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The View

from *Vantage Point East*

Vol 18 No. 5/6

May/June 2020

VPE Virtual Board of Directors Meeting on April 30

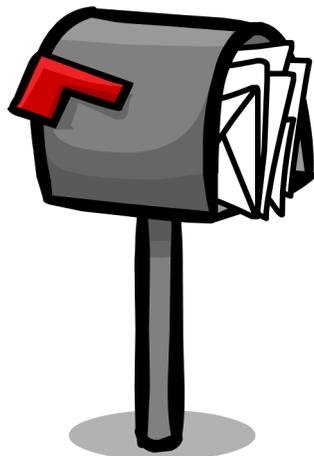


Like so many others, the VPE Board of Directors is holding meetings via Zoom during this time of restrictions on getting together. Zoom and conference calls are being used not only for meetings, but also for family and social get togethers. Have you participated in a Zoom gathering? It is a very handy way to keep in touch and avoid isolation for ourselves and others.

VPE Heroine of the Present Period

Our letter carrier, Josephine, who keeps VPE residents in contact with the outside world during these perilous times.

-Photo by Suzie Offit



President's Message

Dear Neighbors,

We are committed to keeping you informed about the state of the restrictions in the wider community, Leisure World and VPE. We will continue to put fliers under your door, in the elevators and on the bulletin boards to keep you informed.

It is up to you to keep yourself safe. Staying home and away from others is the best solution, as suggested by all. Since this is your home, it is you who invite friends, family, and support persons into the building at your request. **THIS IS THE MAJOR RISK TO YOU AND YOUR NEIGHBORS.** Please be prudent and make sure that during the visit, they follow the guidelines with masks and distancing.

As president of our Mutual and also Secretary and Treasurer of the Leisure World Board of Directors, I am aware of the financial prognosis of the overall community by reviewing its budget and future obligations. Over the past 50 years our Leisure World community has had the financial resources to provide well-maintained facilities and a safe community in which to live. It is becoming more difficult to have sufficient resources to do so.

Leisure World has attempted to limit the effect of cost increases and revenue decreases while still maintaining the quality of lifestyle expected by owners and residents. The ability to do that without additional financial assistance appears to be coming to an end, likely near the end of 2023. The key reasons for the expected financial constraints include increased labor costs, increased costs to maintain/replace aging facilities and demands for additional amenities.

To prepare for the future, the Leisure World Board has evaluated the estimated financial resources that will be available to fund future overall community needs. Three sources of income are used for the operations of the community. These are Community Facilities Fee (part of your Condo fee), lease income and interest income. These sources of income have limits. In the past, every effort has been made to limit the increase in the Community Facilities Fee you pay as part of your condo fee. In addition, outside sources, such as lease payments from third parties, are limited to prevailing market rates. Similarly, investment account interest income is currently exceptionally low. In sum, because of these constraints, these three income sources

alone will no longer be adequate to fund the future operations and reserve fund needs of the community.

The last source of income, the fee from property transfers (a resale fee into the Resales Improvement Fund), is restricted to only expanding or renovating existing Trust facilities or for the construction of new Trust facilities. Presently, the Trust collects 2% of the selling price paid by the purchaser of every unit. The 2% property transfer rate has been in effect since October 2002. The analysis of the Resales Improvement Fund also shows the significant challenge for continuing to enhance Trust facilities well into the future. During the past four years major improvements have been made to the community and will continue to be made using the funds collected from past property transfers and managed according to the guidelines of the Facilities Enhancement Plan (FEP) approved in 2014.

In the next several months a new request for proposals will be made to the community at large for future facility enhancements to the community. Proposals that are anticipated include upgrades to the auditorium and changes to the outdoor pool area. Additionally, the new strategic plan may suggest additional priorities for facility improvements and modifications for the LW community. It is felt that the current 2% property transfer fee will be inadequate to enhance the facilities in the community.

A proposal that has been made is to move forward with the facility improvement proposals and to fund them via an increase in the property transfer fee to 3% effective in January 2021. An increase by 1% to the property transfer fee starting in 2021 would provide adequate additional funding to maintain and expand our community facilities by being able to fund future FEP projects and augment operational needs like the community facility reserve fund.

Leisure World is preparing a package on the overall financial situation of the community for your information on this subject. Currently, we have no idea of the consequences of the current pandemic and possible increasing pressures on the budget. This may impact sales of units and affect income and operating costs. During this time when we cannot meet in a town hall session and provide you with additional information, I ask your forbearance in waiting to see how the current pandemic will pan out and affect our community financial situation. No action is planned to be taken on the proposed increase in the proper-

(Continued on page 3)

April Board Actions

The Board approved:

- a replacement motor fan in the amount of \$636.00. Funds to come from Replacement Reserves Account.
- the Budget and Finance Committee recommendation to approve the 2019 Draft Audit. Funds to come from Audit Account.
- replacement of the defective compressor that services the fire control room on the lobby level of the building for \$1,944.00. Funds to come from the Replacement Reserves Account.
- the Culbertson Company proposal in the amount of \$2,640.00 to remove and replace ballast, concrete pavers and insulation to repair the roof over the living room area of Unit 1001. Funds to come from Replacement Reserves Account.

–Ann Ferren, Secretary

VPE remembers
**Pat Warren
and
Lester Worch**
who recently passed away.

Pat and John Warren were original owners at VPE. They moved to Atlanta, Georgia several years ago to be with their son and daughter, as their health was failing. John passed away last April and Pat passed away in April, 2020.

Lester (Les) Worch died May 2. He lived with his wife, Maureen, in VPE until several years ago when he moved to nursing care. She has faithfully accompanied him through his long illness. His funeral and burial will be at a later time when families can gather again.

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.

Budget & Finance Quarterly Report

The following is the unaudited VPE financial report through the first quarter (1Q20).

	Actual	Budget
YTD Total Income	\$467,603	\$438,159
Less Transfer to Reserves	86,678	85,386
Net Revenue	\$380,925	\$352,773
Less Total Expenses	375,777	372,709
YTD Surplus (Deficit)	\$ 5,148	(\$ 19,936)

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. Through the first quarter, the Association's financial performance was ahead of budget, mainly because of lower utility expenses, but also because of somewhat lower operating expenses.

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.

–Sid Sussan, Chair

President's Message

(Continued from page 2)

ty transfer fee until a package of information is provided to all and the leadership of the community and the Mutual can meet again.

Additional information will be provided to you on this subject, and if need be, we will have a town hall meeting by phone to hear your questions and concerns.

–Henry Jordan

Spring Awakens In Leisure World



A turtle enjoys the sun and the water.



A hawk in a tree,



A deer at the water's edge,

-Photos by Bob Gallagher

Foxy New Neighbors Out Back

They are not new to VPE; however, I confess, it's the first time I've given them heed. They are keeping their social distance, but I can stare at them as much as I want, and they don't seem to mind. I'm so engaged that I'm tempted to buy (online for sure) or borrow a telescope so that I can observe them up close.

I'm talking, of course, about the fox families in our backyard. Their apartment (den) is ideal—

shaded, close to water and “shopping” for food. Anyone can spot them from their balconies (if they face the back) or from the VPE patio. Look for several large holes in the slope between the golf course and the far side of the stream.

I'm not alone among VPEers clocking their routines. Below are the observations of one of our visiting VPEers, Dan Gutstein (Ruth and Marty Gutstein's son).

—Suzie Offit

BLOOD AND GUTSTEIN

A photo essay on our Foxy Friends



ALOOFNESS

In this stage of the vixen-human devotional, the fox asserts her aloofness. A person could outfox another person, a fox could outfox a person, a fox could outfox another fox, but a person will never outfox a fox, how could he? He is not the fox. She is the fox, and she is, oh yes, fundamentally aloof. She knows the damage that a pelt-monger could cause, and she won't become fodder for a pre-barbaric line in a Tennessee Williams play. [*In Brando nasal voice:*] “Where are your fox-pieces, Stella?” Lo, she will endure.



RECOGNITION

Behold, the vixen assembles herself for devotion. Yes, we believe this fine creature to be a female of the species. Our relationship started this way. She presents herself and I devote myself to her presentation. She's in no hurry to be foxy; she's quite foxy as it is. She encounters tens of twenties of twos of persons, while I typically encounter but one vulpine soul. Yes, we are socially distancing ourselves properly in the Coronavirus era, but we always begin with this moment of recognition on the grassy, grassy lea.



THE CHASE IS ON

The fox is low to the ground. Why does this matter? Because there are roots and limbs and there are creeks and banks. Have I taken a tumble? Yes, I have tumbled into the freaking creek! Would you believe me if I said that the fox waited for me? A fellow can grow quite emotional in such a moment. Sitting there, in the chilly muck, wondering just what in the Jiminy Cricket he is doing with his life, but there sitteth the vixen, beautiful and vigilant. Would you believe me if I said that we ran through the foxgloves together? Well, you shouldn't. I have no idea what foxgloves look like. But we have run together side by side, the fox and I.

There may be more foxes before long. I know this because I've seen a second fox: *le renard*. He looked as if he were wearing silk pajamas, and he is, and he deserves every single bit of that glorious feeling, the lucky guy.

Have you had interesting interactions/observations of our LW menagerie? Please share them and your photos with View readers at lenirenesil@comcast.net and tom@mcgrathusa.net.

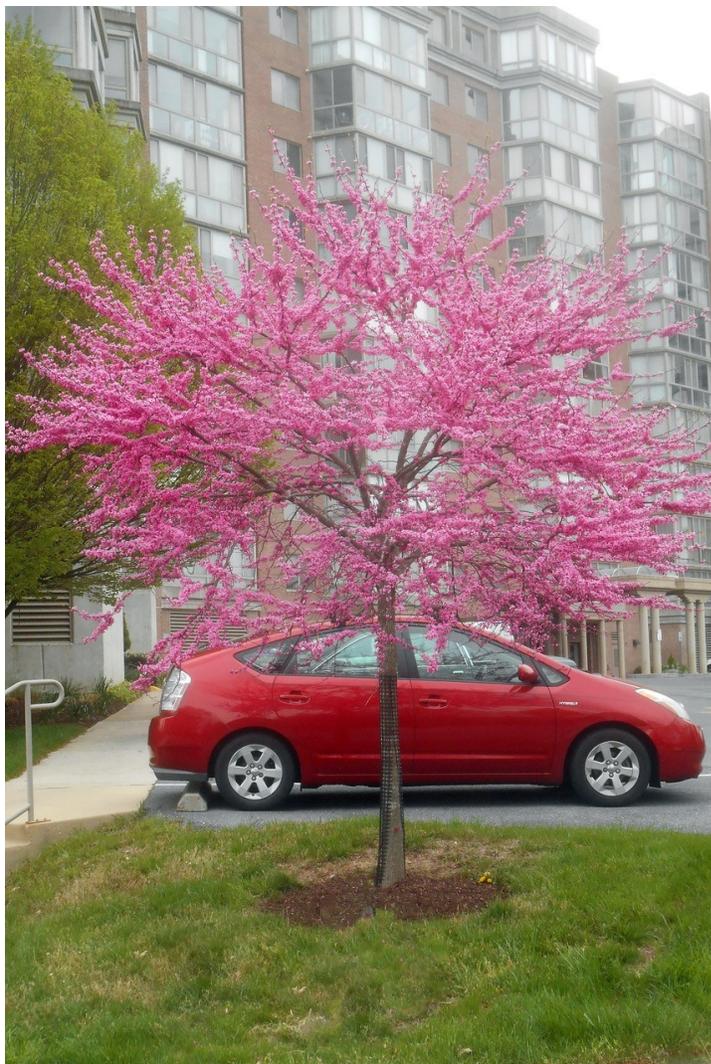
Auto-isolation (*Self- isolation*) Spring In the Parking Lot

As we sit here wondering, “why us?” I realize that that many of us have been lucky to observe the world’s suffering from afar. History tells us these afflictions are not new, but now we can know what causes them. After three plus millennia, the ten plagues inflicted by the Deity on the Pharaoh and his people are recited every Passover. Misuse of power brought the plagues to Egypt. That and other evils were the cause of epidemics and plagues. In more recent history, the Deity was often offended by humanity in the medieval period with its loose morality. A deadly plague was needed to get the medieval world in order.

The Renaissance brought elements of science to bear on dealing with epidemics. Then as now, contagion was more prevalent at the bottom of the economic ladder. If plague spread in a city, those who had the means would flee to the countryside. The rest stayed in the city with the infected rats and fleas and the generally abundant filth in the streets. They breathed the rising noxious vapors. Water supplies were filthy—safer to brew it into beer. Seemingly clean wells and communal pumps cause cholera and typhoid epidemics into this century. Germ theory and study became popular among the 1800s physician/scientists – Lister, Pasteur, Semmelweis—who made great, but simple, contributions to public health. Wash hands in between seeing or touching patients, Semmelweis, 1847. Heat milk before drinking/selling, Pasteur, pasteurizing, 1863. Sterilize surgical instruments before use, scrub hands before surgery – Lister, who adopted Pasteur’s germ theory, 1870s.

I am not sure who discovered that germs/viruses are transmitted by fluent speech or coughs and sneezes. It is hard to remember not to use our hand, but the crook of our arm. One thing we are sure of is that finger lickers don’t remember germ theory as they slurp the residue then break a roll and put half in the basket.

Meanwhile, the rest of us are enjoying our auto-isolation and wonder what we did now to deserve this? Does anyone recall the “Quarantine – SCARLET FEVER” signs attached to front doors when we were kids? I don’t remember what It was, other than it was very serious! I



A redbud near the VPE parking lot.

–Photo by Fred Shapiro

VPE remembers D-Day (June 6, 1944) when allies invaded Normandy with high casualties. They will never be forgotten.

nearly forgot that humans are omnivorous. Some will eat anything animal or vegetable that lives. As a result, somewhere animal ills get into humans. We have HIV/Aids, Ebola, now Covid-19, all because of human gluttony, not divine wrath. Now wash your hands and hopefully you will find something interesting to do. I just did!

–Bernard Patlen

Spring Book Choices

Afghan Family History, Pakistani in Wake of 9/11

VPE Book Club members were disappointed that the March meeting was canceled. Everyone found *The Two-Family House*, by Lynda Cohen Loigman, engaging and was eager to discuss it. An engrossing family saga set in post-war Brooklyn, it was recommended to the group by Sandra Margulies and described in detail in the March *View*, in case anyone might like to read it.

Although virtual meetings are taking place and I've been fortunate to participate in several, someone needs to set them up and run them. In addition, one member of the Book Club does not have a computer, and another member has one but doesn't use it. Whatever the future holds, I'd like to at least mention the spring book selections in case anyone might be interested in acquiring a hard copy or digital version.

A Thousand Splendid Suns, by Khaled Hosseini (*The Kite Runner*). Born a generation apart and with very different ideas about love and family, Mariam and Laila are two women brought jarringly together by war, by loss and by fate. As they endure the ever escalating dangers around them—in their home as well as in the streets of Kabul—they come to form a bond that makes them both sisters and mother-daughter to each other, and that will ultimately alter the course not just of their own lives but of the next generation. With heart-wrenching power and suspense, Hosseini shows how a woman's love for her family can move her to shocking and heroic acts of self-sacrifice, and that in the end it is love, or even the memory of love, that is often the key to survival. (Library description)

The Reluctant Fundamentalist, by Hamid Mohsin. Changez is living an immigrant's dream of America. At the top of his class at Princeton, he is snapped up by an elite valuation firm. He thrives on the energy of New York, and his budding romance with elegant, beautiful Erica promises entry into Manhattan society at the same exalted level once occupied by his own family back in Lahore. But in the wake of September 11, Changez finds his position in his adopted city suddenly overturned, and his relationship with Erica shifting. And Changez's own identity is in seismic shift as well, unearthing allegiances more fundamental than money, power, and maybe even love. (Library description) The book was recommended by Suzie Offit.

—Ruth Gutstein

Property Manager's Corner

As we continue to navigate these difficult times, I want to first thank and applaud you for your efforts to flatten the curve. Everyone's cooperation is key to keeping all of us safe. As we begin to see the light at the end of the tunnel, and Governor Larry Hogan begins to reduce some restrictions, it is imperative we remain vigilant. Although we miss spending time with neighbors and friends, this is not a time to physically socialize. Socializing, of any group size, is still prohibited in the Community Room. Please also refrain from gathering in front of the mailboxes or our lobby.

Some may have noticed the cellophane covering the buttons in elevator 2. This was done because someone wanting to disinfect the buttons, sprayed a chemical and the brass finish was permanently damaged. Please know that the plastic was placed to protect the finish from further damage and that our janitorial staff is constantly at work disinfecting all high-touched areas throughout the day. Please do not remove the plastic. If you feel more comfortable, wear gloves or carry a pen with you to push the buttons.

Our VPE staff continues to provide support. However, please make sure you are following social distancing guidelines as well as the procedures we have established. If you have a question or require a visit to our office, you must email or call first. We have been receiving more unannounced visitors and while we love to see you, please reduce your visits to only when absolutely necessary. In addition, if our staff needs to visit your unit for whatever reason, please put on a mask while they are there and stay 6 feet apart. We want to keep you and our families safe.

—Cris Juarez

VPE Honors Mother's Day



All of us had mothers and grandmothers. Some of us have daughters who became mothers. What a wonderful inheritance for all of us.

Thank you, mothers!

COMMITTEE/BOARD MEETINGS

Notices will be posted or members called when committee meetings are able to resume.

Stay safe!



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 April 24 via Zoom. We discussed and passed proposal for a new compressor for the fire control room and sent it to the Board. We discussed repair needed for the penthouse roof and are waiting for a proposal and cost estimate. We discussed repair needed for roof above apartment 1001 and passed proposal and sent it to the Board. Additional repairs needed for flow pipe were discussed; final determination will be considered next month. Proposal for nitrogen system was discussed and postponed for a later date. Proposal for refinishing elevator brass was passed and sent to the Board. Vestibule painting proposal was tabled until next month.

—Marvin Wolf, Chair

More Spring Awakening



A squirrel enjoys a snack in a tree..

—Photo by Fred Shapiro

The View takes a break

Residents may notice that this issue of *The View* is for May/June. The Communications Committee is taking a spring break and is not meeting in May. The next issue will be for July. Please note that, although we will not publish a separate newsletter for June. However, look for a June calendar.

The View Crew

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