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The View

from Vantage Point East

Vol. 17 No. 12 Vol 18 NO. 1 Mutual 24 Dec. 2019/Jan 2020



Nature's beauty—Snowfall in December left a pretty picture of the berm.

—Photo by Fred Shapiro

President's Message

Happy Holidays

It is that time of year starting with Thanksgiving when the holiday seasons begin, we look forward to the New Year, and we celebrate many religious customs. We may attend religious services and visit with family and friends. With the coming of a new year, we all have high hopes for good health and a positive outlook for the future. Although we all wish to be with family and friends during this holiday season, some of us may not be able to be with them. Please do invite your neighbors to share the spirit of the season with you so that they will not be alone. As in past years, Vantage Point East (VPE) has put out poinsettias as a decoration for this holiday season. We wish to remind all the residents that the Board decided a number of years ago that there shall be no religious displays in any common area.

We also wish a safe journey to our "Snow Birds" who go south and those who go on extended vacations to other climates during the winter. We

look forward to seeing you back safe and sound in the spring. Please be courteous and leave your cars away from the building and not in the snow dump areas.

I want to thank you all for being on some of the Leisure World Advisory Committees for 2019 and our own VPE committees. We need your support in operating and managing the trust properties and our own VPE community.

The Board of Directors, office staff and maintenance staff all wish you happy holidays and a safe and healthy New Year.

—Henry Jordan

Condo Living – Your Home at Vantage Point East

Another Mutual had an interesting article about condo living. I have taken the liberty of adapting it to fit VPE. For the old-timers in the building and for our newer residents it is worthwhile remembering.

(Continued on page 3)

October Board Actions

The Board approved:

- the 2020 budget as mailed to unit owners.
- the Rees Broome, PC Invoice for Legal Services in the amount of \$1,020.00 to review statutory warranty provisions and meet with the Board of Directors to discuss the period to assert structural claim with PS. Funds to come from the Legal Account.
- payment of the Insurance Claim invoice received for Unit 516 in the amount \$496.31 for water cleanup. Funds to come from Insurance Deductible Account.
- to request reimbursement from unit owner 516 for the Insurance Deductible totaling \$496.31.
- payment of the Insurance Claim in the amount \$1,084.07 for repair of drywall ceiling in guest bathroom of unit 308 and water cleanup in unit 408. Funds to come from Insurance Deductible Account.
- to request reimbursement from unit owner 408 for the Insurance Deductible totaling \$1,084.07.
- to appoint Norman A. Eisenberg to the LWCC Energy Advisory Committee:
- to close the Association Office on Friday, November 29, the day after Thanksgiving. All staff will use annual leave for that day.

–Ann Ferren, Secretary

Nov./Dec. Board Actions

The Board approved:

- a special request to waive a late fee.
- the 2020 Management and Operating Agreement with Leisure World of Maryland Corporation as amended.
- the Johnson and Towers Inc proposal dated October 4, 2019 in the amount of \$1,141.62 to replace the Alternator belt and fan belts. Funds to come from Generator Repairs account.
- appoint Elisabeth Tremaine to the LWCC Physical Properties Advisory Committee
- appoint the following members to VPE Committees for 2020.

Communication Committee:

Suzie Offit, Chair
Barbara Eisen

Florence Golomb
Ruth Gutstein
Tom McGrath
Bernard Patlen
Gloria Pearlman
Len Silver
Zena Stoller

Activities Committee:

Cynthia Snyder, Co-Chair
Lyn Tanenholtz, Co-Chair
Marylin Jordan, Treasurer
Anita Blum
Pattu Durairaj
Barbara Eisen
Ann Ferren
Sonny Gerber
Larelda Gruber
Cynthia Halper
Peaches Hurwitz
Anna Jelen
Eunice Kahn
Zena Stoller

- amending Administrative Resolution #2, Activities Committee Terms of Reference, by increasing the membership from fourteen to twenty members.
- payment of the Insurance Claim invoice received in the amount of \$5,000 for water damage from valves under the kitchen sink. Funds to come from Insurance Deductible account.
- request reimbursement from the unit owner in the amount of \$5,000 for the insurance deductible for the insurance claim.
- the ESSI Invoice for thirty garage openers in the amount of \$1,017.16. Funds to come from Entraguard account.
- the McFall & Barry Landscape invoice for landscape improvements in the amount of \$1,306.55 Funds to come from Grounds Landscaping account.
- the EMS Proposal for the yearly contract for Booster Pump Preventative Maintenance for 2020 in the amount of \$1,000. Funds to come from Plumbing Maintenance account.
- the Wilcox Caulking Corporation in the amount of \$1,000 for the P-Level West Garage Entrance to saw cut vertical cracks in brick column. Prime and caulk with Sonneborn stone color. Funds to come from General Maintenance account.

(Continued on page 3)

Condo Living

(Continued from page 1)

Condo living is not like living in an apartment or house with a landlord who fixes things and takes care of the property. The Mutual is us, the whole group of residents, who share responsibility for managing and maintaining the property. There is no "they" who have a "pot of gold" to fix everything and take care of all of our wishes and demands. There are 190 apartment units and your unit is 1/190 of the Mutual. The condo fees, which you pay, fund the annual budget and reserve funds, and is the pot of gold to fund all the building's common expenses for now and in the future. VPE does have a reputation as a well-run and well-maintained Mutual in the community.

As a unit owner, you agreed to maintain the property (interior and exterior). Individual unit owners pay for their interior unit maintenance and the Mutual pays for common area and exterior maintenance. When you signed an agreement to become a resident of VPE, you agreed to follow all rules and bylaws of the Mutual. Not reading these documents does did not excuse you from compliance.

Condo living requires participation of residents on committees to manage and understand how condominiums function. We unit owners elect volunteers as our board of directors to manage and maintain the Mutual. We have community amenities and as a group we can take on projects that individuals might not be able to afford. We have neighbors who can help and support us.

Condo living requires that you be responsible and thoughtful in your actions because they do affect your neighbors' quality of life and everyone's property values. We are not islands living alone. We can all help to keep Vantage Point East pleasant and well maintained for many years to come with your participation in the Vantage Point East community.

–Henry Jordan

VPE remembers
Charles Marcus
who recently passed away.

Nov./Dec. Board Actions

(Continued from page 2)

- the Culbertson Company Proposal for Penthouse Roof Repair in the amount of \$4,330.00 to remove and replace concrete pavers, metal coping and install new membrane flashing. Funds to come from the Contingency Reserves.
- the Dynalectric Proposal for Electrical Preventative Maintenance in the amount of \$10,034.51 for electrical work. As this will require a complete power outage, residents will have sufficient notice before the work is done. Funds to come from the Contingency Reserves.
- Proposed Changes to Administrative Resolution #11-Collection of Assessments: The Property Manager presented the Proposed Changes to the Administrative Resolution #11- Collection of Assessments. The changes will reflect current practices for requests to waive late fees. Upon motion duly made and seconded, with all in favor the Board agreed the change to the Administrative Resolution #11- Collection of Assessments to reflect current practice, effective December 5, 2019, by adding the following paragraph:
 - *Unit owners who incur a late payment fee will normally be expected to pay the fee. A unit owner may petition the VPE Board in writing within 30 days requesting a waiver of the late fee and setting forth the reason for the late payment. The VPE Board may, at its sole discretion, waive the late payment fee, based on the unit owner's record of meeting financial obligations to VPE or Leisure World.*
- requesting an extension of the current Hot Water Heater Service Agreement with AMD Mechanical Contractors for three months while a new contract is negotiated.

–Ann Ferren, Secretary



Everyone Enjoyed the Holiday Party in December



Activities Committee Events for December 2019

The Holiday Party was the Highlight of December

November and December Birthday Party – Thurs., Dec. 19 – 7:30 p.m.

Sunday Movie – There will be no movie in December.

Yoga – Wed. and Fri. – 9:00-10:00 a.m.
(Changes of dates are made by the instructor.)

There was no “Traveling With Our Neighbors” program this month. Please consider planning a presentation on your travels – near or far. Fred Shapiro (301-598-7949) is available to help you. We want to see where you went and what you saw.

–Barbara Eisen for the Activities Committee
Cynthia Snyder, Co-Chair



Lyn Tanenholtz leads the Sing-a-Longers group in holiday songs.

–Photo by Len Silver



Activities Committee Events for January 2020

Hope you have happy times in the 2020 New Year!

New Year’s Day Happy Hour – Wed., Jan. 1, – 5:30 p.m.

Coffee and Conversation – Tues., Jan. 7 – 10:00 a.m.

Poetry Group – Tues., Jan 7 – 1:00 p.m.

Activities Committee Meeting – Wed., Jan. 8 – 10:30 a.m.

Book Drive – Thurs. Jan 16 – All Day

Book Club – Mon., Jan. 20 – 9:45 a.m. – *Their Eyes Were Watching God* by Zora Neale Hurston

Sing-A-Longers – Tues., Jan. 21 – 3:00 p.m.

Salon Discussion – Wed., Jan. 22 – 2:30 p.m.

Ticket Sales for Super Bowl Pizza Party (on Sun., Feb. 2) – Wed Jan. 22 – 4-5 p.m. (\$5)

Sunday Movie – Sun., Jan. 26 – 7:30 p.m. – *Black Panther*

Bingo – Mon., Jan. 27 – 7:30 p.m.

Yoga – Wed. and Fri. – 9:00-10:00 a.m.
(Changes of dates are made by the instructor.)

Don’t forget to get your tickets for the Super Bowl Pizza Party on February 2. Tickets will be on sale on Wednesday, January 22 from 4:00 p.m. to 5:00 p.m. in the Community Room.

See the notice on the Book Drive on January 16. Give away your unwanted books to a good cause.

–Barbara Eisen for the Activities Committee
Cynthia Snyder, Co-Chair

Please let the **VPE Sunshine Committee** know of any ill, bereaved or new residents who should be acknowledged. Call Marilyn Jordan (301) 598-0174 or Barbara Eisen (301) 598-8658.

The View takes a break

Residents may notice that this issue of The View is for December/January. The Communications Committee is taking a winter break and is not meeting in December. The next issue will be for February. Please note that, although we will not publish a separate newsletter for January, a January calendar will be distributed.

The Annual Meeting of All the Unit Owners (Council of Unit Owners) Was held on November 7 in Clubhouse II.

Each of the chairs of the various committees gave an annual report. At the end of the meeting all the Board members were sworn in to do their duty by Melissa Pelaez, the Assistant General Manager at Leisure World



Melissa Pelaez gives overall LW report



VPE resident attendees



Henry Jordan gives the Annual Report



Sid Sussan gives the Budget and Finance Report



Newly elected Board members Earl Reba and Ann Ferren (and Glenn Rahmoeller and Mike Baum – not shown)



VPE Association office staff India Cox and Cris Juarez

–Photos by Len Silver

Government Affairs Advisory Committee (GAAC)

The role of the Leisure World Government Affairs Advisory Committee is to “Advise the LWCC Board and Leisure World residents about legislation or other governmental actions which may affect the Leisure World Community, and shall recommend action by Leisure World to protect the interests of Leisure World residents.”

The GAAC’s primary activity is to review legislation proposed by the Maryland Legislature that may affect Leisure World, and recommend to the LWCC Board support or opposition to those proposed bills. Areas of interest include laws that would affect Mutuals, elderly, health insurance, social services, taxes, and transportation.

I will keep you informed about our activity during the legislative session (January to April). Please let me know if you have any questions or issues you would like us to address.

—Glenn Rahmoeller, Vice-Chair, GAAC

Property Manager’s Corner

PET OWNERS: When going out of your unit with your fur baby, keep them close with a short leash so they don’t sniff or climb on your neighbors. Some of us may not be as welcoming to their wet noses or fur. Also, please remember to pickup after your dogs. We have seen some droppings in the building.

EXIT DOORS: Please use your common area key to come in through the stairwell doors. Do not prop the doors open with items such as rocks and the mats. This is a safety hazard.

EXTENDED ABSENCES: Please let the office know if you will not be in the unit for more than 3 days. It is necessary that we know how to reach you in the event of an emergency. Also, please be sure the main gate has a copy of your key.

HAPPY HOLIDAYS: On behalf of the staff, may you have a wonderful holiday season and may 2020 be full of health and happiness!

—Cris Juarez

December/January Book Club From Appalachia to Yale, & A Southern Love Story

December. From a former marine and Yale Law School graduate comes a powerful account of growing up in a poor Rust Belt town that offers a broader, probing look at the struggles of America’s white working class. The decline of this group, a demographic of our country that has been slowly disintegrating over forty years, has been reported on with growing frequency and alarm. In *Hillbilly Elegy*, J.D. Vance tells us how his grandparents moved from Kentucky’s Appalachia region to Ohio to escape the poverty surrounding them. They raised a middle-class family, and eventually their grandchild (the author) would graduate from Yale. But his relatives struggled profoundly with the demands of middle-class life and were never able to fully escape the legacy of alcoholism, poverty, and trauma so characteristic of their part of America. A deeply moving memoir with its share of humor and vividly colorful figures, *Hillbilly Elegy* is also an urgent and troubling meditation on the loss of the American dream for a large segment of this country. (Library description)

January. Forced to marry Logan Killicks for money at 16, Janie at first believes that love automatically comes with marriage. Unable to endure her mule-like servitude and the desecration of her dreams, she spontaneously leaves Logan for Joe Starks, a handsome, ambitious man determined to put her on a pedestal once he becomes mayor of Eatonville. After enduring a mostly joyless 20-year marriage to him, Janie finally meets a young, uneducated wastrel named Tea Cake. With him she thinks she can find genuine love for the first time, but fate intervenes, and Janie fears she may have to choose between his safety and her own. Out of print for almost 30 years—due largely to initial audiences’ rejection of its strong black female protagonist—Zora Neale Hurston’s classic *Their Eyes Were Watching God* has since its 1978 reissue become perhaps the most widely read and highly acclaimed novel in the canon of African-American literature. (National Endowment for the Arts and library description)

The VPE Book Club met at 9:45 a.m. on Monday, December 16 to discuss *Hillbilly Elegy*, and will meet at the same time on Monday, January 20 to discuss *Their Eyes Were Watching God*. All residents are welcome.

—Ruth Gutstein



Important!

All electronic submissions for *The View* should be sent to:

lenirenesil@comcast.net
and
tom@mcgrathusa.net

Submitting to any other email chances that your article will not be considered for publication.

Building and Grounds

Building and Grounds Committee met on November 20 with the following results. We discussed, passed and sent to the Board proposal from Johnson & Towers to replace belts on our generator. We postponed proposals to paint and refinish brass at our entrance and elevators until the spring. We discussed and passed proposal for repairs on the penthouse roof to correct water leak and sent it to the Board. We also passed the proposal for brick repairs to the entrance wall at the P level garage by Wilcox and sent it to the Board. We passed the proposal to do the preventative maintenance on our electrical equipment from Dynalectric and sent it to the Board. We approved the committee appointments of Bruce Hulman and Elizabeth Tremaine to join our committee.

–Marvin Wolf, Chair

Residents' Column

Queries, Comments Invited

We are reminding you that the opportunity exists to ask a question or make a comment that you think would be of interest to your VPE neighbors. Submissions should be brief (100-250 words) and signed, and topics do not necessarily have to relate to VPE. The writer may remain anonymous in *The View*, but must be known to the editor. (Queries about VPE will be given to the appropriate committee or Board member for a reply, which will be printed in the Residents' Column in a future issue.) Please deliver all submissions to Len Silver, Apt. 808 or send them to lenirenesil@comcast.net and tom@mcgrathusa.net.

The editor reserves the right to make final decisions on suitability for publication.

Mark These Dates!

ACTIVITIES

See Page 5 for the Activities Calendar

COMMITTEE/BOARD MEETINGS

EVENT	DATE	TIME
Christmas	Dec. 25	Office Closed
New Years	Jan. 1	Office Closed
Activities	Jan. 8	@10:30 a.m.
Communications	Jan. 8	@ 3:00 p.m.
Building and Grounds	Jan. 15	@1:30 p.m.
Martin Luther King Day	Jan. 20	Office Closed
Budget and Finance	Jan. 28	1:30 p.m.
Board of Directors	Jan. 30	1:30 p.m.



The View Crew

Suzanne Offit, Chair, Communications Committee
Ruth Gutstein, Vice-Chair
Florence Golomb, Recorder
Len Silver, Editor
Tom McGrath, Layout Editor
Gloria Pearlman, Puzzlemaster
Henry Jordan, Webmaster

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