C. Hall      Helen Kellogg        15115 Intercranch Dr.
H. J. Winter        M. L. Potts           # 1014
W. H. L. Potts       Helen Kellogg        1401 15th St
Sharon Hensch      Helen Kellogg        # 323
Kathleen C. Simpson  Helen Kellogg        # 902 8905 Intercranch Dr.
Rosalie Schreiner   Helen Kellogg        1401 15th St
Manuel Olestevon   Helen Kellogg        # 902 8905 Intercranch Dr.

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NAME (Print)    SIGNATURE    ADDRESS

Massimo Focetti  3640 Glenelg Dr  AB
Mary Foye  3561 Missouri Ct.
Mary Feely  MARIEL F 3617  3rd St
Mary Leh  MARY LEAHY  399a J
Mary Turner  MARY TURNER  3468
Constance Ray  CONSTANCE RAY  Gannett St
Phyllis Bowen  PHYLLIS BOWEN  3457 Glenelg Dr
Phyllis Deane  PHYLLIS DEMKE  3424 GLENELG DR  79C
Judy Fox  JUDY FOX  3100 VIEUX LT  47A
Belle Bieber  BELLE BIEBER  3100 VIEUX LT  30
Marcia Phyllis  Marcia Phyllis  3601 Edgewood  3A

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<thead>
<tr>
<th>NAME (Print)</th>
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</tr>
</thead>
<tbody>
<tr>
<td>E. Steinheim</td>
<td></td>
<td>2327 Clarksboro Dr.</td>
</tr>
<tr>
<td>Laurence Press</td>
<td></td>
<td>8793 W. 86th St.</td>
</tr>
<tr>
<td>Joseph B. Dreyfus</td>
<td></td>
<td>3200 Fiske Terrace</td>
</tr>
<tr>
<td>Joseph Hooban</td>
<td></td>
<td>7820 Cullen Dr.</td>
</tr>
<tr>
<td>Joseph Hooban</td>
<td></td>
<td>2620 Ludgren Dr.</td>
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<tr>
<td>Joseph S. Bamber</td>
<td></td>
<td>15100 Interlachen Dr.</td>
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NAME (Print)  SIGNATURE  ADDRESS

Mr. & Mrs. Alan L. King 1500 1st Ave, Hagerstown, MD 21742

Corinne Butsch 15101 Allied Lane 3310 N. Limestone Blvd

Nellie Rollstein 1428 Funk Ave 3310 N. L. W. and S. S. Rd.

Sandra Goldberg 1401 Edgewood Ave 3310 N. L. W. and S. S. Rd.

Francis Briddon 3300 N. L. W. and S. S. Rd.

Lucia Mann, Allen 1503 Short Ridge Ct 330 N. L. W. and S. S. Rd.

Celina Chen 14100 Interlachen Dr. Apt. 1026 330 N. L. W. and S. S. Rd.

Ms. Helen 14100 Interlachen Dr. Apt. 1026 330 N. L. W. and S. S. Rd.

Marion Callahan 19625 Deerhurst Home Callahan

D. E. Bohemian 3404 Cheyenne Ct Apt 158 IE TX

Amanda Harris 15115 Interlachen Apt 921

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NAME (Print)                  SIGNATURE                  ADDRESS

Leslie Miller
Karen Green
June Alper
Pamela O'Hara
Janice Ryan
Shirley Hall
John A. Booker
Pat Bresnan
Tom Hall
William McCormick
Glenn Matteo
Joseph Scherz
Jack Knapp

15210 Elkridge Way
15210 Elkridge Way
3550 Chiswick Ct
3210 N LW B#801
3310 N LW B#801
15210 Elkridge Way
3592 Alemong Dr
3376 Chiswick Ct
3520 Chiswick Ct
3550 Chiswick Ct
3458 Chiswick Ct

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<tbody>
<tr>
<td>Joyce Briggs</td>
<td></td>
<td>3304 Gleneagles, S.S., MD 20906 Dr.</td>
</tr>
<tr>
<td>Patricia Cronin</td>
<td></td>
<td>3410 Gleneagles, S.S., MD 20906 Dr.</td>
</tr>
<tr>
<td>Lois Brown</td>
<td></td>
<td>3398 Gleneagles, S.S., MD 20906 Dr.</td>
</tr>
<tr>
<td>Maria Clark</td>
<td></td>
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<tr>
<td>Norma Weis</td>
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<tr>
<td>Annette Crowe</td>
<td></td>
<td>13804 Yellowwood Dr.</td>
</tr>
<tr>
<td>Stephen Stine</td>
<td></td>
<td>3340 Chiswick, Ct Apt. 362</td>
</tr>
<tr>
<td>Larry Weber</td>
<td></td>
<td>3501 Fenwick Dr.</td>
</tr>
<tr>
<td>Nancy Bragg</td>
<td></td>
<td>3308 Chiswick, Ct Apt. 362</td>
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<tr>
<td>Carol Kennard</td>
<td></td>
<td>1314 Chiswick, Ct Apt. 362</td>
</tr>
<tr>
<td>Rose DeNego</td>
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<td>3534 Chiswick, Ct Apt. 362</td>
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<tr>
<td>June Martin</td>
<td></td>
<td>3534 Chiswick, Ct Apt. 362</td>
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<tr>
<td>Janet Kinney</td>
<td></td>
<td>3548 Chiswick, Ct Apt. 362</td>
</tr>
<tr>
<td>Margaret Schaefer</td>
<td></td>
<td>3548 Chiswick, Ct Apt. 362</td>
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NAME (Print) SIGNATURE ADDRESS

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For further information email: justus.lwmd.com
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NAME (Print) | SIGNATURE | ADDRESS
---|---|---
Abbyy McKe | 15300 Pine Orchard Dr. #1A
Ann McKe | 15300 Pine Orchard Dr. #1A
Rosa Tannaw | 15300 Pine Orchard Dr. #1A
Rosa Tannaw | 15300 Pine Orchard Dr. #1A
DeLeone Stueiben | 15300 Pine Orchard Dr. #1A
DeLeone Stueiben | 15300 Pine Orchard Dr. #1A
Grace Bray | 15300 Pine Orchard Dr. #1A
Nonnie Mahoney | 15300 Pine Orchard Dr. #1A
Adlis Haze | 15300 Pine Orchard Dr. #1A
Tomiesenia Hipes | 15300 Pine Orchard Dr. #1A
Elene Brink | 15300 Pine Orchard Dr. #1A
Mary Brink | 15300 Pine Orchard Dr. #1A
Randie Baber | 15300 Pine Orchard Dr. #1A
Jameela Burdock | 15300 Pine Orchard Dr. #1A
Sandy Imberman | 15300 Pine Orchard Dr. #1A
Rosemary Imberman | 15300 Pine Orchard Dr. #1A
Elaine Lattin | 15300 Pine Orchard Dr. #1A
Dude Millet | 15300 Pine Orchard Dr. #1A

This petition is sponsored by "JustUs" - the advocacy organization on behalf of concerned Leisure World of Maryland residents. For further information email: justus.lwmd.com

Use reverse side for more signatures
Charles James

15300pm Order for Af 1H
Appendix S

PETITION

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NAME (Print)                  SIGNATURE                   Address
Carol Slane                  Carol Slane                  3602 Tangerinn Road
Tanya Smith                  Stine Smith                  3100 N. W. Blvd. #714
Margaret J. Johnson          3137 Stoney Hill Rd.
Leslie L. Ewell              3941 Stoney Hill Rd.
June Burns                   3210 W. W. Blvd. #22
Paige Zhang                  3736 Engles Dr.
DYE Mondelson                2904 N. W. Blvd.
Shawn Champ                  373 Yale Eagle Dr.
JANICE BLEITER                JANICE BLEITER                2900 N. Leisure Blvd
Susan Evenson                 Susan Evenson                 Apt 36
Kathleen Pepin               Kathleen Pepin                15300 Buechly Court
Dorothy Yorke               Dorothy Yorke                 3310 W. Leisure Blvd
Maureen Loughnay            Maureen Loughnay            14800 Forestfield Ct
Susan W. Taylor              Susan W. Taylor              3210 W. W. Blvd. #63
Susan W. Taylor              Susan W. Taylor              15401Dorse Road #17

This petition is sponsored by "JustUs" - the activist/advocacy organization on behalf of concerned Leisure World of Maryland residents.

For further information email: justus.lwmd.com
Come to the resident meeting

će 15 Nov. 3:00 pm

It concerns all LW renovation projects
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<tr>
<th>NAME (Print)</th>
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<tr>
<td>1. CONSTANCE JONES</td>
<td>[Signature]</td>
<td>3330 NW BLVD #505 SILVER SPRING</td>
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<tr>
<td>2. Elaine Saul</td>
<td>[Signature]</td>
<td>3330 NW BLVD #1011</td>
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<tr>
<td>3. Eleanor Rothenberg</td>
<td>[Signature]</td>
<td>3330 NW BLVD #905</td>
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<tr>
<td>4. Josephine Marcil</td>
<td>[Signature]</td>
<td>3330 N LW BLVD #923</td>
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<tr>
<td>5. Grace White</td>
<td>[Signature]</td>
<td>15210 Ebenezer Way #38</td>
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<td>6. Flora Wolf</td>
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<td>3125 Rockingham Ct</td>
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<td>7. Mariann Newman</td>
<td>[Signature]</td>
<td>3101 N 15TH BLVD #725</td>
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<td>2113 Franklin Blvd</td>
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<td>10. Betty Ruch</td>
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<td>3005 S L W BLVD #104</td>
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<td>11. Claire Getten</td>
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<td>3100 N LW BLVD #67</td>
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<td>12. Paula Gummere</td>
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<td>5101 Inland Ave #1003</td>
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<tr>
<td>13. Saida Hasan</td>
<td>[Signature]</td>
<td>3100 N LW BLVD #115</td>
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<td>14. Belle Day</td>
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<tr>
<td>16. Blanche Cherokee</td>
<td>301-438-1817</td>
<td>3330 W 60th St Lot 247</td>
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<td>17. Herbert Hides</td>
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<td>3330 LWB #423</td>
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<td>18. Emily Moore</td>
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<td>3331 N W 6th</td>
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<td>19. Mike McGhee</td>
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<td>3330 N Osborn Warm Club</td>
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<td>20. Rodney Ellis</td>
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<td>301 5th St 600-3330 N Osborn Warm Club</td>
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<td>21. Lila Kauflin</td>
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<td>22. Shelly Parker</td>
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<td>3330 N LWB #804</td>
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<td>23. Theda Rosenbloom</td>
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NAME (Print) 

SIGNATURE 

ADDRESS 

[Signatures and addresses listed, including:
Evelyn Kihlo ski  
3103 Adderley Ct. S5, MD 20796  
Ester Chopsticke  
2116  
Julia A. McDaniel  
3105 Adderley Ct. 20796  
Gary  
3114 Adderley  
Anne M. Helgeson  
15401 Bassett Ln. S5 Md. Anne  
Elizabeth Altmann  
3116 S1 Leonard Ct.  
Kendal Humphn  
15115 Bethlehem Dr.  
Allan Skaggs  
3005 S. Leesburg Pike  
Grace Dahl  
923515 Leisure World Blvd.  
Joyce Chido  
15115 Interiordor  
Caroline Ru матч  
3500 Chiswick Ct.  
Annette Helgeson  
15401 Bassett Ln. S5 Md. Annette  
Helmut Altmann  
3116 S1 Leonard Ct.  
Kendal Humphn  
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myra baum @ aim.com
240-558-4585
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NAME (Print)       SIGNATURE

John Anderson       John Anderson
Kevin Meyn
Dan Stidying
Stephen Winters
Barbara Knight
Emily Parks
Ann Bolt
Ruth Kears
Mary Tui

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NAME (Print) SIGNATURE ADDRESS

Diane Cornish

Addie Lamirack 15115 Interchange Dr.

Mary Lou White

Vaw Wenter

Wm. L. Ricks
R. M. Ricks

Sharon Heidt

Kathleen C. Simpson

Roseisa Siedle

Marie Understom

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NAME (Print)          SIGNATURE          ADDRESS

Gladys Kiblick          Lisa Kubeki  3103 Adderley Ct 55, 1st 2010
Esther Chatterton       Ella Chatterton  216
Gail Hinchman          Hilary M. McDade  3165 Adderley Ct, 20906
Gari Bain              Gini Bain  3114 Adderley Ct
Annice M. McLeod       15401 Beach Ln., S.S. Mid. Anne Arundel (Hocking)
Elizabeth Altenburg     Elizabeth Altenburg  3911 St. Leonards Ct.
Dorothy Lawshe         Dorothy Lawshe  15115 Arbutus Dr., #304
Ollin Segura           Ollin Segura  3005 S. 24th Street, #510
Grace Dahl             Grace Dahl  9515 Sea View West, 2F
Joyce Chido            Joyce Chido  15115 1st Avenue, Unit A
Helen                  Ludwick

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NAME (Print) SIGNATURE ADDRESS

Mary Beth Mason 3536 Chiswick Ct.

Mary Ann Cartal 5921 N.W. Leisure World Blvd.

Lawrence S. Glat 3346 Chiswick Ct.

Joseph White 7025 S. Leisure World Blvd.

Edward Greenberg 2901 Leisure World Blvd.

Martha Sargent 12711 Leisure World Blvd.

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NAME (Print)   SIGNATURE   ADDRESS

LW - WRENCH
1501 Tidewater Dr. # 211

Ruth Welden
3615 Cherry Glade, Be. 47 c

Emma Copeland
3301 Shriver Dr. # 18

Bertie Evans
3361 Shriver Dr. # 18

Henry Bergman
3361 Shriver Dr. # 18

Eva Burce
3301 Shriver Dr. # 18

Barbara Bill O
3301 Shriver Dr. # 18

Herbert Israel
15441 Barrell Lane

Carolyn Goldstein
Sam Group
3301 Shriver Dr. # 18

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<tbody>
<tr>
<td>T.K. Chu</td>
<td></td>
<td>15810 Pine Orchard, 3 A</td>
</tr>
<tr>
<td>Irene Chu</td>
<td></td>
<td>15310 Pine Orchard, 1-E</td>
</tr>
<tr>
<td>Jean Keller</td>
<td></td>
<td>15810 Pine Orchard Dr 3-F</td>
</tr>
<tr>
<td>Vaughn U. Marte</td>
<td></td>
<td></td>
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<tr>
<td>HERR</td>
<td></td>
<td>15310 Pine Orchard Dr 1-B</td>
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<td>Sleathner</td>
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<td>1570 Pine Orchard Dr 3-K</td>
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<td>Paula Kenders</td>
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<td>15310 Pine Orchard 2 K</td>
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<td>Nick Kenders</td>
<td></td>
<td>15310 Pine Orchard 2 K</td>
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<td>T. K. Pratt</td>
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<td>15310 Pine Orchard 2 R</td>
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<td>Andrew H.</td>
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<td>15310 Pine Orchard # 3 D</td>
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<td>Fred H.</td>
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<tbody>
<tr>
<td>Victor Lida</td>
<td></td>
<td>1500 Pine Orchard Dr. # 117</td>
</tr>
<tr>
<td>Carmen Decal</td>
<td></td>
<td>15301 Pine Orchard Dr. # 1A</td>
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<tr>
<td>Mike Gyams</td>
<td></td>
<td>15301 Pine Orchard Dr. # 1A</td>
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<tr>
<td>Olga A van-Mullenbach</td>
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<td>15301 Pine Orchard Dr. # 1A</td>
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<tr>
<td>Gennadius Wittermann</td>
<td></td>
<td>15301 Pine Orchard Dr. # 1B</td>
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<tr>
<td>Emelita A Carige</td>
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<td>15301 Pine Orchard Dr. # 1F</td>
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<td>Nicolas Laverde</td>
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<td>1530 Pine Orchard Dr. L E</td>
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<td>Elizabeth Beser</td>
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<tbody>
<tr>
<td>1. DONNA M. WARD</td>
<td>Donna M. Ward</td>
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</tbody>
</table>
| 2. MARY EMMELL     | 3651 S Leisure World Blvd
|                    | Mary Emmell     |
| 3. SANDRA L BOYER  | 3234 Ludlow Dr, 55 (Mail to)
|                    | Elizabeth Salinger |
| 4. GEORGE TRESSEL  | 3100 NW Leisure World Blvd # 617 |
|                    |                 |
| 5.                  |                 |
| 6.                  |                 |
| 7.                  |                 |
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NAME (Print)  SIGNATURE  ADDRESS

[Signatures and addresses listed]

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For further information email: justus.lwmd.com
PETITION

Tell the LW Board of Directors and LW Executive Committee:

STOP LEISURE WORLD'S $5,000,000.00 FOLLY!!!

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<thead>
<tr>
<th>NAME (Print)</th>
<th>SIGNATURE</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Matt L. Rothermich</td>
<td>Michael P. Hjelm</td>
<td>1501 Interlachen Dr. 1-5-5</td>
</tr>
<tr>
<td>Rockville, MD 20850</td>
<td>Frederick, MD 21702</td>
<td>15101 Walden Pkwy 1-5-5</td>
</tr>
<tr>
<td>Martha J. Saffa</td>
<td>Same</td>
<td>15101 Walden Pkwy 8-25</td>
</tr>
<tr>
<td>D. DuBois</td>
<td>Barbara J. Meyer</td>
<td>15101 Walden Pkwy 10-7</td>
</tr>
<tr>
<td>Joyville D. Brown</td>
<td></td>
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</tr>
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NAME (Print) SIGNATURE ADDRESS

BARBARA STUDWELL 14515 Pennsylvania Ave
LOIS A. JORDAN Largo, FL 33770
ELIZABETH (Betty) Starks 33811, LWB #301
William Farr 15107 Interlachen #407
WEIL Andrew Hall / bell Hall 1507 Dade River N 407
Sandra Marchand 3702 2nd St, Interlaken Dr #723

Ellen Auer 2901 S. Virginia, Urbld Blvd
Mary Zeicha rc Mary Kern, Ph D
PHIL ZENCKOFF Philip Zenckoff 3702 Farnsley Dr #16
John Hol 3490 Chiswick #2
APPOLIO Mastro, Jr. 14921 Fernhild Co
LAREZZA GROBER 3200 N Edissum World Bldg #201

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NAME (Print)   SIGNATURE            ADDRESS

ELAINE BERNEC    ElainI Zuck      15220 Tottenham Terr.
JOYCE TANENBAUM  Joyce Tanenbaun   3200 Leisure World Blvd # 206
Evelyn Dickman   Evelyn Dickman   2904 N Leisure World Blvd # 514
HOWARD BAYEWIN  Howard Bayewin   2901 S. LWB
JOSEF JUSSWEIN  Josef Jusswein   3200 N. RWB # 641
RAYMOND KULANDER  Ray Kulander   3310 N LWB B Apt 912
SHIRLEY ROSENHAFT  Shirley Rosenhaft 3310 N LWB Apt 301
Violet Bankin     Violet Bankin   3401 Ashwick Dr
Murray Bankin     Murray Bankin   3401 Ashwick Dr
MIRIAM RICHTER  Miriam Richter  1500 Interlachen # A
PAMELA REILLY    Pam Reilly     3350 N Leisure World Blvd # 134
MURRAY REILLY    Murray Reilly  3350 N Leisure World Blvd # 134
SUSANNE CHAMBERS  Suzanne Chambers 15816 Co Rd 60

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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Max DesFoy</td>
<td></td>
<td>15115 Interlachen Dr 3-1</td>
</tr>
<tr>
<td>William E. Carr</td>
<td></td>
<td>15115 Interlachen Dr 3-10</td>
</tr>
<tr>
<td>Marilyn R. Ainsley</td>
<td></td>
<td>15115 Interlachen Dr 3-10</td>
</tr>
<tr>
<td>Florence Berlin</td>
<td></td>
<td>15115 Interlachen Dr 3-10</td>
</tr>
<tr>
<td>Michael Alhassou</td>
<td></td>
<td>15115 Interlachen Dr 3-10</td>
</tr>
<tr>
<td>Janet Brumley</td>
<td></td>
<td>15115 Interlachen Dr 3-10</td>
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<tr>
<td>Jane Brumley</td>
<td></td>
<td>15115 Interlachen Dr 3-10</td>
</tr>
<tr>
<td>Rosalind Schulman</td>
<td></td>
<td>15115 Interlachen Dr 3-10</td>
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<tr>
<td>Diane Schulman</td>
<td></td>
<td>15115 Interlachen Dr 3-10</td>
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<tr>
<td>Edith Aik</td>
<td></td>
<td>15115 Interlachen Dr 3-10</td>
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<tr>
<td>Janet Schlenker</td>
<td></td>
<td>15115 Interlachen Dr 3-10</td>
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<tr>
<td>Jane Bransfield</td>
<td></td>
<td>15115 Interlachen Dr 3-10</td>
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<tr>
<td>Helen Aik</td>
<td></td>
<td>15115 Interlachen Dr 3-10</td>
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<tr>
<td>Thelma Mauro</td>
<td></td>
<td>15115 Interlachen Dr 3-10</td>
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NAME (Print)  SIGNATURE  ADDRESS

Joyce Chinn
Adair Lederer
Frances Simon
Hema Malathy
Mary L. Baker
Durrell Gable
Dorothy Ellis
Elizabeth Brown

15115 Interlachen Dr. #806
15115 Interlachen Dr. #810
15115 Interlachen Dr.
15115 Interlachen Dr. #418
15115 Interlachen Dr. #422
15115 Interlachen Dr. #610
15115 Interlachen Dr. #815

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myrabaum@aim.com
240-558-4585
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NAME (Print) SIGNATURE ADDRESS

Robert Arkin 1406 Abbe St. 5240 6/28/1932
Sandra Hazel 3384 Chisholm Ct 7/21
Virginia J. Fori 3270 New Haven Dr. 6/20/1929
Floyd Johnson 3897 S. 2-26-6/12

Jean Jany 3310 N. Leisure World Blvd 4/17/1973
Tina J. Cook 3100 Pimlico Dr 11/28/1979

Marcella Shoemaker 15/150 Surfside Lane 9/7/1970
Charlotte Shoemaker 15/10 Interlaken Dr 4/26

Eileen W. Bushe-Evens 15/10 6666 Coles Dr

Mary L. Roen 15/11 Interlaken Dr

Gladys M. Barkman 15/100 Foulk Rd 33301 Leisure World Park

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NAME (Print)  SIGNATURE  ADDRESS

Mary E. McIvery  Mary C. Lewis  15320 Pine Orchard Dr. Silver Spring, MD 10-4
Dorothy Lloyd  Lillian A. Jones  15320 Pine Orchard Dr. Silver Spring, MD 5-1
Mary Beck  Margaret O. 15320 Pine Orchard Dr. Silver Spring, MD 9-3
Anita Mahan  Juan Mahan  15320 Pine Orchard Dr. Silver Spring, MD 8-3
Carlisle Bernstein  Carlisle Bernstein  15320 Pine Orchard Dr. Silver Spring, MD 3-5
Bernard J. Lloyd  Barbara J. Lloyd  15320 Pine Orchard Dr. Silver Spring, MD 4-4
Stephanie Lowell  15320 Pine Orchard Dr. Silver Spring, MD 1-5
Dennis Jackson  15320 Pine Orchard Dr. Silver Spring, MD 1-8
Rob Richardson  15320 Pine Orchard Dr. Silver Spring, MD 2-1
Joyce Klein  15320 Pine Orchard Dr. Silver Spring, MD 2-8

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<tbody>
<tr>
<td>CARLOS F MENA</td>
<td></td>
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<tr>
<td>Karen Thompson</td>
<td></td>
<td>15311 Pine Orchard Dr. 23K</td>
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<tr>
<td>CHELSEA HARRYSON</td>
<td></td>
<td>15311 Pine Orchard Dr. 7K</td>
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<tr>
<td>YOLANDA VIAL</td>
<td></td>
<td>15311 Pine Orchard Dr. 1K</td>
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<tr>
<td>STEVEN CIRUGA</td>
<td></td>
<td>15311 Pine Orchard Dr. 3E</td>
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<tr>
<td>Nancy M.</td>
<td></td>
<td>15311 Pine Orchard Dr. 1E</td>
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<tr>
<td>Arlene Shatarczyk</td>
<td></td>
<td>15311 Pine Orchard Dr. 1E</td>
</tr>
<tr>
<td>Charles W.</td>
<td></td>
<td>15311 Pine Orchard Dr. 34</td>
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<tr>
<td>Linda &amp; Kevin Stith</td>
<td></td>
<td>15311 Pine Orchard Dr. 2T</td>
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<tr>
<td>Mary S.</td>
<td></td>
<td>15311 Pine Orchard Dr. 1D</td>
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<tr>
<td>Sharon Smith</td>
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<td>15311 Pine Orchard Dr. 2E</td>
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<tr>
<td>Nicole Stephens</td>
<td></td>
<td>15311 Pine Orchard Dr. 18</td>
</tr>
<tr>
<td>SANG SOOK PARK</td>
<td></td>
<td>15311 Pine Orchard Dr. 2H</td>
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<tr>
<td>Paul B.</td>
<td></td>
<td>15311 Pine Orchard Dr. 87-3H</td>
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Please leave PEN

NAME (Print) SIGNATURE ADDRESS

Dorothy S. Hurley Donna B. Hurley 15316 Pine Orchard Dr., 3-B
Judith Rosenthal Judith Rosenthal

Shawn Rosenthal Shawn Rosenthal 15316 Pine Orchard Dr. 3-B
Diane Blocker Diane Blocker 15316 Pine Orchard Dr. 3-B

Larry Watson Larry Watson 111111111 I-D

Janet Forgues Janet Forgues 111111111 3-F

Marilyn Hays Marilyn Hays 111111111 2-F

Debbie Jackson Debbie Jackson 111111111 2-B

Use other side if necessary

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— O V E R —
JustUs

Appendix S

Helen DePorter  Helen Defries
Barnes Blocker

Patricia Haag  Patricia Haag
15316 Pine Orchard

Anita VanRaak  Anita VanRaak
Dorothy Gray  Dorothy Gray
25 15316 Pine Orchard
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JEANNE KERASH

CANDY MARCUS

GRADE ELLIS

JOAN M THOMAS

ALFRED ALI


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JANET BRECK

PATRICIA EVANS 3552 CHISWICK

15301 WALLBROOK CT

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WALTER HAAS Walter /s/ 383 GLEN EAGLES DR. (M-25)

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For further information email: justuslwmd.com
Appendix S

Shirley, Lori

From: JustUs admin <admin@justus.group>
Sent: Tuesday, July 31, 2018 10:47 AM
To: Shirley, Lori
Cc: Mills, Matthew; justus organization; members@townmeetingorganization.com; LW Green; lwdogs@justus.group; ben kramer; vaughn stewart; Sanders, Carrie; Butler, Patrick

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

Lori:

I have not received notification from you identifying receipt of LW re-submission. However, just now @ the LW BOD meeting, Tom Snyer, LWMD Asst. Gen. Manager announced that there will be a hearing in Sept.

Your reply upon receipt is requested.

slk

On Fri, Jul 20, 2018 at 2:33 PM, Shirley, Lori <lori.shirley@montgomeryplanning.org> wrote:

Hi Sheryl,

This morning after receiving your e-mail (below) I checked in the DARC Division and no submittals have been received for the updated site plan. A meeting between the Applicant and Area 2 Regulatory review staff has not been scheduled. Your request that the rescheduled site plan hearing be held at Leisure World should be made to Planning Board Chairman Anderson’s office, similar to the request you made last year for the November 30, 2017.

Please let me know if you have any other questions. Thanks.

Lori Shirley
Planner Coordinator
Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910
T 301-495-4557
From: admin@justus.group <admin@justus.group>
Sent: Friday, July 20, 2018 9:21 AM
To: Shirley, Lori <lori.shirley@montgomeryplanning.org>
Cc: Mills, Matthew <matthew.mills@mnccpc.org>; justus organization <justus@justus.group>
     members@townmeetingorganization.com; LW Green <lwgreen@justus.group>; lwdogs@justus.group; ben kramer
     <kramerdelegate19@aol.com>; vaughn stewart <vaughnstewart3@gmail.com>
Subject: Site Plan 820170120 - staff and applicant meeting - there is NO CONSENSUS!

1. what is the status of the "updated" LW site plan resubmission?

2. when is the meeting with P&P staff & LW scheduled.

3. this is to request that the rescheduled site plan hearing be held in Leisure World.

sikatzman

President, JustUs

admin@justus.group

conscience of the community

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

2
Albert Einstein – “We cannot solve our problems with the same level of thinking that created them.”

From: "admin@iustus.group" <admin@iustus.group>

Date: July 11, 2018 6:32:12 PM EDT

To: Lori Shirley <lori.shirley@montgomeryplanning.org>, Matt Mills <matthew.mills@mnccpc.org>, mont.co.planningboard@iustus.group

Cc: justus organization <justus@iustus.group>, members@townmeetingorganization.com, LW Green <lwgreen@iustus.group>, lwdogs@iustus.group, Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, vaughn stewart <vaughnstewart3@gmail.com>

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

According to Nicole Gerke - the revised site plan documents were to have been submitted yesterday--- have you received the documents and when will staff/applicant meeting be held?

All Montgomery County Planning Board staff and Commissioners need note:

AT NO TIME HAS THERE EVER BEEN A REQUEST FOR COMMUNITY MEMBER/UNIT OWNER CONSENSUS.

when asked publicly, LW General Manager Kevin Flannery continues to deny that the Planning Board ever called for community consensus.
From: JustUs admin <admin@justus.group>

Date: July 9, 2018 9:57:52 AM EDT

To: JustUs <justus@justus.group>, members <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>

Subject: Gerke just said @ CPAC meeting

site plan expected to be submitted tomorrow to Park & Planning staff

4 binders to also be presented to P&P staff to include:

- history of FEP - spec. Admin. Bldg - CH 1

meeting min. from all advisory comm. back to 2012

LW News articles published over the years

comm. activities - Board activities - mutual presentations - news clippings -

no mention of CONSENSUS!

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

Date: June 14, 2018 10:40:21 AM EDT

To: "admin@justus.group" <admin@justus.group>
Appendix S

Subject: RE: Site Plan 820170120 - staff and applicant meeting

Hi Sheryl,

This is the first that I've heard that the revised plans have been resubmitted. I will go to the DARC Division later today and check on that status. It's possible it could be in "intake" at this time. To answer your question about a meeting scheduled with Area 2 staff and the Applicant, no, a meeting has not been scheduled.

Lori Shirley
Planner Coordinator
Area 2 Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910

T 301-495-4557
F 301-495-1313
E Lori.Shirley@montgomeryplanning.org
W MontgomeryPlanning.org

From: JustUs admin <admin@justus.group>
Sent: Thursday, June 14, 2018 9:49 AM
To: Mills, Matthew <matthew.mills@mnccpc.org>; mont.co.planningboard@justus.group; Montgomery County Council <county.council@montgomerycountymd.gov>; justus organization <justus@justus.group>; members <members@townmeetingorganization.com>; LW Green <lwgreen@justus.group>; LW Dogs <lwdogs@justus.group>
Cc: Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>; ben kramer <Benjamin.Kramer@house.state.md.us>; ben shnider <ben@shncct.Stronger.com>; vaughn stewart <vaughnstewart3@gmail.com>; seth grimes <seth.grimes@gmail.com>
Subject: Fwd: Site Plan 820170120 - staff and applicant meeting

Lori:
Herman Cohen, Chair - LW Security & Transportation Advisory Comm. just stated that LW has submitted their revised site plan to you. Is this a correct statement, and if so, is there a meeting with you/your staff and LW management, scheduled?

Matthew: there has been no reply to the June 5, 2018 email below:

slk

From: admin@justus.group <admin@justus.group>
Date: Tue, Jun 5, 2018 at 6:50 PM
Subject: Site Plan 820170120 - staff and applicant meeting
To: Matt Mills <matt.mills@mcnpcc.org>, mont.co.planningboard@justus.group, Montgomery County Council <county.council@montgomerycountymd.gov>, justus organization <justus@justus.group>, members <members@townmeetingorganization.com>, LW Green <lwgreen@justus.group>, lwdogs@justus.group
Cc: Marc Elrich <Councilmember.elrich@montgomerycountymd.gov>, ben kramer <Benjamin.Kramer@house.state.md.us>, ben shnider <ben@shniderforcouncil.com>, vaughn stewart <vaughnstewart3@gmail.com>, seth grimes <seth.grimes@gmail.com>

Matthew:

simply because staff/applicant meetings are not included in your referenced regulation, does not mean said regulation precludes stakeholder attendance @ any meeting between staff and applicant -- specifically when the stakeholders are the ones footing the bill - NOT the applicant employees.

unless you are able to provide any regulation specifically addressing the issue raised, holding a meeting between staff and LW employees will be in violation of our rights.

slk
Ms. Katzman:

MCPB Regulation 50/59.00.01.06, Evaluation of Applications, states:

... 

C. Public Participation.

Any individual or organization with an interest in or concern about a proposed development or specific application may participate in the review and approval process by:

- Attending the pre-submission community meeting organized and held by the applicant before an application is submitted to the Planning Department;

- Reviewing information about the submitted plan application online at the Planning Department website; and

- Attending the DRC meeting scheduled for the application, if applicable. The DRC meeting is not open to public participation, but members of the public may attend and listen to the discussion. Groups should notify DARC staff about their interest in attending the DRC meeting before the scheduled date so that space accommodations can be made.

The meeting you are describing, assuming it even takes place, is not the DRC meeting referenced in the above Regulation. As a result, attendance at the meeting will be limited to the Applicant and Staff.

Thank you.

Matthew T. Mills

Acting Principal Counsel

The Maryland-National Capital Park and Planning Commission

Office of the General Counsel

8787 Georgia Avenue – Suite 205
From: admin@justus.group <admin@justus.group>
Sent: Friday, June 01, 2018 12:54 PM
To: Mills, Matthew <matthew.mills@mnccpc.org>
Cc: justus organization <justus@justus.group>; members <members@townmeetingorganization.com>
Subject: Site Plan 820170120 - staff and applicant meeting

your reply with any regulation precluding stakeholder attendance from any meeting between P&P staff and applicant, is requested.

slk

From: "admin@justus.group" <admin@justus.group>
Date: May 30, 2018 10:28:00 AM EDT
To: Matt Mills <matthew.mills@mnccpc.org>
Cc: Lori Shirley <lori.shirley@montgomeryplanning.org>, justus organization <justus@justus.group>, members <members@townmeetingorganization.com>, LW Green <lwgren@justus.group>
Subject: Site Plan 820170120 - staff and applicant meeting

of course you cannot "guarantee" there will be a meeting -

however, LW has announced they will be meeting with planning board staff - therefore when asked if this meeting will be open, Lori said she thought not - as such, you are asked to provide any regulation stating that site plan area residents are precluded from attending said meetings.
From: "Mills, Matthew" <mattew.mills@mcnppc.org>

Date: May 30, 2018 10:04:52 AM EDT

To: "admin@justus.group" <admin@justus.group>

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

Subject: RE: Site Plan 820170120 - staff and applicant meeting

Ms. Katzman:

I will be happy to look into this if you would like, but, as a preliminary matter, I must warn you that there is no guarantee there will actually be any type of meeting when the new application is submitted. It is possible the Applicant could simply drop it off with the Department for our Staff to begin evaluating.

Regards,

Matt Mills

Matthew T. Mills
Acting Principal Counsel
The Maryland-National Capital Park and Planning Commission
Office of the General Counsel
8787 Georgia Avenue – Suite 205
Silver Spring, Maryland 20910
(301)495-4646
(301)495-2173 (F)
The applicant will be coming back to the staff shortly with their updated site plan.

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

President, JustUs

admin@justus.group

conscience of the community

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

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

slkatzman

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

admin@justus.group
I’ve had mixed feelings about what I am about to write. But No More! Some might disagree with me. So be it!

Here goes...

I firmly believe...Every Single Leisure World Board Member...

is a FOE!!

OMG! OMG!!

Did you just write what you wrote?

YES!

But Why?

Because I believe deep down ‘Everyone’ is a FOE...FRIEND OF EARTH!

Whew! I thought you meant that....

NO! NO! I’ll explain. Pay attention...

Look! The 34 members of the Leisure World Board of Directors are not “bad people.” Granted! They were ‘selected’ and not ‘elected’. That’s all true...& this must eventually dealt with...BUT...for the moment I want to focus just on the matter of Leisure World’s Site Plan No. 820170120.
Just as new technology is hard to keep up with, so too is the awareness of factors pertaining to when a building should be demolished and how cost effective & "earth friendly" renovating a building can be.

That’s “the beauty” of residing in a location such as Montgomery County (MC). The ‘elected’ officials of MC have put in place, let’s call it, a “confirmatory mechanism,” to ensure “best practices” are considered & in conformity with sound planning. That mechanism is the Montgomery County Planning Board (MCPB). It was not created to serve as a “rubber stamp.”...although some believe it was. Think ‘quality control’ instead.

In the Leisure World Site Plan No. 820170120 case, heard November 30, the MCPB deferred giving its approval for the project. Explicit expectations were stated as necessary before a return engagement would prove successful.

Eight months have passed since that initial case hearing. Did Leisure World management do what the MCPB directed be done? That question can best be answered by “Begging the Question”...Does a Pig really look much better with lipstick applied?...

Let’s move on...

August can be a month of ‘reset’. The MCPB will be in official recess. The Leisure World Board of Directors, who we all should consider to be foe(s)...Friends of Earth...can reflect on some matters that may not have been considered before a vote was last taken...such as...see the article below...AND THEN ASK THE MCPB to CANCEL any hearing that may have been set for the month of September.

This would accomplish 2 things. First! It would avoid embarrassment to the Leisure World Board by having its representatives trying to “fudge” why seeking community consensus did not take place, as it was directed to do by the MCPB. Second! It would provide an opportunity to look at the concept of “Refreshing” the existing Leisure World Administration building as the County has done with Libraries. That’s what a FOE would do.

Bob Ardike

The Greenest Building is the One Already Built

By Scott Sidler

“The greenest building is the one that is already built.” Architect Carl Elefante who is the Director of Sustainable Design at Quinín Evans Architects in Washington, D.C. said it very succinctly.
Shirley, Lori

From: admin@justus.group
Sent: Tuesday, July 31, 2018 10:54 PM
To: paul_eisenhaur; LW Exec. Committee; LW Board of Directors
Cc: mont.co.planningboard@justus.group; Montgomery County Council; members@townmeetingorganization.com; justus organization
Subject: resident call for referendum vote - GM Flannery employment agreement/contract

The LWCC has 'ailed to reply

slk

From: "admin@justus.group" <admin@justus.group>
Date: July 26, 2018 10:28:36 PM EDT
To: paul_eisenhaur <p_eisenhaur@comcast.net>, "LW Exec. Committee" <execcomm@lwmc.com>, LW Board of Directors <board@lwmc.com>
Cc: mont.co.planningboard@justus.group, justus organization <justus@justus.group>, members@townmeetingorganization.com, LW Green <lwgren@justus.group>, lwdogs@justus.group, Montgomery County Council <county.council@montgomerycountymd.gov>, ccOC@montgomerycountymd.gov
Subject: resident call for referendum vote - GM Flannery employment agreement/contract

WE, the member/unit owner/residents of Leisure World call for a referendum vote on the continued employment and/or renewal of the General Manager Kevin Flannery’s employment agreement/contract to be held prior to any vote taken by the Leisure World Board of Directors.

Kevin Flannery is to be terminated FOR CAUSE or in the alternative, his employment agreement not be renewed for the following reasons, including but not limited to:

• intentional neglect of administration building
• incompetent oversight of trust property maintenance
• obfuscation of factual information including concealing Montgomery Planning Board Commissioners instruction that LW obtain resident consensus before resubmitting revised site plans and seeking a re-hearing of the Commissioners deferred administration building site plan approval
• unprotected and unsecured storage of personnel, financial and management archival records - failure to conform to proper standards and best practices
• lack of innovative concepts and ideas relative to the residents
• unlawful employment practice, procedure, policy and behavior intending to discriminate against or harass a specific employee or group of employees
• knowingly complicit in allowing nepotism among employee selection and staffing
• fined by Montgomery County for committing civil perjury resulting from his failure as President, Maryland Clubhouse Services, Inc.(owner, Leisure World alcoholic beverage license) to file required State of Maryland annual reports, thereby placing the corporation in "forfeited" status - yet, under penalty of perjury continued filing Montgomery County annual liquor license renewal applications for which he was cited and fined for committing civil perjury - using resident funds to pay fines
• concealing and withholding years of violations cited in failed restaurant health inspection reports and other county agency violation notices, including Leisure World contractors working in LW without required county licenses
• selection of certain mutual BOD’s as targets to become "Executive Vice President" for undisclosed purposes without mutual bylaw authorization and/or LWCC knowledge or approval

1
• targeted retaliation of employees, mutual board members and residents, including unlawfully blocking resident emails
• rude, threatening, intimidating and demeaning residents, and in one documented case, assault upon a Senior resident

slkatzman
President, JustUs - conscience of the community
"JustUs" advocates to enhance the quality of life for all Leisure World residents
website: www.justus.group
email: admin@justus.group

town meeting organization (TMO)
website: www.townmeetingorganization.com

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