



# **INTRODUCTION TO THE LEISURE WORLD COMMUNITY**

- 
- **The Community**
  - **Your Mutual**
  - **Leisure World Trust Properties**
  - **Community Governance**
  - **Leisure World Community Corporation**
  - **Leisure World Maryland Corporation**
  - **Financial Obligations**
  - **Community Information Resources**
  - **Community Contacts**

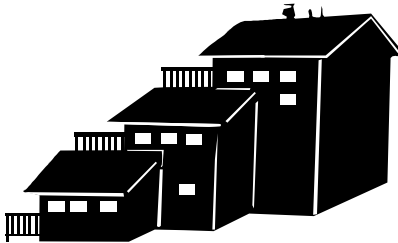
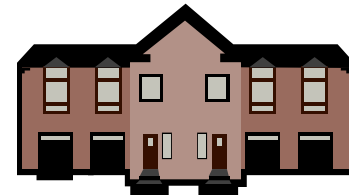
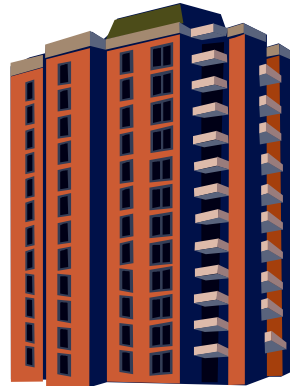
A large, metallic globe sculpture is the central focus, set in a park-like environment. The globe is constructed from a grid of metal lines, with some sections appearing to be missing or broken, revealing a dark interior. In the foreground, there is a well-maintained garden bed with a prominent row of bright red flowers, possibly geraniums, and other green and grey foliage. The background shows a clear blue sky and some distant trees. A semi-transparent blue rectangular box with a red border is overlaid on the center of the image, containing the text.

# **Leisure World is a Community of Communities**

# A COMMUNITY OF COMMUNITIES

## Leisure World has 29 Individual Communities (Mutuals)

1 Cooperative , 1 Home Owner Association, & 27 Condominium Associations



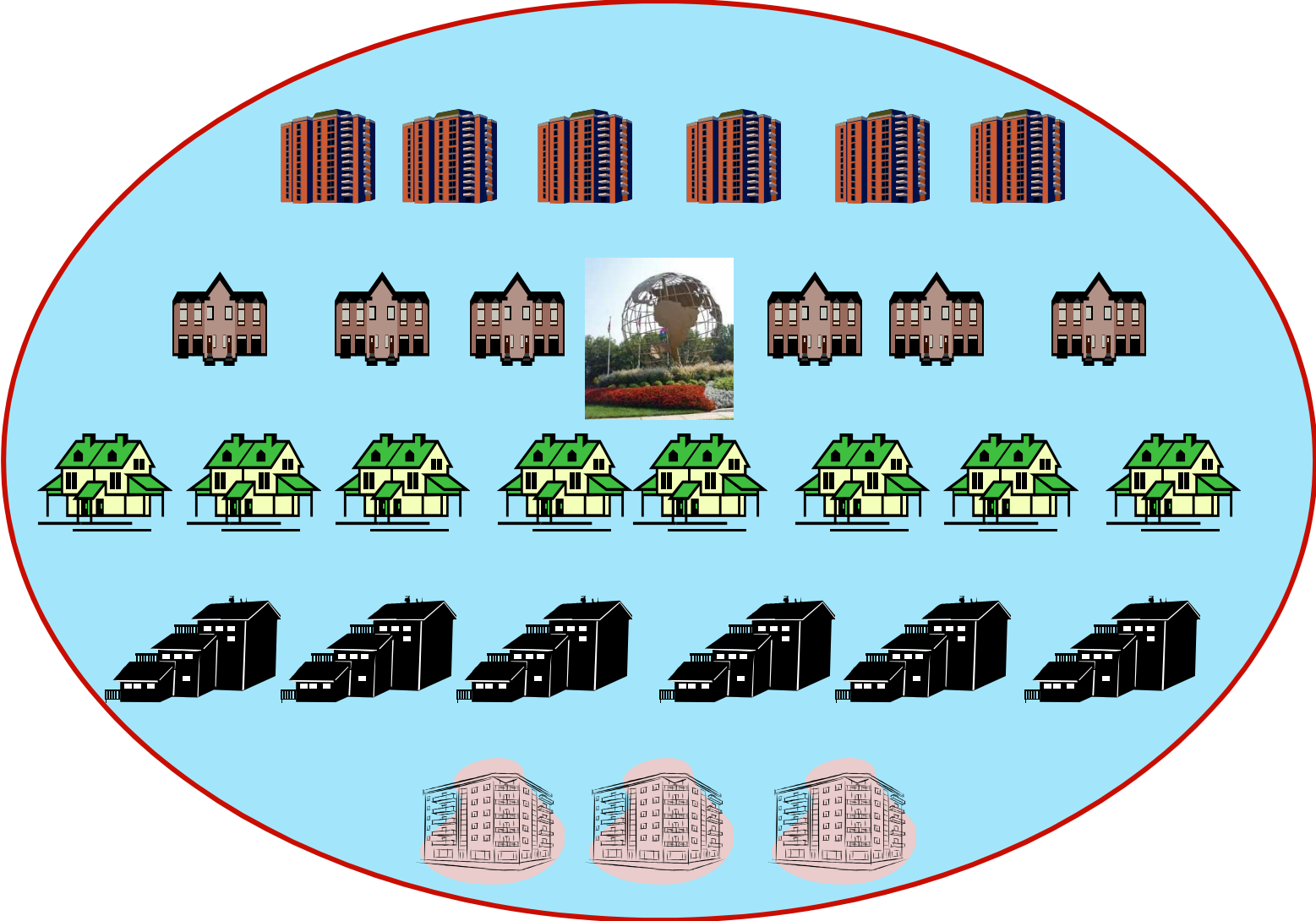
Each Mutual Has its Own Governance

## **A MUTUAL HAS ITS OWN GOVERNANCE**

- **Each mutual has a set of Bylaws & Rules with determines its governance.**
- **A Mutual has its own elected Board of Directors which manages the mutual and its operations.**
- **The Mutual Board of Directors acts on behalf of the unit owners.**
- **The Board of Directors has the responsibility of maintaining the property and assets of the mutual.**
- **The Mutual Board arranges for all services for the Mutual.**

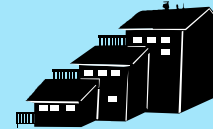
**ISSUES RELATIVE TO YOUR UNIT SHOULD BE ADDRESS WITH YOUR MUTUAL**

**YOUR MUTUAL IS PART OF A TRUST**



## THE TRUST ASSETS

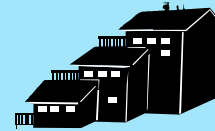
- All the land surrounding your Mutual
- Community Streets
- Two Club Houses
- Administration Building
- 18 Hole Golf Course
- Golf Pro Shop
- Medical Facilities
- Physical Properties Facilities
- Community Gardens
- Three Guard Gates
- Swimming Pools



610 Acre Campus

## THE TRUST MAINTAINS

- All the land surrounding your Mutual
- Community Streets
- Two Club Houses
- Administration Building
- Golf Course
- Golf Pro Shop
- Medical Facilities
- Physical Properties Facilities
- Community Gardens
- Three Guard Gates
- Two Swimming Pools
- Restaurants in the Club House

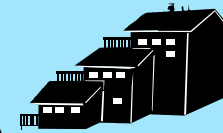


610 Acre Campus



## THE TRUST OPERATES

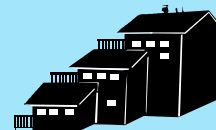
- Two Club Houses
- Administration Building
- Golf Course / Golf Pro Shop
- Leisure World News
- Medical Facilities
- Physical Properties (Maintenance)
- Three Guard Gates
- Two Swimming Pools
- Garbage Collection / Trash Recycling
- Transportation Services
- Community Landscaping
- Television Information Services
- Web Information Services



610 Acre Campus

## LEISURE WORLD provides SERVICES

- **Mutual Property Manager Support (under a service contract) \***
- **Mutual Maintenance Support (under a service contract) \***



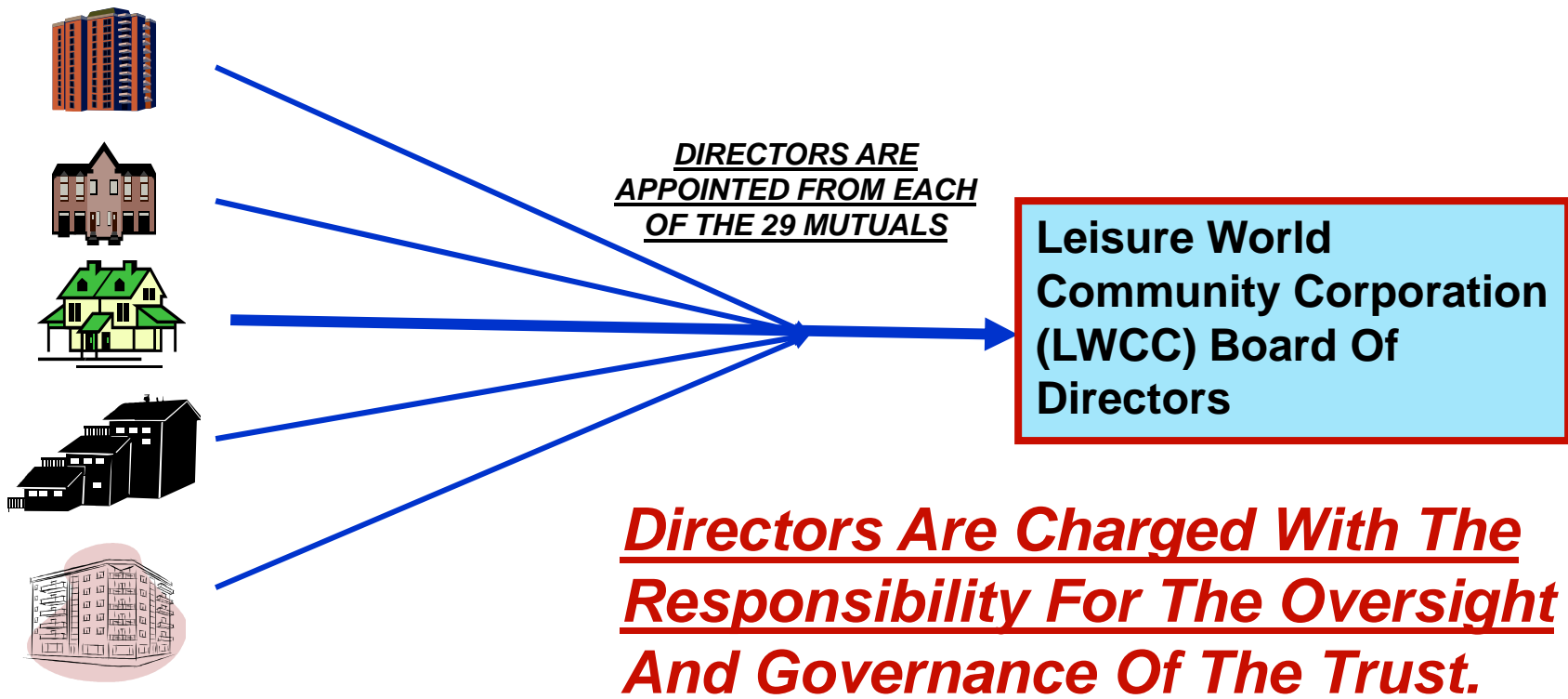
**TWENTY NINE MUTUALS**

- **Unit Owner Maintenance Support (under a service contract)**
- **Unit Owner Home Appliance Service (under a service contract)**

**\* A Mutual can get services from any supplier and not all mutuals get services from Leisure World**

# LEISURE WORLD COMMUNITY CORPORATION

- Leisure World Community Corporation (LWCC) is the Governing Body of the Trust Facilities.
- It is run by a Board Of Directors chosen by each of the Mutuels



Directors Are Charged With The Responsibility For The Oversight And Governance Of The Trust.

## **LEISURE WORLD COMMUNITY CORPORATION (LWCC)**

- **LWCC Board Directors are chosen by each Mutual**
  - **One Director per ~ 250 units**
  - **Meets once per month**
- **Seven Member Executive Board**
  - **Elected by the Board for a one year term**
  - **Meets once per month**
- **LWCC BOARD CHAIR - Represents Community**

**Directors Have The Responsibility For The Oversight And Governance Of The Trust.**

# LEISURE WORLD COMMUNITY CORPORATION (LWCC)

## GOVERNING BODY OF THE TRUST FACILITIES

LWCC BOARD OF DIRECTORS

SUPPORTED BY

### Advisory Committees

- AUDIT
- BUDGET & FINANCE
- COMMUNITY PLANNING
- EDUCATION & RECREATION
- EMERGENCY PREPAREDNESS
- ENERGY
- GOLF & GREENS
- GOVERNMENT AFFAIRS
- LEISURE WORLD NEWS
- HEALTH
- INSURANCE
- LANDSCAPE
- MARKETING
- PHYSICAL PROPERTIES
- RESTURANT
- SECURITY & TRANSPORTATION
- TENNIS

Over 250 volunteers serve on community committees

**LEISURE WORLD “MARYLAND” CORPORATION (LWMC)**

**OPERATIONAL SUPPORT FOR LEISURE WORLD**

**LWMC**  
**~ 250 EMPLOYEES**



**TWENTY NINE MUTUALS & TRUST FACILITIES**

**ADMINISTRATION SUPPORT**

**FINANCIAL SUPPORT**

**PHYSICAL PROPERTY SUPPORT**

# LEISURE WORLD MARYLAND CORPORATION (LWMC)

## Provides Maintenance of the Trust Facilities

- All the land surrounding your Mutual
- Community Streets
- Two Club Houses
- Administration Building
- Golf Course
- Golf Pro Shop
- Medical Facilities
- Physical Properties Facilities
- Community Gardens
- Three Guard Gates
- Two Swimming Pools
- Restaurants in the Club House

## Manages, Operates and Runs,

- Two Club Houses
- Administration Building
- Golf Course
- Golf Pro Shop
- Medical Facilities (1)
- Physical Properties Services
- Three Guard Gates / Security
- Two Swimming Pools
- Garbage Collection / Trash Recycling
- Transportation Services
- Community Landscaping
- Leisure World News
- Television Information Services
- Web Information Services

## Provides Service To The Mutuals Under Contract (2)

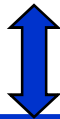
- Mutual Property Manager Support (Administration)
- Mutual Maintenance Engineer
- Mutual Maintenance Support (Electrical, Plumbing, HVAC)
- Unit Owner Maintenance Support (Electrical, Plumbing, HVAC)
- Unit Owner Home Appliance Service

(1) Medical services are provided by independent contractors (2) Mutuals are free to use any supplier

**LEISURE WORLD COMMUNITY CORPORATION (LWCC)**

**GOVERNING**

LWCC BOARD OF DIRECTORS



Advisory committees on operation and policies for the community



~ 250 Volunteers

**LEISURE WORLD MARYLAND CORPORATION (LWMC)**

**OPERATIONAL**

**General Manager ★**

Two Assistant General Managers & Staff



~ 250 Employees

★ GENERAL MANAGER OF LEISURE WORLD IS IN CHARGE OF THE DAY TO DAY COMMUNITY OPERATIONS



**LEISURE WORLD COMMUNITY CORPORATION (LWCC)**

**LEISURE WORLD MARYLAND CORPORATION (LWMC)**

**LWMC IS WHOLE OWNED BY LEISURE WORLD COMMUNITY CORPORATION**

**GOVERNING**

**OPERATIONAL**

**LWCC BOARD OF DIRECTORS**

**LWMC BOARD OF DIRECTORS**

**Advisory committees on operation and policies for the community**

**General Manager ★  
Two Assistant General Managers & Staff**

**~ 250 Volunteers**

**~ 250 Employees**

**★ GENERAL MANAGER OF LEISURE WORLD IS IN CHARGE OF THE DAY TO DAY COMMUNITY OPERATIONS**

## YOUR FINANCIAL OBLIGATION

### MUTUAL



- Your Mutual determines your residential monthly fee based on the financial requirements of your Mutual.



- Your Mutual Board of Directors with input from the unit owners sets this fee.



### TRUST

- The Trust budget is developed by LWMC and the recommendations of the LWCC advisory committees.
- The LWCC Board of Directors, based on the budget recommendations, sets the trust portion of the condo fee.

**THE CONDO FEE IS THE COMBINATION THE MUTUAL FINANCIAL REQUIREMENTS AND THE TRUST FINANCIAL REQUIREMENTS**

## **Community Information Resources**

- **LEISURE WORLD NEWS**
  - Published every two weeks
  - Provides information on LW organizational & community activities
  - Provides a calendar of events and location for both club houses.
- **TV - LOCAL COMCAST CHANNELS** (Channels - 952 & 954)
  - Provides a schedule of meetings, events and trips.
  - Shows a recorded version of official LW board meetings.
- **LEISURE WORLD WEB PAGES** ( [WWW.LWMC.COM](http://WWW.LWMC.COM) )
  - Provides information on community & official meetings.
  - Provides community contact information.
  - Provides minutes of official meetings.

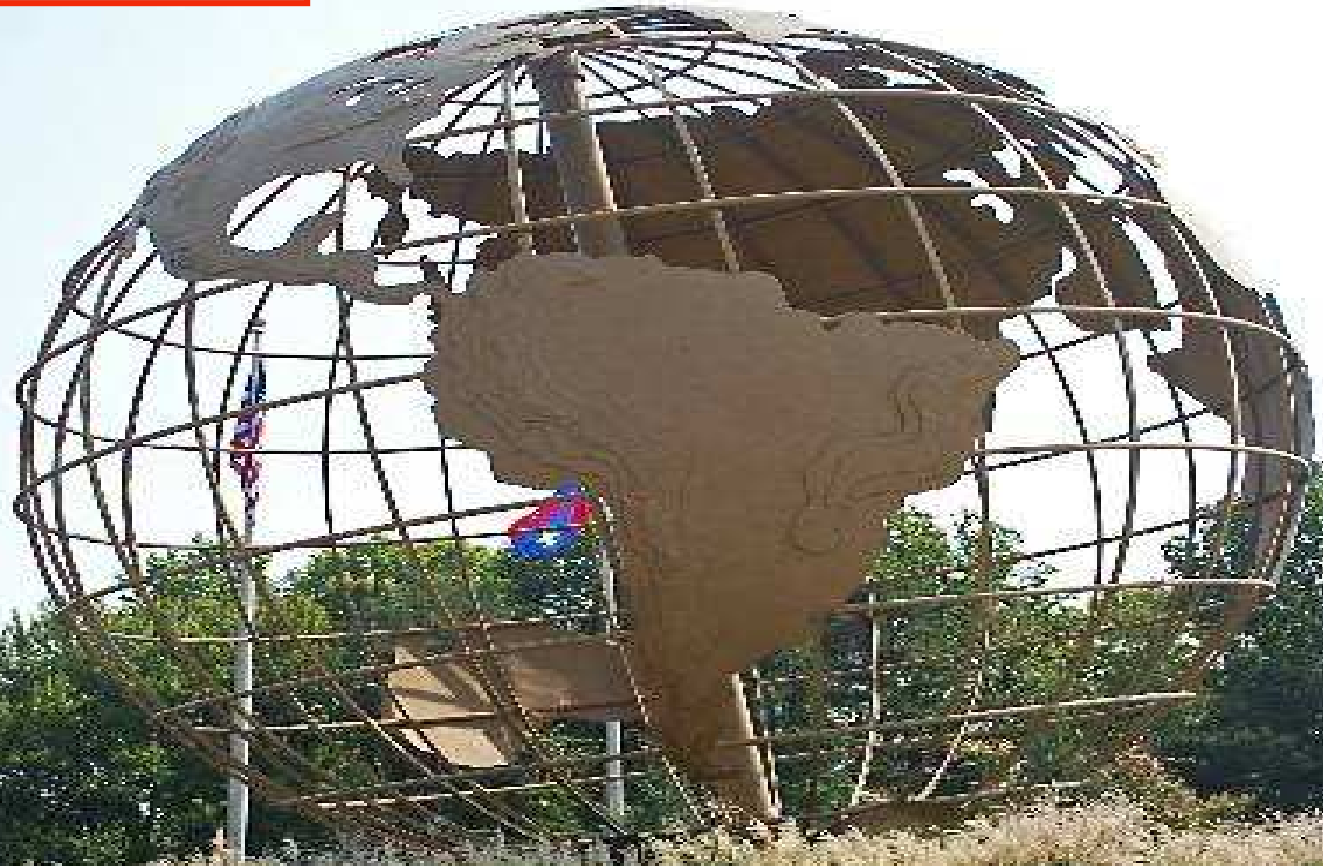
## COMMUNITY CONTACTS

- Issues relative to your Unit / Mutual should be address with your Mutual's Property Manger / Board of Directors

- EMERGENCY ISSUES – (Medical, Fire , Police) - Call 911
- Club House 1 301-598-1300
- Club House 2 301-598-1320
- Leisure World Administration 301-598-1000
- Leisure World Security 301-598-1355
- Maintenance
  - Normal business hours, Physical Properties ★ 301-598-1500
  - Non- business hours, call Guard Gate to reach Physical Properties ★ 301-598-1044
- Medical Center 301-598-1590
- Visitor Entry – call the Guard Gate 301-598-1044

★ Note: Some Mutuals use outside contractors for Electrical, Plumbing, HVAC Services

# LEISURE WORLD



**QUESTIONS ?**