

Vantage Point East

2023 RESIDENT INFORMATION PACKET

www.vantagepointeast.com

301-598-1075

Welcome to the New Year!

We are proud of the strong resident community and the supportive staff in VPE. To ensure the wellbeing of all, each January we issue a packet of information and reminders that address recent issues and some of the most frequent inquiries. The Residents Manual has just been **updated** and contains more detailed information on many aspects of living in VPE. A one-page summary of the most relevant rules is available in the rack outside the VPE Office for distribution to visitors, house-hold staff, and contractors. The VPE staff are always willing to answer questions if you need more information.

We hope the New Year brings you lots of joy, happiness and good health!

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Preparing for the Unexpected

Power Outage

Did you find yourself disoriented by the sudden area-wide blackout that occurred in late November? Could you find your flashlight easily or get to the front door? From time to time there have been short power outages but the unusual airplane accident that caused a five hour power outage reminded us that we need to always be prepared for the unexpected. Here is what you need to know:

- When power fails, the building automatically switches to auxiliary power and supports reduced hallway, stairway and lobby lighting, the hot water heaters and one working elevator.
- Since only one elevator is in service, and there is limited lighting in the hallways, trips should be restricted to emergencies only.
- Flashlights and fresh batteries kept in handy locations along with your cell phone flashlight are necessary to get around your unit. Lighting candles is not recommended as open flames are a fire hazard.
- Those on Xfinity phone service (or any other VoIP) will note that their landline phones do not work in a blackout. Service should remain available for Verizon phone customers, unless the phone runs on a rechargeable battery and then only as long as the phone's battery lasts.
- Keep cell phones, Ipads, and laptops fully charged.
- Before power is restored, residents should turn off most lights, TVs or other electrical equipment; but leave at least one light on to notify you when power is restored. This prevents a huge power surge that could trigger another outage when electricity is restored.

- You may want to unplug your electronic equipment. If you do not use surge protectors.
- Leave your refrigerator closed as it will keep foods cold for about 4 hours. A full freezer will keep the temperature for about 48 hours (24 hours if it is half full) if the door remains closed.
- To be fully prepared, in case of a major storm or the outage is days long, residents should keep on hand a supply of drinking water, non-perishable food that is easy to prepare, a battery powered radio, a manual can opener, and medications for at least 3 days.
- Download the mobile app (pepco.com/MobileApp) so you can stay connected to emergency news.
- If the source of the power outage is outside Leisure World and widespread, you may want to follow the PEPCO restoration process at www.pepco.com/outages

Higher Assessments to Fund Infrastructure Projects

2022 was a busy year with several expensive projects including parking lot asphalt replacement, upgrades to the fire alarm system, and the first half of the façade project. The projects went well because residents were patient and cooperative, and the building staff were diligent and kept everyone up-to-date on the schedule of work. In the coming year, the second half of the façade project and preparation for replacement of the penthouse roof will take place. The Building and Grounds Committee will continue to work with the building engineers and Property Manager to identify the minor and major issues facing our aging building. Knowing what must be done and figuring out how to pay for it is our challenge.

As of October 2022, the state of Maryland requires that condominiums have a professional reserve study done every 5 years and fund the reserves to the amount recommended in the study without regard to any previous cap on assessments. Fortunately, VPE has always been prudent with capital replacement and maintenance. Nevertheless, the budget and increased monthly assessment starting in January reflect the need to significantly add to the replacement reserves to fund major projects, including a new roof. As indicated in the Budget documents distributed to residents, the Board and committees will continue to review the reserve study and budget implications for the future taking into account inflation. Preserving the integrity of the building, the value of our units, and the quality of life in VPE are all priorities.

Water Leaks

Water leaks are the most common cause of damage to the building and to units and should be reported immediately. During business hours call the office 301-598-1075 and after hours 301-598-1044 This year we have had several roof leaks following unusually heavy rainstorms resulting in damage to several apartments. In addition, there have been cases where the humidifier, dishwasher, washing machine or ice maker leaked. Too often, the water goes down to the unit(s) below, and no one notices until there is significant damage. Although some of the repair cost is covered by insurance, if the VPE Board of Directors determines that the cause of the leak is the responsibility of the unit owner, the Property Manager will notify the unit owner and request reimbursement to the Mutual.

We have invested in a study of the roof to make repairs and prevent further water damage until the entire roof is replaced. You can do your part by asking PPD to install an EZTrap device that can turn off your humidifier and air conditioning unit if it detects a water leak. You can also purchase inexpensive water alarms that provide an audible warning in case of a water leak. These can be placed near water sources such as underneath sinks, near the washing machine hose and in your furnace closet. If you plan to be away for an extended period, you may want to turn off some of the water valves.

Safety and Security

In Case of Fire

If there is a fire in your unit or on your floor, immediately call 911. Then activate the fire alarm box nearest the location of the fire and immediately leave the building. The in-unit smoke alarm is not connected to the building fire alarm system and will not alert your neighbors or fire department. The sprinkler system will activate when temperatures reach a certain level. The building's red painted fire alarm boxes are on each floor next to each stairway. These fire alarm boxes activate the building's alarms and provide information to the fire department as to the floor and area where the fire is located. It will take the fire department about ten minutes to respond. The alarm and speaker can be heard in each unit but will only be activated on that floor, the floor above, and the floor below. The building's fire alarm does not activate on the other floors. If you do hear an alarm, believe that it is real. We always give prior notice before testing.

If the building's fire alarm does go off on your floor, you will hear an announcement in your unit to evacuate the building. Immediately get dressed (at least a coat and shoes if in the middle of the night) and prepare to exit the building. Before opening your entry door, touch the door to see if it feels hot. If the door feels hot or you can smell heavy smoke, you may be at risk by opening the door. If it is safe to leave your unit, go to the nearest stairway. Never use the elevators as they may shut down. If there is heavy smoke and or a major fire in the building, the stairway high speed fans will come on to keep smoke out of the stairwells.

The Montgomery County Fire Marshall also suggests advance preparation, including, 1) a "Go Bag" in the front closet containing identification, medications, and a change of clothes, 2) a meeting point outside the building, 3) registering on the "emergency evacuation" list if you need help exiting the building, and 4) keeping your File for Life up-to-date and in a prominent place.

Remember, not all smoke means there is a fire. Some of the nearby buildings do have wood burning fireplaces. The VPE roof-unit blowers sometime pick up the smoke, and the odor gets into the building hallways. This is more prevalent on the upper floors. On a lighter note, burnt toast is not a fire, but may have set off the in-unit smoke detectors that can be heard in the hall. If possible, check first to be sure there is an emergency and not just burnt toast.

Medical Emergency

We are fortunate to have the Medstar Emergency Room nearby. If you are injured or need medical treatment that it is not an emergency, an Urgent Care facility can provide faster service than waiting at the hospital Emergency Room where the most urgent emergencies are taken care of first. Many residents do not know that you can call 911 just for help when someone has fallen and is unable to get up. In that case, let them know you do not need transport. You will also want to take note of the defibrillator in the lobby to the left of the elevators. It looks intimidating but you only need to press the button and the machine tells you what to do if there is a cardiac emergency.

Weather Emergency

For other types of emergencies such as for extreme weather and flooded roadways, Montgomery County provides up-to-date emergency alerts via both TV and cell phone. You can register with Alert Montgomery to receive these emergency notices through www.montgomerycounty.gov and clicking on the icon at the top right corner. The Leisure World News includes information on snow emergencies. The best advice in all cases is to stay safe at home.

Support Services

Among the advantages of living in Leisure World is community support for “aging in place” as well as proximity to many Montgomery County services. As your needs change, it is important to keep up with information about where to find support.

Social Work

The Leisure World Social Work Department, located on the ground floor of the Medical Building, is staffed by experienced Licensed Clinical Social Workers. The services are free and available to all Leisure World residents and their families. We encourage you to contact the Social Workers. They can:

- Provide information and referral to agencies both inside and outside the Leisure World community including FISH, Friendly Visitor Program, and Department of Social Services.
- Assist in obtaining in-home care for help with activities of daily living including home health care, transportation, equipment needs, Meals on Wheels.
- Assist in identifying more supportive living options, which may include Assisted Living Group Homes, and Skilled Nursing Facilities
- Assist with completing Advanced Directives, Health and Financial Powers of Attorney, and MOST forms as well as referrals to Eldercare Attorneys.
- Assess social and psychological concerns and provide referral to mental health professionals, support groups and bereavement groups.
- Provide Medicare and Medicaid counseling and yearly assistance with identifying and signing up for appropriate Medicare Part D Prescription Plans.
- Conduct Home Assessments for home-bound seniors to help identify needs and make appropriate referrals. The Social Workers have compiled a list of helpful resources.

Medical Alert Systems

For individuals who live alone, there are a variety of companies offering personal devices to summon help in case of an emergency such as a fall. Some devices work only in the home and others use mobile technology and can be activated anywhere. Some do not require a landline. Some cell phones and smart watches also can provide alerts. A lockbox with a unit key can be placed on the door to allow entrance in an emergency. Check with your neighbors for recommendations.

Senior Call Check

The State of Maryland offers a free automated daily call to you at a regularly schedule time. If the call is not picked up after three attempts, the service will call an alternate person on your behalf to check on you. Go online to <https://aging.maryland.gov/Pages/senior-call-check.aspx> or call 1-866-502-0560 for more information.

COVID-19 Guidance

Both Covid-19 and flu continue to circulate in the community especially during the winter. We have learned to live with respiratory diseases by using masks, vaccines, boosters and testing--all are readily available through both the Leisure World Medical Center and local pharmacies. As new variants continue to emerge, please be careful and take responsibility for yourself and the welfare of others. If you have traveled recently and think you have just picked up a cold, please use the at-home tests available at the local libraries to be sure you do not have Covid. Early treatment is important. We are fortunate to have conscientious custodial staff who keep the common areas clean which is particularly important as we have many outsiders coming and going from the building. The Community Room is open for small events and by reservation.

Home Deliveries

As we continue to rely on home deliveries and on-line shopping, it is important to make sure the full address is on packages. When you order, check carefully to be sure the apartment number fits on the address line. We make every effort to ensure packages are delivered properly, and you can help by letting providers know if their service is substandard. For example, Amazon alerts residents via e-mail that a package has been delivered so you can check your front door. Please follow up directly with providers when you encounter problems.

Transportation Services

If you have decided to give up driving, you may want to investigate other transportation services. LW provides limited service within LW and to local stores, either by bus or car. (See pages 8-9 in the Residents Manual for details.) Uber, Lyft, GoGoGrandparent, and The Senior Connection are other options as well as several independent drivers who list in the LW News Classifieds.

Leisure World & VPE Meetings

Many LW and VPE events, meetings, and club activities are continuing to meet via Zoom as well as beginning to meet in person. You can connect via computer, tablet, or phone using the information in the LW News or posted on the Lobby Level bulletin board. The VPE Office will post the agenda, changes to the regular schedule, and information on how to connect. All Board meetings have time for an open forum so residents can ask questions and stay informed. You can find the regular schedule of meetings on the last page of this packet.

High-Rise Living

High-rise living is quite different from living in a single-family home. VPE aims to foster a positive community feeling by anticipating questions, providing information, and describing a wide variety of procedures and rules related to everything from noise abatement to move-in procedures to what to do in case you are locked out. Please review the VPE Bylaws and the newly-revised Residents Manual to be familiar with living in VPE. Send any questions or concerns in writing to the Board or to the Property Manager for a timely response.

Smoke - Free Building

Vantage Point East is a smoke-free building and has prominently posted signage at entry doors and outside. Smoking is defined as “use of any lighted legal or illegal products, smoking devices, or use of electronic vapor smoking devices that produce airborne emissions.” Smoking is prohibited in the interior of all units, including limited common elements such as patios, balconies, and garages. Smoking is also prohibited in all common elements, such as, but not limited to, lobbies, hallways, elevators, stairs, Community Room, storage areas, garages, restrooms, and refuse rooms. There is also no smoking within 20 feet of all sides of the building. Smoking materials must be disposed of appropriately before entering the building and not dropped in the parking lot or green space. From time to time, residents complain about the smell of cigarette smoke, but it may be that the odor is carried in on clothing.

Noise Abatement

As more and more units install hard wood flooring, concerns about scraping chairs, high heel foot-steps, and other types of noise are reported. There are many new products on the market and many use soundproofing underlays. Nevertheless, the expectation is that 80% of hard surface flooring, except for the kitchens and bathrooms, will be covered with rugs. If you are bothered regularly by barking dogs, loud TV, or after-hours workmen, we encourage you to talk with your neighbor as a first step in resolving the issue.

Building Temperatures

One of the major complaints each winter is that it is too cold or too hot on a floor or on one side of the building. The building was designed to be pressurized by roof unit blowers that are always on (See page 26 of the Residents Manual). This means that the common hallways may have roof tem-

perature air coming into the building when it is not being heated or cooled. The three unit blowers on the roof (east end, center, and west end) provide heating and cooling to all the floor hallways via connected air ducts. The three thermostats which control the three units are located on the tenth floor. When heat, for example, is called for by the thermostat, the heater on the roof heats the air and sends the air down to the tenth floor to satisfy the thermostat. This air also goes to the other nine floors below. Therefore, on the tenth floor the air may feel hot and on the first floor the air may just feel warm coming out of the hallway air duct. The opposite is the case when air conditioning is needed. Each of the three thermostats and roof unit blowers operates independently.

When the thermostat is not calling for heat or cooling, the blowers continue to blow the outside air into the building for circulation. In the winter we try to preheat the outside very cold air even when the thermostat is not calling for heat. Nevertheless, if you are standing by a hallway duct, you may feel hot air coming in at one moment and cooler air coming in the next moment. One blower on one end of the building may be heating the air, while the other units are not heating the air. Thus, the temperature will vary from floor to floor and from one end of the building to the other. We cannot adjust the hallway temperature to suit your floor or end of the building without changing the temperature in some other part of the building.

Unit Temperature

Residents may find their unit cold or drafty during the winter as air comes in under the front door. It is tempting to block the air but that is discouraged as it can affect the amount of fresh air in the unit. Another cause of drafts is that the windows are not completely closed. The windows do require significant effort to close them properly. If you have a problem, please contact the VPE Office and staff will be happy to assist in checking and closing windows. Lack of humidity can also make you feel cold. Humidity in the air will retain the heat and you will feel warmer. If your windows have moisture on the inside, the humidity is too high.

Utilities

The utility bills for electricity, gas, and water have increased dramatically this year and we all need to consider how we can reduce the building expenses. Most unit owners try to limit their utility expenses by keeping the apartment temperature under control during the day and evening and turning off lights when not needed. VPE also tries to control expenses for heating and lighting the common areas. We change the thermostat settings during the late-night hours and turn out lights in the Community Room and entrance area. A small number of lights do not go off as they are connected to the building emergency lighting system.

You can help conserve electricity if you see lights on in the lobby area late at night. The switches are located on the wall near the mailbox area, and the ones to turn off are marked with yellow dots. You can also help conserve energy by keeping doors to the outside and garage closed and by decreasing hot water usage. Please use your dishwasher and washing machines only with a full load and don't leave water running in the sink unnecessarily. Convenience may mean money down the drain.

Building or Unit Problems

An immediate household equipment or plumbing problem usually can be addressed by contacting the VPE Office. Staff in the building may be able to assist you during the work week. If unavailable or during after-hours and weekends, the Leisure World Physical Properties Department (PPD) can usually handle most household issues. If there is a problem in the common area or cleanup is needed after-hours or during the weekend, contact the main gate at (301) 598-1044 and give them your name, address, unit number and the location of the area that requires attention.

Plumbing Issues

Grease blockages are a common cause of drain overflows and backups. Do not pour grease down the sink. Pour cooled grease into a disposable container and place in the trash. Paper, meat, potato skins, celery, coffee grounds, eggshells, and onion skins are also likely to clog the disposal. To keep your garbage disposal running smoothly, always run it with a full stream of cold water. To prevent toilet clogs, do not flush wipes (even if they say they're flushable), paper towels, or Depends.

Water Shutdowns

Unfortunately, individual units in our building do not come with a main water shut off valve. This means that if the water in the kitchen or bathroom in one unit must be turned off, it will affect the entire tier. After any type of water shut down there may be air, rust or sediment particles that come out of the faucet or toilet when the water is first turned back on. **It is imperative to initially turn on ONLY the hot and cold bathtub faucets to clear the air and sediment out of the water line.** Let the hot then cold water run into the bathtub for a few minutes until it comes out clear. The tub faucet is the best way to clear plumbing sediment. We also recommend after a total tier/building water shut down and after the tub water is clean, that you run an empty cycle through your washing machine to clear out any remaining sediment in the lines to keep your clothes clean.

Garage Spaces

Residents who own garage parking spaces may place one or two beige/gray cabinets in their parking space for additional storage. The total width should not exceed the width of the parking space. Collapsible grocery carts and handicapped equipment in current use by the unit owner may be stored on the space. If you have rented your space to another resident in the building, please inform the VPE Office so that we may update our records.

Storage Units

Because there is significant potential for mold to develop on damp cardboard and fabric, items placed in your storage unit should be in plastic containers with some space allowed for air flow in the unit. Items placed directly on the concrete floor in units on the lower level are particularly vulnerable to moisture damage. Stored items should be placed on pallets or shelves and not exceed the height of the yellow line painted outside the storage cage. Check your area periodically to protect your belongings.

Friendly Reminders from the Property Manager

Absences

If you are going away for 3 or more days, please fill out an Absence Form available in the rack outside the VPE Office. It is crucial that we have a way to communicate with you or a designated person in the event of an emergency. If you plan to go away for an extended time, and you park outside, as a courtesy park your car in one of the side parking lots. If you own a garage space, please leave your car keys with a neighbor in case there is an emergency, and your car needs to be moved. During the winter months, the parking spaces marked with signs for snow storage must be kept open.

In-Unit Improvements

If you are planning to have any work done in your unit by contractors, you must fill out an "Application for Alterations & Improvements" prior to any work being performed. The application is in the rack just outside the VPE Office. Return the completed application, along with the Contractor's Certificate of Insurance and a copy of the Contractor's trade license to the Office.

Pet Registration and Licensing

Pet owners are required to provide the VPE Office with a Montgomery County Pet License and fill out a VPE Pet Registration Form accompanied with a photo of the pet, breed and weight and rabies vaccination certificate. Please remember that only one pet is allowed per unit and the weight limit is 40 pounds. Pets include cats, dogs, and birds. Pages 30-32 of the Residents Manual outline the rules for pets and should be reviewed and followed as a courtesy to other residents .

Refuse Rooms

We must all work together to keep the trash rooms as clean as possible and help our staff who take care of them daily. Read the guidelines posted on the wall and containers as well as pages 29-30 in the Residents Manual. There are receptacles for each type of recyclable. Recyclables are emptied daily during the week and as necessary on the weekends. Plastic bags and Styrofoam are particular problems and cannot be mixed in with recyclables. Large cardboard must be taken to the containers in the loading dock area. All other materials such as clothes, hangers, or broken small appliances can only be disposed of in the loading dock bin labeled for other materials. Better yet, use the facilities of the Montgomery County Transfer Station on Frederick Road.

Orientation of Caregivers

Caregivers accompanied by the resident or employer, when possible, should drop by the Office for a brief introduction to the building and VPE Rules and Regulations. A handout covering the most important policies is available for guests and employees of residents.

Annual Notices

Homeowner/Tenant Insurance

VPE is covered under a Leisure World master insurance policy (see the Residents Manual) which provides coverage for damage to developer-grade fixtures, appliances, walls, floor coverings and cabinetry in your unit. However, it does not cover any improvements from original construction, personal property or personal liability. VPE requires that you carry a personal condominium unit policy to address those needs, and submit proof of insurance annually. Please note, the Maryland Condominium Act (Section 11-114) states that "if the cause of any damage to or destruction of any portion of the condominium originates from a unit, the owner of the unit where the cause of the damage or destruction originated is responsible for the Council of Unit Owner's property insurance deductible not to exceed \$10,000." You may be responsible for the deductible regardless of negligence. Please review your current policy and contact your agent if you have questions regarding your coverage.

Homeowners Rights

Annually we provide formal notice of your homeowner's rights. Montgomery County recognizes that a large proportion of all its citizens now live-in condominium, cooperative, and homeowner associations, generally called "common ownership communities." To serve the special needs of these communities and to act as their advocate, the County created the Commission on Common Ownership Communities (CCOC) by enacting Chapter 10B of the County Code. The Commission has 3 basic duties:

- Education: The Commission provides free information to both members and to governing bodies about their rights and duties under Maryland law, as well as advice on how to properly operate the association. Among other tools, it offers a "Manual and Resource Guide" for boards of directors.
- Legislation: The Commission advocates for common ownership communities concerning proposed laws and regulations at the local and State level.
- Dispute resolution: The Commission can hear and resolve certain disputes between members of the communities and their governing bodies, and its decisions are legally binding on the parties. For more information on the Commission and its services, visit its website:
www.montgomerycountymd.gov/ccoc

Resolving Complaints

At VPE we have a process to officially hear complaints, investigate problems or concerns, and try to resolve them for the benefit of our residents. As a unit owner, you have rights and responsibilities spelled out in the Bylaws, Residents Manual, and Rules and Regulations. To officially present complaints for the Board to investigate, a letter to the Board and/or Property Manager will suffice. Every effort is made to resolve issues informally but depending on the scope of the problem, the Covenants Committee may conduct a formal investigation and make a recommendation to the Board. If the dispute cannot be resolved within VPE, the aggrieved party may file a formal complaint with CCOC. The Leisure World Community Corporation (LWCC), including its Board of Directors, also has procedures in place to handle unit owner complaints that deal with issues pertinent to the whole community or with Leisure World of Maryland Corporation (LWMC). If the complaint cannot be resolved within Leisure World, the aggrieved party may then file a formal complaint with CCOC.

Vantage Point East

2023 Board of Directors and Committee Members

Board of Directors

Henry Jordan, President
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Activities Committee

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Anna Jelen, Vice-Chair
Marylin Jordan, Treasurer
Rebecca Boker
Katherine Bloom
Kathi Carlson
Sabina Castro
Donna Copeland
Sally Dunford
Barbara Eisen

Cheryl Fleming
Sonny Gerber
Cynthia Halper
Eunice Kahn
Ellyn Kaufman
Lise McCallum
Gail Roe

Budget & Finance Committee

Doug Carlson, Chair (917) 930-2288
Mike Baum
Howard Brewer
Ellen Gardner

Building and Grounds Committee

Bruce Hulman, Chair (301) 598-0687
Ceil Combe
Nicole Dickson– Landscape
Cheryl Fleming– Landscape
George Pearlman
Stephen Raucher
Elizabeth Tremaine– Landscape

Communications Committee

Suzie Offit, Chair (301) 598-1966
Kathi Carlson
Donna Copeland
Sally Dunford
Barbara Eisen
Cheryl Fleming
Tom McGrath
Bernard Patlen
Phyllis Pratt
Len Silver
Debby Whelan

Covenants & Rules Committee

Ann Ferren, Chair (301) 598-1840
James Lieberman
Nadine Smith

NEED MORE INFORMATION?

Regular Meetings- All residents are welcome to attend. Board Meetings are held the last Thursday of every month at 1:30 p.m. You can also attend our Committee Meetings:

- Activities: Held the first Wednesday of every month at 10:30 a.m.
- Building & Grounds: Held the third Wednesday of every month at 1:30 p.m.
- Budget & Finance: Held the last Tuesday of every month at 1:30 p.m.
- Communications: Held the second Wednesday of every month at 3:00 p.m.

Leisure World & VPE Websites

If you need general information about the community, you can visit www.leisureworldmaryland.com. Residents can also log on to residents.lwmc.com to access LW information such as LWCC Board Meeting Minutes and club information. To receive regular email notifications from the General Manager look for the opt-in near the bottom of the Sign Up page. You can also find a link to our external website, www.vantagepointeast.com, to obtain information such as bylaws, Resident's Manual, floor plans and copies of our newsletter, *The View*.

TV Channels

Channels 972 and 974 show scheduled Leisure World events as well as important messages such as closures. Channel 977 allows you to view the front door vestibule. You can use it when waiting for visitors or to see if the mail is in (you will see a "M" displayed on the top right hand corner).

IMPORTANT PHONE NUMBERS

SECURITY- Main (Georgia Ave.) Gate	301-598-1044
Clubhouse I and Lifestyle Office	301-598-1300
Clubhouse II	301-598-1320
Comcast	1-855-638-2855
Leisure World Administration	301-598-1000
Leisure World Security	301-598-1355
Leisure World Social Service	301-598-1007
Connecticut Ave Gate	301-598-1022
Norbeck Gate	301-598-1066
MedStar Main Office	301-598-1590
MedStar Pharmacy	301-598-1005
MedStar Lab	301-598-1045
Physical Properties (PPD)	301-598-1500
Post Office (in Leisure World Administration Building)	301-598-1030
VPE Office	301-598-1075