

MARYLAND MUTUAL NO. TEN

The Kelmscot Village Tidings

Important

Phone Numbers

- LW Administration:
(301) 598-1000
- LW Security:
(301) 598-1355
- Main Gate:
(301) 598-1044
- Comcast:
1-855-638-2855

Board of Directors

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psalazar1952@comcast.net

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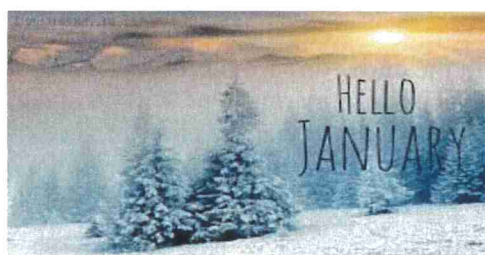
MUTUAL WEBSITE
www.lwm10.com

January 1, 2018

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FROM THE PRESIDENT

By: Peggy Salazar
301-598-0373
psalazar1952@comcast.net



President's Message:

New Year ceremonies are designed to get rid of the past and welcome the future. January is named after the Etruscan word "janua" which means "door". What doors will you be closing and/or opening in 2018? It gives one pause. Whatever doors you close or open, I trust the ultimate result will be most beneficial for you and your family.

The attached letter written by a LW Board Member is long but important to digest. It educates us on the history and rationale behind the plans to construct a new Administration Building. It details the process. Many residents have been unaware – especially those new to LW, and they may only be getting information from a small, yet vocal, group of residents who have banded together and are pretending to speak for all 8000+ residents of LW. Their collective voice is especially shrill in meetings where county executives are deciding on whether to green light the project or not. The attached letter was written by Henry Jordan of Vantage Point East and LW Board member.

He has given permission for us to copy his letter for all mutual residents to read.

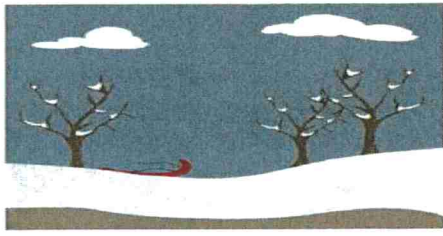
Another attachment is a list of all snow-shovelers who have been authorized by LW to work for us. When the snow comes and you need your patio shoveled, only call from that list. They will charge a fee for the work. Ask what that fee is when you call. Residents of Mutual 10 are responsible for their own patios - McFall & Berry takes care of all other areas.

"There are two seasonal diversions that can ease the bite of any winter. One is the January thaw. The other is the seed catalogues." (Hal Borland, Author, Journalist, Naturalist)

Happy New Year!

Peggy Salazar
301-598-0373
psalazar1952@comcast.net





Landscaping Report

By Dora Pugliese

Another year is gone! For landscaping, it's vacation time until March. The gutters have been cleaned out. You may have some leaves in your flower beds – just leave them there – they are beneficial for your plantings.

To dispose of your Christmas tree, put it on the curb Monday or Thursday and call the Grounds Department at **301-598-1314** to have them pick it up. If you have a wreath made with fresh greens attached to a wire frame, it goes into the trashcan.

Check your plantings on your patio. You may have bought your home with a nice little tree in the courtyard but now the tree is big and it's pushing against the fence and/or the branches are hanging over your neighbor's patio. Also, its roots might get into the water line, which has been a problem lately when plumbers look to find the cause of a blockage (by video camera). The Mutual 10 President, Peggy Salazar, placed a letter in the mailboxes, on December 11, of all residents who currently have a tree growing inside their patio. It states that they might consider removing the tree because if its roots are found in the water line when there's a blockage, the repair bill will go to the homeowner - which could be hundreds/thousands of dollars. If you haven't, it's best not to even think about planting a tree inside your patio.

We had a little taste of snow this past week. A reminder – do not park in the space at the end of your court – this is where they dump the snow. If you typically park on your driveway, McFall & Berry will clean your driveway but not your car, and it won't be perfect. Thanks for not calling them to complain – they have a lot of acres to cover after a snowfall. If you have a doctor's appointment and need to get out, check first to see if your doctor's office is open and then call the Grounds Department at **301-598-1314** to ask if they can clean your driveway first. LW does a great job of removing snow.

A tip, stemming from personal experience: A couple of weeks ago my humidifier was not working. A repairman came at 10:00a.m. and when he finished I heard the water going through the line I thought had been fixed. That evening one of my alarms went off. (I have 3 smoke alarms - in the garage, living room and hall in front of my bedroom.) The sound seemed to come from near the bedroom. I stopped the alarm but the noise continued. I finally realized the noise was from my water alarm which I had purchased just 2 weeks before. I had placed it on the floor next to the water heater. One screw on the humidifier was not tight enough and the water was dripping onto the floor. I was able, with a big bath towel, to sponge up the water, but if I had not had the alarm I would have awakened in the morning to ruined wood floors. The repairman came back and fixed the problem. The following day I went to Home Depot and bought 3 more water alarms. One will go under the sink by the dishwasher and the other in the cupboard in the kitchen where the shut-off valve for the outside spigot is, and the other one will go in the closet in the living room where the other shut-off valve is. Even though I winterized both shut-off valves in the fall, I want to be sure I will not experience a flood at either site. The original \$10 investment at Home Depot was the best decision I could have made!

Dora Pugliese

301-598-0265



Treasurer's Report

By Janet Martin

Our finances through November 2017 are as follows:

Income	\$ 1,141,000
Expenses	\$ 1,072,667
Surplus	\$ 68,333

Variance over Budget \$ 89,244

Reserve Balance 11/30/17 \$ 661,018

It's turning into a stellar financial year for Mutual 10. Through November, we have a whopping \$68,333 surplus. The surplus we end up with at year-end will be transferred to our reserve account and will help keep down future condo increases. It will not impact 2018 as those fees have already been established, but it will help 2019.

A significant factor in this surplus is electricity. Our total electricity bill year-to-date is down 6.3% from 2017. A disadvantage of being on a Master Meter is that there is no incentive to conserve electricity; your bill is the same no matter how much you use. This decrease is direct evidence, however, that electricity conservation really works and will have an impact on your future bill. I applaud everyone for being very conscious of their energy usage and encourage you to be equally vigilant going forward.

Dan & I both send our sincere best wishes to you and your loved ones for a happy and healthy 2018.

As always, please feel free to call me at any time if you have a question about our finances. I can be reached at 240-669-8954 or via e-mail at janetmartin@earthlink.net

Janet Martin

240-669-8954



Summary of LWCC Board of Directors Meeting

By Paul Eisenhaur

The summary of the 11/28/2017 BOD meeting is as follows:

Recognition and appreciation was given for Dave Frager, serving as BOD Chair for the last three years. This was his final BOD mtg.

A special planning work session of the Executive Committee will take place on December 11. The purpose is to map out needs and actions for 2018. The meeting will be open at its start but will be closed when private personnel matters are to be talked about.

ACTION ITEMS:

1. The BOD approved all LW advisory committee membership for 2018.
2. The BOD approved a reorganization of E&R including an updated organizational chart by management. A new senior leadership position is being recruited to oversee both Communications and E&R departments. Internal operations will be reorganized.
3. The BOD approved a contract extension with Community Pool Services, LLC for three years with no increase in its base amount. The minimum wage increase will be a pass-through expense to LW (as it will be on all contracts that employ minimum wage workers).
4. The BOD approved a unit pricing rate agreement for three years to H&H (this is not a contract). This was competitive bid with a detailed comparison and recommendation by PPD. This will cover extra material costs not contained in the current contract which is based on volume.
5. The BOD accepted an amendment to its standing rules regarding publishing resident correspondence in the agenda packet... no correspondence will be included where there are personal attacks or disparaging remarks about any individual resident.
6. The BOD accepted an E&R Committee proposal to allow for furniture and carpet additions to the Stein Room and Clubhouse Grill. This will be done during January's weeklong shut down of the kitchen for a "deep clean".
7. The BOD approved a recommended policy from the Budget & Finance Committee detailing the corporate investment policy.

*** The final LW Strategic Plan was presented and accepted. However, the BOD put off any action and requested that the Strategic Planning Committee first solicit community input between now and March prior to any decision.

UPDATES:

* FEP financial estimate, year-end financials, and future project schedules will be reported by management at the December 11 work session of the Exec Committee.

* The final 2017-2018 performance benchmarks expected of the GM were presented in detail.

Paul Eisenhour

301-460-5588

**Summary: M10 BOD Meeting on 12/7/2017:**

By Paul Eisenhour

General Manager Report:

- November ran a deficit mostly due to a productivity lag in PPD as there were a lot of absences due to illnesses. There is a backlog of work orders, and once done, should allow PPD to recover from the backup in December.
- The Meet 'n Greet of the five new service providers at the MedStar Center in January – audiology, acupuncture, massage, durable medical equipment, home care nursing – was held with a large turnout of residents.
- With the retirement of Dee Martynuska as E&R Director, operations will be handled by Ms. Crystal Castillo and Ms. Maureen Freeman until the department reorganization is complete.
- Website portals are being populated with over 650 residents registered.
- The Montgomery County Planning Board decision to grant an Administrative Building Site Plan permit was delayed until sometime early in 2018.

Mutual Business:

- President Salazar will contact J&M Company (formerly Clay Kenney) to begin gutter-cleaning in the next few weeks. Also, President Salazar will write a letter to all residents who have a tree planted inside their patios and place it in their mailboxes. The letter will warn them of possible issues with plumbing and their inside-the-patio tree roots and that if this problem should arise, they would have to bear the cost.
- The subcommittee gathering data on rental restrictions should have a final report completed soon and it will be presented to both the mutual board and to all residents.
- Treasurer Martin again reported a very healthy financial situation in Mutual 10. Through October the surplus was over \$71k, with the greatest savings in utilities. There has also been an increase in budgeted amount for interest income. End of the year surpluses are generally added to the mutual reserves and next year's budget will likely be modified to reflect these savings. All monthly invoice payments and ABM applications were approved.
- Director Eisenhour detailed the difference between the current website and the new mutual portal. The portal is a secure site only available to mutual residents and it contains both financial data and optional phone#/email addresses. The portal also contains a calendar, and all mutual governing documents, as well as the Tidings, Meeting minutes/agendas.
- Vice President Salazar reported that the curb striping is complete. All painting adheres to the Fire Marshall's requirements for this mutual, but Mr. Salazar will contact the Marshall's office to check for any recent updates.



This & That

- Tax season has begun. AARP Tax-Aid volunteers are now being trained and will be ready to help residents prepare their taxes on Wednesdays, starting February 7. This year, taxpayers will be required to show their social security card to insure proper identity. Those without a card can contact the Social Security Administration to obtain a replacement or use their Medicare card if their social security number is on it.
- Space heaters can be dangerous. They are one of the top 5 causes of fires during winter months. **Three Tips:** 1) Don't use an extension cord with it – a space heater draws a lot of electricity that an extension cord can't handle. 2) Buy one that shuts off automatically if it tips over. 3) If leaving the room for an extended period of time, shut it off.
- Mutual 10 is a community of duplex homes nestled among pleasant surroundings. Most of the time we can enjoy peace and quiet, along with the antics of birds and squirrels and occasional deer. It is easy to forget that in a small community the actions of one person can have adverse effects on others nearby. Loud sounds from a stereo or a television set can prevent other people from sleeping. Please remember to keep the sound down, especially in the evening. If you are a smoker, please note that many of us are sensitive to second hand smoke. Smoke from a patio or from the driveway can be easily introduced into many homes nearby, causing problems for their residents. Being considerate of those around you works for everyone's mutual benefit. **(Submitted by Bob Morrisson, M10 Resident)**

• *Consistent Reminders:*

1. Dogs must be on a leash and their "gifts" need to be scooped up.
2. **If you have a maintenance issue, please call LeRoy Salazar (301-598-0373) before calling PPD or any other company. He will let you know if the issue will be a cost to our Mutual or to you.**

Thanks



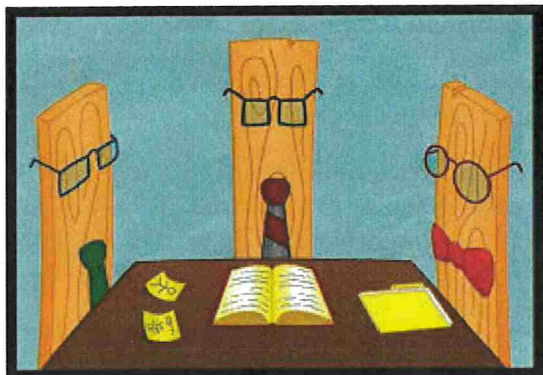
Rule Refresher:

Let's revisit the rules for Mutual 10 (posted on our website www.lwm10.com)

We'll print them in each Tidings, a few at a time, until finished.

Are you aware we have a rule for estate and garage sales?

- Mutual residents, heirs, or designated representatives desiring to conduct an Open House, estate or garage sale within Mutual 10, must submit a written request for prior approval to the Board of Directors. Yard or driveway sales are not permitted. If approved, the Board will forward the request to the Leisure World of Maryland General Manager who will grant final approval.



From Mutual 10

Next Board Meeting:

Mutual 10 Board Meeting will be held on January 25, 2018, in the Sullivan Room of the Administration Building at 9:30 AM. As always, we encourage all residents to attend.

See you there! 



To: The Residents of Vantage Point East
From: Henry Jordan – President
Subject: The Proposed New Administration Building

During the past year there has been a lot of controversy over a proposed new Administration Building. Some of you are new residents in Leisure World and some of you have been on the periphery of what has been going on. My intent of this letter is to give you some background and where we are now.

This is a very important question because it involves spending a lot of money as well as dealing with varied opinions in the community.

History on how this proposal originated

In 2012, the Leisure World Community Corporation Board asked Management to develop a comprehensive Facilities Enhancement Plan (FEP) including proposals for an Administration Building and recommendations from various Leisure World Advisory Committees. The purpose was to assure that Leisure World would remain an attractive residence for those 55 and over. (See "Facilities Enhancement Plan Invests in Community's Future", *Leisure World News*, Oct. 6, 2017)

The Community Planning Advisory Committee presented the Administration Building renovation options in August 2012, as proposed by A. R. Meyers + Associates, an architectural firm. Early in 2013, five Leisure World Advisory Committees (Golf and Greens, Education and Recreation, Tennis, Physical Properties, and Restaurants) presented ideas for improvements in the areas for which they are responsible.

When compiled, the FEP included seven projects: Rehabilitation of the Crystal Ballroom, Clubhouse Grill, Stein Room and Terrace dining rooms; Reconfiguring the Maryland Room; Renovating the PPD Customer Service area; Cleaning the golf course irrigation pond; Building a new Fitness Center, and finally, Administration Building and Clubhouse I improvements. Some Golf Course enhancements were part of the original FEP project but were placed on hold by the Board.

The Meyers firm looked at the existing Administration Building, adequacy of space, and building systems. In their 2012 report, they presented three floor plans: (1) the Existing Building reconfigured to incorporate updated space requirements; (2) the Existing Building with an Addition; and (3) A Proposed New Administration Building.

What were the pros and cons of each?

Renovating the existing building was estimated to cost \$2,240,200 and would involve:

- Moving all staff to portable buildings in the parking lot for about nine months;
- Reconfigured and updated but no additional total space (16,634 sq. ft.);
- Loss of rental income from Weichert Real Estate and Bank during renovation;
- Removing asbestos & upgrading all existing systems to meet Code requirements.

Renovating the existing building and adding a 3,075 sq. ft. addition (next to existing administrative offices, across the driveway from Veterans Park) was estimated to cost \$3,123,975 and would involve:

- Moving all staff to portable buildings in the parking lot for about nine months;
- Adding 3,300 sq. ft. of additional space to accommodate all proposed functions for efficient operations;
- Loss of rental income from Weichert Real Estate and Bank during renovation;
- Removing asbestos & upgrading all existing systems to meet Code requirements.

Building a new two-floor, 19,709 sq. ft. Administration Building on the south side of the parking lot, demolishing the current building and converting it into a parking area, estimated to cost \$5,178,250.

The Leisure World Community Corporation Board was not happy with the Administration Building proposed changes and asked for additional options.

A Final Plan for the Administration Building

Almost two years later with the help of skilled professional architectural and engineering support, and after extensive review at its November 2015 meeting, the Leisure World Community Corporation Board approved Site Plan H, as recommended by the Community Planning, Education & Recreation, Restaurant and Security & Transportation Advisory Committees and management. The site plan includes a driveway, next to the existing walkway between Clubhouse I and the current Administration Building, and close in handicapped parking adjacent to Club House 1, At the entrances to the Clubhouse Grill, Terrace Room, and a new Administration building, there will be short, covered walkways to a vestibule for each entrance, making access much easier for the handicapped. (The proposed facility and new site plan were inscribed in a *Leisure World News* article, April. 7, 2017)

Why did I as a Leisure World Community Corporation Board Director choose the new building option?

- Space analysis studies performed by two architectural firms determined that the square footage required for all administrative functions is 20,000 to 22,000 square feet. The current building size is 16,634 square feet.
- The current Administration Building dates to the 1960s; it was built as a sales office, not as an administration building. The administration staff has grown considerably over the 50 years as the community has grown. The building's mechanical and electrical systems are very outdated and there are too many unknown required code update costs that may arise in trying to makeover an old building. (Nearly \$100,000 in needed repairs was discovered in the rehab of Club House I Ballroom and Restaurants). In the end, we would still have a too-small 1960s building, however nicely remodeled. The lack of employee space and adequate meeting facilities would still exist.
- Building a modern new building, not only up to code, but with the latest conservation techniques, will reduce operating and maintenance costs for many years. Those lower costs could reduce each owner's share of the cost of operating Trust properties. Additionally, the building will be designed with upgraded meeting facilities for community use.
- Currently, access to Club House I activities and restaurants can be very difficult for those who are handicapped. If dropped off at the front door, there is still a long walk to Restaurants and other facilities and drivers have to go a long way to park their car. The new site plan makes access to Club House 1 and its Restaurants / facilities much easier for our aging residents.
- Remodeling or adding to the existing building would mean putting temporary offices in the parking lot and disrupting employees and the flow of work for 9 months and limited parking availability for Club House 1. I don't think that's a reasonable proposal.
- I understand that many trees will be cut down to make room for the new building, but many more will be planted as replacements. They won't be as mature, but the area will be much "greener" in the long run.

Are the cost estimates in current dollars?

No, except for the new road and Club House 1 plan improvements, these are the initial 2012 cost estimates, but includes a contingency fee for unforeseen costs. Estimated construction costs for the new building and Club House 1 improvements are \$7.2 million. Undoubtedly it will cost more today than was estimated five years ago, but this is true for any option chosen.

How is this to be paid for, whatever option is chosen?

All but original buyers in Leisure World pay a 2% (of selling price) Transfer Fee to Leisure World as part of their settlement costs. The money is available only for improving community facilities. Currently, unit sales have been producing about \$1.5 million annually. The annual amount depends on the current sales market. All Facility Enhancement Plan costs are to be paid from **Transfer Fee funds**. There are no plans for incurring any debt, or making assessments against current or future residents.

Is that realistic?

Yes, I think so. Estimates, whether of costs or revenues, are just that—estimates. Reality may be different. Financial projections and FEP costs have been estimated through 2020. These projections show that Transfer Fee revenues will cover construction costs each year, with the balance in the Transfer Fund ranging from a high of \$4 million to a low of \$741,838 in the beginning of 2020, and increasing again from there.

How have I voted at Leisure World Community Corporation meetings?

As your elected representative to the Leisure World Community Corporation Board, I have consistently voted for construction of a new Administration Building, as has the vast majority of the Board. At last count there have been 13 different votes on the project, from the initial approval of the new administration building proposal. Finally, there was an appropriation for consultants to complete the regulatory submission process which is now underway.

Where are we now with the Administration Building?

On November 30, 2017 Leisure World presented a site plan to the Montgomery County Planning Board which controls and governs construction in the county. Their responsibility is of a technical nature to insure the construction details and environmental concerns are all accounted for. I attended the November 30, 2017 hearing as a member of the audience. I believed the hearing was going to address the technical aspects of the Leisure World Site Plan for a new Administration Building and Club House 1.

After the technical presentation, a number of residents spoke on the legality of the elected representatives to the Leisure World Community Corporation Board as they were not voted into office by the residents and that supposedly residents were not being consulted on the Administration Building site plan and the plan merit.

The Montgomery County Planning Board did not vote on the site plan as they had a technical issue with steps and seem to be concerned of the issues brought out by the residents who spoke at the meeting. A new hearing will be scheduled by the Montgomery County Planning Board in a couple of months. Leisure World has met with the planning board staff to resolve the site plan technical issues.

I am going to comment on the issues that residents addressed at the meeting. Although these issues are not of a technical nature which the planning board can address, it seemed that the residents' complaints were part of the decision to not approve the site plan in November.

The residents complained on three issues. The legality of the elections of Directors to the Leisure World Community Corporation Board, Residents not being part of the decision process, and lack of an Invasive Study of the existing Administration Building.

I believe as your representative from Vantage Point East on the Leisure World Community Corporation Board you need additional information relative to the concerns expressed by some residents. There are always two or more sides to any issue.

Leisure World Governance

Leisure World has 29 separate communities (a Home Owners Association, Condominiums and a Co-op, each known as a Mutual). Each Mutual has its own separate governance and is governed by its individual governing documents. A Mutual, based on its governance documents, elects a representative to a Leisure World Community Corporation Board which is a master Home Owners Association governing body for the trust properties. Some Mutuals based on their number of units have a number of directors on the Leisure World Community Corporation Board.

Your Vantage Point East Board of Directors in accordance with our Bylaws chooses who will represent our Mutual at the Leisure World Community Corporation Board. Leisure World Community Corporation Trust documents specify that an individual on the Leisure World Board must be a current or past Mutual Board member. I am currently your elected representative based on the bylaws of Vantage Point East.

Resident Participation

The Leisure World community has sixteen Advisory Committees at which each Mutual can have a representative. Every year I ask all the residents of our Mutual if they wish to participate in the overall community governance and make decisions for the benefit of Leisure World. Many of our Vantage Point East residents are members of these Advisory Committees. These Advisory Committees meet every month in an open meeting with an agenda to do the business of a community with over 8000 residents. These Advisory Committees recommend changes and enhancements to the community and delve down into the details for implementation to improve the life style of the community. To name just a few Advisory Committees that are relevant to the site plan for the Administration Building and Club House 1; Community Planning, Education and Recreation, Energy, Landscaping, Physical Properties, Restaurant, Golf & Greens, and Security and Transportation.

Over the past four years these Advisory Committees, in open meetings, have recommended changes to the community facilities for better service to the residents. Any resident can attend and can speak at a committee meeting and give their comments and suggestions on any project. I have and other residents of our Mutual have attended these meetings and offered

suggestions for community improvements. From a personal view, some of my recommended changes were accepted and some were not. This all took place in fair open discussions where I was allowed to speak and have my views heard as a resident.

These committees with over 200 members representing the community, in coordination with each other, established the Facility Enhancement Plan (FEP) to upgrade the community facilities. At each of these open meetings the members voted on the changes. Representatives from our Mutual currently are and were members of these Advisory Committees. The proposed changes to the community facilities were publicized in the Leisure World newspaper, shown on TV, and also discussed at community wide open meetings.

The enhancements included: Upgrading the Crystal Ballroom, Clubhouse Grill, Stein Room and Terrace dining rooms; Reconfiguring the Maryland Room; Renovating the PPD Customer Service area; Cleaning the golf course irrigation pond; Building a new Fitness Center, Clubhouse I entrance improvements, and finally the Administration Building with adequate space for staff and conference rooms.

This was all accomplished with the help of skilled professional architectural and engineering support who looked at the physical and logistic needs for services at an administration building. The committees presented options with technical plans to the Leisure World Community Corporation Board for public comment and a final vote. The overall site plan was integrated with the need for changes to the Club House 1 entrances with respect to better access and parking for individuals who are physically challenged.

In summary, there are always two or more sides to any issue. Over a four year period with resident input to the Facility Enhancement Plan, the plan was implemented. This was accomplished without complaints from residents as to the legality of the elected representative for governance Leisure World Community Corporation Board and residents not having a say in what was going on. Only when a new Administration Building was selected by the Leisure World Community Corporation Board were complaints made by some residents.

Administration Invasive Study

An explicit concern expressed by some residents on the Facility Enhancement Plan was that residents had requested that the Leisure World Community Corporation Board look at doing an invasive study of the current Administration Building to see if the building could be continued to be used. This was voted down in November 2014 by the Leisure World Community Corporation Board in a very close vote. Residents still insisted that this be looked into. In late 2016 the Leisure World Community Corporation Board requested that a report be provided to the community relative to an Administration Building Invasive Study.

An Administration Invasive Study report was presented at a meeting in February 2017 which looked at the 50 year old building infrastructure. The building, originally built as a sales office, now handles the financial administration services for 29 Mutuals, unit resales, individual property management services, post office services, security services, a bank for the

community, and supports over 5200 residential units and over 8000 residents. It also houses offices for Montgomery Mutual as well as a small meeting room for Mutual and trust business.

In the report it stated the lack of space, requirements and costs to renovate, expand or construct new, as well as the infrastructure problems that needed to be addressed. The report listed ten applicable State and County codes and addendums that would need to be investigated to bring the 50-year-old building into compliance with current standards.

- 2015 International Building Code
- 2010 American Disabilities Act Accessibilities Guidelines
- 2015 Mechanical Code
- 2014 NFPA70 National Electric Code
- 2015 International Energy Conservation Code
- 2013 NFPA72 Fire Alarm Code and 2013 State Adoption Fire Prevention Code
- 2015 NFPA 101 Life Safety Code and 2015 State Adoption Fire Prevention Code
- WSSC Plumbing Code
- 2013 HFPA 13R/13 Commercial Sprinkler Code and 2013 State Adoption Fire Prevention Code
- 2012 International Green Construction Code (new code adopted in 2016 by the county)

It was reported that continuing ongoing repairs and modifications to the Administration Building over time have already indicated deficiencies in these areas, such as having to remove all the asbestos, mold issues, provide upgraded and new mechanical systems, replacement of obsolescence electrical systems, compliance with safety/fire code requirements (addition of sprinklers and fire alarm systems), plumbing system upgrades, and compliance with Montgomery County's new "Green Construction Code."

The report noted that nearly \$100,000 had to be spent in required, previously unknown infrastructure repairs during the recent upgrading/rehabilitation of Club House I. A list of the items was also included and it was noted that Club House I had been previously upgraded/rehabilitated in 1995/6. Because Club House I was built at about the same time as the Administration Building, it's reasonable to believe that similar structural problems exist.

The entire invasive project was estimated to take approximately nine months before the final report is submitted to the board. The cost of an invasive study was estimated to be between \$100,000 and \$150,000, including \$6,000 just to prepare the bid package. The report noted the costs of delaying the construction of a new building. The report stated that approximately \$550,000 in maintenance and replacement reserve unit owner costs could potentially be saved on the existing building if the planned new building continues on schedule. Moreover, the report estimated that a delay in the schedule of the new building could possibly increase the construction costs by 4% to 5% a year.

During open discussions at the meeting, a point was made that, with an invasive study you "open things up." When things are sealed, certain adverse situations are not harmful. When opening a ceiling or wall in a 50-year-old building, we will find problems that must be fixed immediately (like asbestos & mold) which could have consequences that must be immediately

rectified, staff relocation, disruption of administrative services, and unscheduled costs. This would entail unanticipated costs which would be borne by the unit owners and in the worst case the cost of relocation of the staff and support services in the building because of the invasiveness process.

In summary, in February 2017 the Leisure World Community Corporation Board of Directors in a 32 to 2 vote, voted to not approve an invasive study because the cost of doing the study would only just provide additional information on the known building problems in infrastructure, building code required changes, that the invasiveness of the study is a risk in itself to the current administration operations and that other Club House 1 access issues would not be solved.

Some Conclusions

There are always two sides to every issue and you should have an opportunity to have information from both sides. As your representative to the Leisure World Community Corporation Board I hope I have provided you with some additional information on this subject and how and why I voted on a new Administration Building.

Revisions to the current Administration Building and Club House 1 site plan as requested by the Montgomery County Planning Board will be presented at a future Vantage Point East Mutual Board meeting.

If you wish to discuss any Leisure World Community Corporation Trust issues and development programs please do call me.

Henry Jordan

President, Vantage Point East

Registered Snow-Shovelers for Leisure World
2018

Name	Phone	Identification
Freddy Alvarez	301-366-8684	Green Badge #1
Thomas Bladen	301-305-2141	Green Badge #2
Victor Cordova	240-204-2896 or 240-643-1665	Green Badge #3
Jonathan Valencia	786-301-3445	Green Badge #4
Anderson Mayo	305-608-0171	Green Badge #5
Sean McDermitt	301-922-0150	Green Badge #6
Jonathan Flores	301-366-8019	Green Badge #7
Iberly Valdivia	240-552-0924	Green Badge #8
Jack Harmison	301-598-5424 or 240-316-6010	Green Badge #9
Stephen Kalish	240-532-1597	Green Badge #10
Anders Luna	240-671-2725	Green Badge #11
Jordi Barragan	240-885-1264	Green Badge #12
Miguel Cabral	202-441-3688 or 301-706-2164	Green Badge #13
Ricardo Mercado	240-481-9412	Green Badge #14
Marco and Ana Villasena	301-646-6373 or 956-330-3560	Green Badge #15
Ariel Mercado	240-780-6052	Green Badge #16
Emily Ramsey	301-526-6995	Green Badge #17
Nicki Markman	301-367-8023	Green Badge #18

