



Vol 20 No. 5

# The View

from Vantage Point East

www.vantagepointeast.com

Mutual 24

May 2022

## President's Message

By Henry Jordan



Hooray, hooray it is the first of May, and the Community Room is open today. With the removal of some of the COVID restriction, you are free to use the Community Room for your needs. As ever, based on your concerns, a mask is still requested to benefit the health of our residents.

I attended a meeting where a report was presented by MedStar on the services at the Medical Center; information on services as well as the doctors providing services, is available on the Leisure World Website. As a resident you can sign up and get all the information you need on the community and ongoing activities and events. Just type in [leisureworldmaryland.com](http://leisureworldmaryland.com) as one continuous word. Under the heading of Residential Website sign in as a resident. Go to Resident Services where you will find the Medical Center located and a listing of services and contacts. There is a world of information on the medical center on this page and the physicians supplying services. If you do not have a computer, this same information is available at the Medical Center.

Speaking of medical services, are you prepared for a medical emergency in your home? The File of Life could save your life. It is a little red plastic holder with your medical information. If emergency services are called to your home, one of the first things the personnel will do is to ask for your medication and health information. If for any reason you are unable to communicate, they look on your refrigerator to see if your File of Life is there.

**Continued on Page 2**

## Property Manager's Corner

By Cris Juarez

**Façade Rehabilitation Project:** As many can see, the project is off to a good start. The window screens for tiers 16 (partially), 15 and 14 have been removed. The Office will notify you when your tier is scheduled. Please ensure you make a clear pathway to your windows so they can be removed quickly. Any screens you're wishing to repair or replaced will be taken to be stored until the minimum of 50 screens are collected to be sent to the contractor. Screens that will not be repaired will be left in an area in your home that is out of the way- usually the balcony. Remember that some screens may be fragile so try not to move them around unless absolutely necessary. Expect for screens to be out for a minimum of 8 weeks until the work on your tier is completed. Make sure to keep your windows closed while the contractors are working on your tier or the tier next to you to avoid any construction dust from entering your unit.

**Fire Alarm speaker installation:** The Board of Directors has approved to install an additional fire alarm speaker in every bedroom. This is necessary to meet updated County codes. Management will begin coordinating the work with Dynalectric, the contractor, and arrange for the project to begin the third of May. You will receive detailed information as soon as arrangements are made.

**Extended Absence Forms & Keys:** Please remember to always fill out an Extended Absence Form if you expect to be away for more than 3 days. Please be sure to include cell phone numbers and an email address. As these projects progress, it is extremely important that we have contact information and a way to access your unit in your absence if needed.

## MARCH BOARD ACTIONS

By Ann Ferren, Secretary

The VPE Board voted to approve:

Distribution of the following proposed policy changes to Policy Resolution #8 -Use of Electricity to Charge Electric/Hybrid Vehicles to unit owners for a 15-day comment period:

*5. Residents who want to have 240v charging in their own parking space and at their own expense may apply for Board approval, with the unit owner's permission. Applications will be considered on a case-by-case basis and must meet the following criteria: the building's existing electrical service has the capacity to support a dedicated circuit for charging, work is completed by a licensed and EVCS qualified electrician, installation includes a metering device, and residents agree to pay the cost for power consumption.*

- the Dynalectric Proposal in the amount of \$464,519.00 to install one low frequency Fire Alarm speaker in each bedroom of 190 units for a total of 451-bedroom speakers. Funds to come from Replacement Reserve Account.
- the LWMC invoice in the amount of \$2,228.14 to replace two roof top exhaust fans. Funds to come from the Replacement Reserves Account.
- the Hawkins Electric Service Invoice #35452 dated March 18, 2022, in the amount of \$870.22 to provide emergency services to repair an underground conduit which fed electricity to the parking lot lights by installing two waterproof underground boxes and install a new 10' piece of one" PVC between the two new boxes and pull new wires. Funds to come from the Replacement Reserves Account.
- LWMC Payment of the Insurance Claim in the amount of \$1,016.31 for water mitigation for a washing machine leak in unit 401. Funds to come from the Insurance Deductible Account.

- to request reimbursement from the unit owner 401 for the Insurance Deductible totaling \$1,016.31.
- the Shapiro and Duncan Invoice in the amount of \$1,674.10 to replace the inducer motor assembly on the Reznor heater #3. Funds to come from the HVAC Common Area Account.
- the East Coast Building Services Invoice in the amount of \$6,500.00 to repair terrace drainage to Unit 103 Patio. Funds to come from the Contingency Reserves Account.
- the Schindler invoices in the amount of \$2,798.68 for the annual heat and smoke test. Funds to come from Elevator Contract Account.
- the Dominion Inspections invoice in the amount of \$1,648.40 to supervise and inspect elevator work. Funds to come from Elevator Contract Account.
- the Dormakaba Proposal in the amount of \$5,349.00 for maintenance of the ten automatic doors for a three-year period (2022-2024). Funds to come from the General Maintenance Account.
- appointment of Ceil Combe to the Building and Grounds Committee for 2022.
- appointment of Nadine Smith to the Covenants and Rules Committee for 2022-2025.

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Jordan-Continued from Page 1

The vital information about your health history and medications is important in order to give you the help you need. When was the last time you updated your medication, contact information and personal health information in the File of Life? If, for any reason you do not have a File of Life, you can get one free from the Leisure World Medical Center.

## Budget & Finance Quarterly Report

Following is the unaudited VPE financial report through the first quarter (1Q22):

By Doug Carlson, Chair

	Actual	Budget
YTD assessments, fees and misc. income	\$529,850	\$531,041
Plus: YTD transfers in from reserves	\$ 65,841	\$0
Less: YTD Transfer out to reserves	\$156,691	\$158,183
Equals: Net YTD Income	\$439,000	\$372,858
Less: Total YTD Expenses	\$429,369	\$389,237
Equals: YTD Surplus (Deficit)	\$9,631	(\$16,379)

The overall financial condition of the Association remains sound. The Association has been returning accumulated surplus to unit owners through lower condominium fees. This has resulted in a planned deficit but has not, to date, significantly affected the financial condition of the Association.

This year VPE will see the start of a variety of significant projects that address the needs of our building. The façade project is the first of these projects. The Budget & Finance Committee will continue to collaborate closely with the Building & Grounds Committee, the VPE Board and the VPE staff to create budgets for consideration which will support the upkeep and operation of our building.

The Budget & Finance Committee is currently beginning the development of the 2023 budget. In addition to routine items, the Committee will be looking at the funding required for a number of major building maintenance initiatives over the next years, potential changes in our annual insurance costs and evolving Leisure World funding needs.

Continued....

Additional information may be obtained by attending the monthly Budget & Finance Committee meeting. Also, financial statements are available for examination in the Association Office by appointment with the Property Manager.

## The Building & Grounds Committee

By Bruce Hulman, Chair

The Building & Grounds Committee met on April 20, 2022.

Items discussed were:

1. Electrical Vehicle Charging Station
2. Three proposals for conducting a supplemental reserve study.
3. Items to be added to the Periodic Contract Reserves

B&G Committee will recommend to the Board to approve a proposal to conduct a supplemental reserve study.



East Coast preparing the brick for recaulking

Photo by Fred Shapiro



VPE wishes a speedy recovery to  
View Layout Editor, Donna Copeland.

# “Getting to Know Our Neighborhood.”

By Debby Bond Whelan

‘Tis the season! There was a time when you may have heard the crack of a bat and crowds cheering from your balcony here in VPE. Just east of the Norbeck Road entrance there was a baseball field called Page’s Ball Park which was approximately where Bailey’s Lane is today. Bailey’s Lane is across the street from VPE behind The Pines. There was a small grandstand behind home plate, lights and a concession stand with 10 cent hot dogs. Glenwood and Dorothy Bailey bought the land from Charles and Evelyn Page and renamed it Bailey’s Field. Bailey’s Field was one of two Professional Negro Baseball fields owned by the Baileys in Montgomery County and the only field with lights. This field was home to the Sandy Spring Stars, an African American baseball team which had many undefeated seasons before and after World War II. They were well known for being the best team in the area, beating all teams of all colors. In the 1970’s the East Norbeck Park was built across the street on Norbeck Road. Mrs. Dorothy Bailey passed in 2009 and also built the first and only African American nursing home in Montgomery County.

Baseball is still a favorite pastime of the young and old. Did you know 4 local boys went on to fulfill their dream of becoming professional baseball players?! Jack Bentley from Sandy Spring, Sam Rice from Ashton, Charles Smith from Olney and Justin Maxwell from Brookeville. If you pass one of the local fields here in Norbeck or Olney Manor Park, stop in and watch a game or a practice! I’ll see you there! PLAY BALL!



All-star players from the Sandy Spring area’s African American baseball teams pose for a picture around 1955. Included are representatives from Mt. Zion, Stewartown, Colesville, Sandy Spring, Olney, and Emory Grove.

Photo courtesy of Sandy Spring Museum

## Activities Committee Upcoming

### May and June Events

By Barbara Eisen

**Coffee and Conversation** – On **Tuesday, May 10 at 10:30 a.m.**, we will serve coffee, tea and maybe a sweet. All are invited to join the conversation, especially new residents! Let's hope for a sunny spring day.

**Brown Bag Lunch** – On **Wednesday, June 8 at 11:30 a.m.** bring your own lunch and beverage to the Community Room and enjoy socializing with VPE residents!

**Poetry Group** - The Poetry Group meets on the first Tuesday of the month at 1:00 p.m. in the Community Room. If you are interested in joining, call Ruth Gutstein (301-438-7492).

**Book Club** - The next Book Club meeting will be on **Tuesday, May 17 at 3:00 p.m.** in the Community Room. The book is "The Watergate Girl" by Jill Wine-Banks. The moderator will be Ruth Gutstein.

**Afternoon Movie** – "The Truman Show" will be shown on **Tuesday, May 10 at 2:00 p. m.** in the Community Room. It is a comedy about a TV show starring Jim Carey, Ed Harris, and Laura Linney.

**Sunday Movie** – On **Sunday, May 22 at 7:30 p.m.** Sonny Gerber will present "Akeelah and the Bee." The movie stars Laurence Fishburne and Angela Bassett, plus Keke Palmer as a young girl who is trying to make it to the National Spelling Bee. Donations are accepted in the amount of \$1 plus.

**Trivia** – Trivia resumes its bimonthly schedule on **Monday, May 23 at 7:30 p.m.** in the Community Room. Bring your thinking cap and prepare to have a good time!

**Yoga Yes!** – Free Senior Yoga classes are being held on **Monday, Wednesday, & Friday from 9:00 a.m. to 10:00 a.m.** in the Community Room. Group size is limited. If you want to join, call Lyn Tanenholtz (301-288-7770) or Suzie Offit (301-598-1966) to see if there is any room available.

**Bring Your Own Dinners (BYOD)** - **Thursday, May 19 and Wednesday, May 25, at 6:00 p.m.** in the VPE Community Room. Reservations Only!

**Collectibles Collection** - **Friday, May 13, 10:15 a.m. to 1:15 p.m.** in the Community Room.

**Estate Planning** – Mark your calendars for **Tuesday, June 14 at 1:00 p.m.** for an estate planning presentation by lawyer Gail Kahan. The topics will include wills, trusts, and probate.

**Manna** – Our annual food drive for Manna will be in June. We will be collecting only checks. More information will be given on flyers.

**An Outdoor Party** - DJ Amy Costanzo will return on **Sunday, June 5 from 2:00 p.m. to 4:00 p.m.** It will be a lot of fun!

**Keeping up with Events** – Watch for flyers in the elevators, on the tables on each floor and under your doors for further details about new events. Note that masks are appreciated for all gatherings in the Community Room.



# Shirley S. Henderson: “An Original”

By Phyllis Pratt



Photo by Fred Shapiro

The captioned title, “An Original,” is a select term that currently graces only a few Vantage Point East (“VPE”) residents who moved into the building in 2002 when it was initially built. Mrs. Shirley Henderson and her husband of 50 years, Dr. Arthur R. Henderson (now deceased) were two of VPE’s “original” move-ins.

Shirley hails from West Haven, Florida. She earned a Bachelor of Arts degree in history and political science from Spelman College in Atlanta, Georgia, an MSW degree in social work administration at Howard University and post graduate certification in clinical social work at Smith College School of Social Work. After moving to Washington, D.C., she was employed as a medical social worker and later as Chief Social Worker at Washington Hospital Center.

Shirley’s early community activism was inspired by Senator Claude Pepper who was credited as being one of the most prominent liberals in Congress. Shirley worked on many of the Senator’s political campaigns, which prompted her future interests in community activism. Some of Shirley’s significant volunteer leadership experiences include serving as President of the National Capital Area YWCA; President of the Woman’s National Democratic Club (1990-1992); President of the Democratic Club at Leisure World and President of The Colonnade Condominium Association in N.W. Washington, D.C.

Other outstanding community boards and committees on which Shirley diligently served include two judgeship terms at The District of Columbia Board of Appeals and Review; United Way of the National Capital Area Allocations Review Panel; Docent at The Smithsonian Natural History Museum - Africa Hall; and the World YWCA Strategic Planning Committee, Lucerne, Switzerland.

Spanning her twenty years of living in Leisure World, Shirley has served the community in various capacities such as the Leisure World Strategic Planning Committee - 2010; the Education and Recreation Committee and the Special Personnel Search Committee for the General Manager - 2021-2022. In past years, Shirley also Chaired the Bylaws/Rules Committee, the Covenants Committee and the Nominating Committee.

Shirley neither confirms nor denies being an “international jet-setter” but will admit that she has done more global travel than most. Her visits to other countries (sometimes business, sometimes pleasure) include Malaysia, Singapore, Libya, South Africa, Zimbabwe, Thailand, Brazil, Turkey and Russia, just to name a few!

When asked to name at least two of her proudest accomplishments, with no hesitation, Shirley immediately lauds, “being married to her husband, Arthur, for fifty years, becoming the mother of her four children and having grandchildren!”

Shirley shares that she is an optimist who feels extraordinarily blessed and enjoys life. It’s only reasonable to assume that it would take anyone more than “*just a few years*” to accomplish as much as Shirley has; and you would be absolutely right! On August 19, 2022, the “original” Mrs. Shirley S. Henderson, will be ninety-three years **young at heart!** Congratulations and Happy Birthday, Shirley!

## Water Alarms – The Smart Way

By Ceil Combe

We've heard about the importance of having water alarms to minimize damage and give peace of mind. But, what about their usefulness when we're not there? THAT's where smart alarms fit the bill.

Smart alarms come with a hub and water sensors. Plug the hub into an available electric socket and put the sensors where needed. Mine are Govee water sensors. (See the pic and/or Amazon for a look at them.)



Several features sold me on this brand. And setup was a breeze.

First was a decent price. Second, their small sensor size. Each is about ½ the size of a pack of cards. They don't take up a lot of room and are great for those tight spaces next to the fridge or below the sink.

Now here's the real advantage: a smart system will sound an alarm and message your cellphone and email you! So, if you're away, you'll learn of the leak and can quickly let someone know about it.

Setup was simple and directions easy to follow. A tiny feature I enjoy: the app shows the amount of battery remaining in each sensor. So, before leaving for a trip, check the app to ensure sensors have enough battery left. More peace of mind – and no crawling around to check!

How well do they work? Well, very well. Had a man-made leak under my bath sink from water going down the plunger hole – and – Voila! Sensor issues it's high-pitched beeping, followed by a phone message, and finally an email. Dry off the alarm and the beeping ceases. I'm still working on remembering NOT to get water down the sink's plunger hole. Oh well....

*The VIEW from VPE*

## Landscaping Report

By Mary Telford

Since we have many new residents, it is time to give everyone a look at how our VPE Landscape Committee operates. Leisure World has a contract with McFall and Berry, a landscape company, presently a three-year contract. We are part of the Building and Grounds Committee with responsibility for planting and maintenance of yearly annuals, bushes, trees, and watering needs of VPE As well as, lawn maintenance, mowing and snow removal. Throughout the year, pruning, weed removal, spring and fall maintenance are scheduled.

We can anticipate the planting of spring annuals in the Vantage Point entrance, triangles and pots around the 1st of May and fall annuals around Oct. 1. A few years ago, it was determined that annuals (approximately 100 or more) planted on the berm were a welcoming feast for the LW deer population! They stopped for a drink from the stream, walked up the VPE driveway and what a treat! Thus, our natural grasses were planted which eliminated cost of annuals on the berm each year, cost of watering and most importantly, no more deer. In areas close to the entranceway, consideration re deer resistant annuals guide our choices.

Our stream in the back needs mentioning. It is considered a protected, natural area. VPE owns it, is responsible but has limitations. Any dead trees or bushes may be removed but nothing can be planted within 10 feet of the stream on either side. It flows into the Bel Pre Waterway. It started out as a "swale" carved out by the contractors. Since then, it has found it's "own" pathways. It has been fairly maintenance free for 20 years. After a snowfall, one can see all the visitors footprints on either side of the stream.

Our VPE Landscape committee members are Cris Juarez, our property manager, Suzie Offit, and Mary Telford. We meet when necessary and most business is by phone or email. McFall and Berry are very responsive, stopping by often to check the property. If you have any questions or concerns re landscaping, contact a member of the committee.



## New Address!

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

[vpe-the-view@googlegroups.com](mailto:vpe-the-view@googlegroups.com)

### 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 [vpe-the-view@googlegroups.com](mailto:vpe-the-view@googlegroups.com)



Please let the **VPE Sunshine Committee** know of any ill, bereaved or new residents who should be acknowledged. Call Marylin Jordan (301) 598-0174 or Barbara Halperin (240) 242-3451.

**VPE remembers**  
Herb Weinstein

## Mark These Dates

### COMMITTEE/BOARD MEETINGS

EVENT	DATE	TIME
Activities	May 4th	10:30 a.m.
Communications	May 11th	3:30 p.m.
Building & Grounds	May 18th	10:00 a.m.
Budget & Finance	May 24th	1:30 p.m. Z
Board of Directors	May 26th	1:30 p.m. Z

Z indicates meeting is via Zoom.



## MEMORIAL DAY

REMEMBERING & HONORING ALL WHO SERVED



#### **The View Crew**

*Communications Committee*

**Suzanne Offit, Chair**

**Ruth Gutstein, Vice-Chair**

**Len Silver, Editor**

**Donna Copeland, Layout Editor**

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