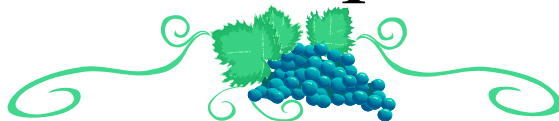


The Grapevine



Published by and for Mutual 14 of Leisure World

Issued Monthly – No. 409, March-April, 2012

The President's Corner

Spring is springing. Blossoms on the trees, daffodils now past their prime, tourists flooding back into downtown Washington, daylight savings time with us again. Our announcement of the Annual Meeting for Mutual 14 isn't far behind. You will be getting it in the mail within the next week. Harold Crisp and his nominating committee have done a fine job again recruiting excellent candidates for the Board of Directors. I will let you read about them in the meeting announcement. I do want to note one change that will occur this year, however. Frank Lozupone, who has been on our Board of Directors for 18 years, has decided not to run for re-election this time. Frank has been one of the bedrock fixtures on our Board. He served as an officer for 13 of his 18 years on the Board (seven as Vice President and six as President). He has also served as chair or co-chair of our Property Maintenance Committee for the last nine years. We will miss his wisdom on the Board next year, but are pleased that he will continue to work on the PMC. Frank has been a model citizen and he has earned the right to relax a bit. Cheers to one of our best.

I will take this opportunity to repeat a request I make regularly — please do either attend the Annual Meeting (it will be on April 26 at 3 PM in the auditorium in Clubhouse II) or send in your proxy. It is vital that we have a quorum so that we can successfully conduct our election and do other Mutual business. Our owners have been good about helping us succeed, let's do it again this year.

The Board of Directors is still working on two items: new possibilities for mixed paper recycling and the idea of establishing some regulations on pets in the Mutual. We are hoping to get some sort of large container for mixed paper for our apartment trash rooms so that it will not be necessary to tie up newspapers or put them in paper bags. Keep doing what you have been doing for now, but "stay tuned" — we hope to simplify the system soon. As far as pets are concerned, we have no specific complaints or concerns, but we do feel it is proper to review things and consider formulating a policy for the future. Ideas revolve around either the number or size of dogs and other pets. Even if we do not establish any new policy, remember that Montgomery County policy does apply here — pets must be under control when outside a residence; they must be vaccinated; and waste must be picked up and disposed of. For the last, it is now possible to use the three waste containers installed in the Mutual.

In closing, I just want to remind you that the Mutual is financially healthy, but that is because the owners have been responsible and have paid their monthly installments on our budgeted assessment regularly. Your attention to regular payment during the period of the economic slowdown is deeply appreciated. We hope to keep our fees at a reasonable level so we don't increase the burden of payment, but we also must pay to maintain our property in good shape so that it holds its value. But on the beautiful spring days that the Washington area is famous for, it is nice to look around and see that our community is doing well.

Richard Bambach 301-598-5322 richard.bambach @verizon.net

Mark Your



Calendar

Next Board Of Directors' Meeting Thursday, April 19, 2012



JOIN US!!!

in the Administration Building at 1:30 p.m. All unit owners and residents are encouraged to attend all Board meetings.



► Property Maintenance Committee, Thursday, April 5th at 1:30 PM, Administration Building



Advisory Committee
April 18 10:00 A.M.
Clubhouse I

LWCC Board of Directors
March 27th at 9:30 am

LWCC Executive Board meets
April 13, 2012

LWCC Board of Directors
April 24th at 9:30 am

Annual meeting April 26th 2 PM

April Fool's Day April 1st (no fooling!)



Advisory Committee



**Meeting: April 18 10:00 A.M.
Clubhouse I**



Property Maintenance Committee

Property Maintenance committee March 2012 report

A graphic "before and after" display of what your apartment paint colors will look like can now be viewed in the lobbies of apartment buildings 16 and 17. Painting is scheduled to start March 26th.

Barbara Martin did a walk through with Jim Slattery of Stansbury Services of all the apartment building carports. There is a question regarding how often the shampooing was done and how effective it was. Again, Barbara stepped to the forefront and suggested that she be advised when shampooing is scheduled so that she could observe and report to PMC.

A proposal has been suggested that the mutual install low intensity lighting along the walkway in our Central Park (between apartment buildings 11 and 15-16). Your PMC agreed to have an estimate made of the number of lights needed and the cost. At night this is a very dark area that is probably underutilized because of safety reasons.

With the concrete floor of Building 10 carport scheduled to be replaced this year, residents are to check their vehicles to make sure that they do not have "kidney problems" (fluid leakage). If they are not correctable, please place a pan underneath to prevent permanently staining your carport. Unfortunately, staining occurred in at least two places in Carport 12 shortly after it was replaced. Also those residents who store their golf carts in carports need to especially be careful of the battery leakage that also occurred in Carport 12 staining the new concrete. In most cases spillage occurs when filling the batteries. This can be avoided by moving your cart outside the carport when filling the batteries so that any spillage can be washed away.

Originally the rule of the month was going to be Sec. 15.01 Exceptions. However, with the early spring weather that we have enjoyed, Sec. 5.01 Use of Common Element-Planting deserves to be repeated as this is the guide that your Landscaping Committee uses to assist residents who may have problems.

Rule of the month: Sec. 5.01 Use of Common Elements-Plantings

A. Except for foundation plantings and the planting of flowers adjacent to a wall of a carport of an apartment building, nothing may be planted on the common elements of the Mutual without the written approval of the Board or a responsible Mutual committee. Plantings (such as trees and shrubs) that are not foundation plantings when so approved become the property of the Mutual and, except as the Board may specify, shall be maintained by the Mutual.

B. As used in these rules, a foundation planting is a planting that is

i. within four feet of a wall that has no overhang,

ii. within five feet of a wall that has an overhang,

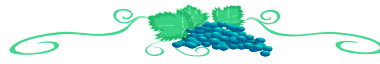
iii. within four feet of the edge of a patio, or

iv. within four feet of the edge of a walkway leading to the entrance of a unit.

C. A foundation planting, though consistent with the provisions of the preceding paragraph, is not permitted without the written approval of the Board if it would extend within four feet of the wall or an adjacent plaza unit or within five feet, if that wall has an overhang.

D. Beds for plantings must be maintained in a neat and orderly condition, free of weeds, grass, and dead plant materials. They must be separated from adjacent lawn areas by sufficient mulch or an inflexible barrier in order to avoid interference with the maintenance of the lawn.

E. Plantings along a walkway, wall, or patio of a unit must be in a continuous bed. Plantings must be at least six inches from any wall, at least six inches inside the edge of the bed which adjoins any lawn area, and at least two feet from any air conditioning unit. Any flexible or inflexible edging in a bed must be at least six inches from the outside edge of the bed that adjoins any lawn area unless it is even with or below ground level or is a solid inflexible barrier (such as garden timber) sufficient to avoid interference with maintenance of the lawn. Ivy or other plants that adhere to bricks and mortar are prohibited. If a bed contains any other climbing plants, the plants may not be closer to any wall than twelve inches and must be attached to a 3/4 inch or one inch non rusting pipe trellis or to a wooden trellis. Any wooden trellis used for this purpose must be constructed of pressure treated strips at least one and 5/8 inches by one and 5/8 inches net. A trellis of any other kind of material may be used only with the written approval of the Board or a responsible



Mutual committee.

F. Any climbing or other plants, edging, trellis, or other materials inconsistent with the provisions of paragraph E that are in place at the effective date of this rule shall be removed or made consistent with the rule by July 1, 1982, unless the Board, in response to a written request by the responsible resident, approves their retention.


G. No artificial shrubs or flowers may be placed on any exterior common elements. Artificial shrubs or flowers or decorations may be placed in the lobby of an apartment building, but such object must be promptly removed if the Board finds substantial objection to it by residents. Vegetable plantings may be maintained on the common elements only if in a pot or similar container that is not visible to persons other than the residents or visitors to the unit near which the container is located.


H. Plantings or planting materials that are not in conformity with these rules may, after reasonable notice to the responsible resident, be removed or brought into conformance with these rules on the instruction of the Board in accordance with Section 12.01.

I. In arriving at its decisions under this section, the Board shall consider the views of the residents of neighboring units, responsible Mutual committees, committees of the Leisure World Community Corporation, and the General Manager.

 **April 6th Passover begins at Sundown**

 **Personals...**

-  Happy Birthday
- | | | |
|------|--------------------|----------|
| 4/04 | Ellen Wilson | (B12-1G) |
| 4/06 | Margaret Friedrich | (B10-3D) |
| 4/12 | Jim Straw | VHC 2B |
| 4/28 | Diana Kennedy | (B13-3A) |
| 4/28 | Emily Moran | (B12-3A) |
| 4/29 | Mary West | (B16-3A) |
| 4/30 | Debby Nixon | (B15-3G) |

Please Welcome 

- | | |
|--------------------------|----------|
| George & Kathryn Vincent | (B13-3F) |
| Elaine Harn | (B14-1C) |
| Donald & Joann Bonn | (B16-3E) |

April 8th Easter 

Landscape Committee 

On Tuesday, April 3rd, we will be doing a walk-around the Mutual checking all the gardens. We know this is early for everyone to have their gardens done, but now we are really checking those that have done nothing. We will be sending letters to those who need to have it done now. We will be doing a massive planting at the corner of Forest Edge and Interlachen to cover the utility box. If you would like to see something done, please contact your Landscape Rep. or chairman.

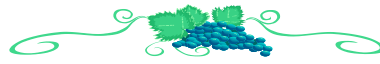
April 22nd Earth Day 

Pet Information

Did you know that there are 24 dogs in Mutual 14? In an effort to eradicate puppy poop from our lawns and green areas, three pet refuse receptacles have been installed: one between buildings 11 and 17 (on Leisure World Blvd), one between building 13 and 14 (on Interlachen Dr.) and one at the south end of Central Park (on Glade Drive). Each receptacle contains 2 small rolls of plastic bags and a large, green perforated canister to drop the used bags into. If you walk a dog, please make a deposit often!

We hope that the installation of these receptacles will eliminate people leaving their pet's droppings within the mutual. We note that some of these droppings may be from folks who are not residents of the mutual but we hope they'll be encouraged to use the receptacles. We also recognize that it may be difficult for some residents to bend down to pick up pet droppings. Donated by concerned Mutual residents, you'll find traditional pooper-scoopers for your use at the same location as the receptacles.

Let's work to make Mutual 14 as free of pet droppings as possible. We all need to cooperate in this effort and Archie, Molly, Maddy, Fanny, Liberty, Justice, Nicky, Cleo, Bud, Bailey, Dolly, Dice, Domino, Deuce, Chewie, Lexie, Morgan, Annie, Bogie, Blackie, Clancy, Shannon, Tickerbell and Poncho and their owners hope you'll help!



Mutual 14 and LWCC are obligated to enforce Montgomery County animal control laws, so please, let's be responsible pet owners and neighbors.

Here are some Montgomery County animal control laws that are worth knowing about because you must obey them to be a law-abiding pet owner.

*All dogs and cats 4 months of age or older must have a current rabies vaccination and a County license. The rabies tag provided by your veterinarian is NOT a County license -- the license must be purchased separately. **Penalty for Violation of vaccination laws - \$500 Penalty for Violation of licensing laws - \$100***

*Dogs cannot be at large unless the animal is certified by Maryland National Capital Park and Planning Commission (MNCPPC). Any dog is at large if it is outside the owner's premises and not leashed, unless it is a service dog, is in a dog exercise area designated by the MNCPPC, or is participating in an approved activity. Any other animal (i.e., cat or livestock animal) is at large if it is outside the owners' premises and not leashed or immediately responsive to verbal or non-verbal direction. Remember, in a condominium the owner's premises are only the spaces inside the doors and walls of the unit. The common areas of a homeowner's association, condominium or cooperative are not the owner's premises. **Penalty for Violation: \$100 for first offense, \$500 for each subsequent violation.***

An owner must not allow an animal to damage or defecate on property outside of the owner's property. An animal may defecate on public property or the common area of property in which the owner shares an interest if the owner immediately removes and disposes of the feces by a sanitary method. Feces may be picked up in a plastic bag. If this bag is placed inside another plastic bag, it may be put out for disposal in your normal household trash.

Penalty for Violation - \$100

An owner must not allow an animal to cause an unsanitary, dangerous or offensive condition

because of the size or number of animals kept in a single location or because a facility is not appropriate for the animal or properly maintained.

Penalty for Violation - \$100

*An owner must not allow an animal to cause noise that is loud enough and persistent enough to disturb another person's quiet enjoyment. **Penalty for Violation - \$100***

Again, we hope you will use the new receptacles to help keep our common areas clean and sanitary. If you do so and also follow the County regulations on pets we will all enjoy having your pets as part of our community.



Social Committee

By the time you get the Grapevine you will have missed our Bingo night. We had 65 people in attendance and we missed everyone else. Our next function will be on June 5th with a picnic on Vantage Hill Ct. If you need help getting there, please contact your social rep.

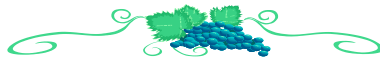


Reminders & Vital Info

• Vacation Communiqué

Are you planning to be away for more than a few days? Before you leave, use this REMINDER as a guide to prepare your residence for your absence

1. Turn your Air Conditioner up to 85° **OR** Turn your Heaters to 55°.
2. Turn off the switch (circuit breaker) to the Water Heater
3. Unplug your TV set, Stereo, Radio, Toaster, or other unnecessary appliances.
4. Stop the newspapers.
5. Hold the mail at the Post Office, have it transferred, or have a neighbor pick it up.
6. Notify the Main Gate and the building Rep by leaving the following with them on a 3x5 card
 - a. Your name and address
 - b. Dates you will be gone
 - c. Destination
 - d. Location of a key.
 - e. Phone numbers of local person who can be notified in case of a problem.



7. Leave similar information, plus key(s), with a neighbor.
8. If you will be gone for more than three weeks
 - a. have someone check the unit once a week
 - b. turn off water to toilets, sinks, and washing machines.

THIS IS VERY IMPORTANT. It protects you and your neighbors from emergencies such as a water leak or fire.

• **Air Conditioner Preparations**

Believe it or not HOT weather is right around the corner. If you have placed the air conditioner filter in a plastic bag, now is the time to remove it. If the filter is dirty, it should be replaced before the start of the season.

Please be certain to turn OFF the heat before you turn on the Air Conditioner

• **Water Valves**

Exterior Water valves can be turned ON now. At the interior access panel, open the valve by turning the faucet handle to the **LEFT or counter-clockwise**.

Now is a good time to check all of your other water valves. Make certain you know where they are and if they can be easily turned. It is especially important for you to locate and be able turn off the main water faucet in your residence. The **main valve** is usually located near the hot water heater. To turn any valve **OFF**, turn the handle to the **Right, or clockwise**.

• **Kitchen Drain Test - Check It Out!!!**

All apartment residents should perform the following test of your kitchen drainage **monthly** in order to avert a flood:

- 1) Fill the sink with water up to 1-1/2 "from the top.
- 2) Remove the stopper and let it drain.
- 3) If the water flows out quickly, all is well; your drain has 'passed' the test.
- 4) **BUT**, if the water drains sluggishly, your drain may be clogging up and could cause a flood in your apartment. **REPORT** this at once to our Mutual Assistant so that the drain can be checked and cleaned out by the plumber.

M14 ONLINE:



www.mutual-14.org

NEW INTERNET ADDRESS FOR OUR MUTUAL
Please note the new address for our web site!

Our website has a new address. Jackie Rabinow, who has been its Webmaster since its inception in 2003, is retiring and the Mutual has hired a professional Webmaster. This required a change in our web address. PLEASE NOTE THAT OUR NEW WEB ADDRESS IS - www.mutual-14.org.

If you have a link to our website through www.professionalusa.net/m14, please be sure to change this link to www.mutual-14.org.



Administrative Assistant's Day April 25th

BOARD OF DIRECTORS

President: Richard Bambach
Vice President: Jackie Rabinow
Secretary: Agnes Glass
Treasurer: Ann Graham
Director: James Moores
Director: Frank Lozupone
Director: John Radcliffe

COMMITTEE CHAIRS

Advisory: Agnes Glass & Aleen Phillips
Budget & Finance: Ann Graham
Landscape: Sharon Moores
Property Maintenance: Frank Lozupone & Bill Buck
Social: Sharon Moores

Web Site: www.mutual-14.org
<http://www.lwmc.com>

Mutual Assistant: Gloria Robar - 301-598-1338

- Building Problems? - **Call** Gloria at 301-598-1338
- Emergencies, when Gloria is not available - **Call** Physical Properties -301-598-1500
- After hours & weekends - **Call** Main Gate - 301-598-1044

Comcast Issues - contact 301-920-9951