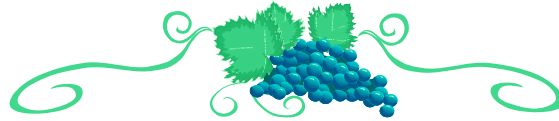

The Grapevine



Published by and for Mutual 14 of Leisure World

Issued Monthly – No. 411, May - June, 2012

Mark Your



Calendar

Next Board Of Directors' Meeting Thursday, June 21, 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, June 7 at 1:30 PM,
Administration Building



Advisory Committee

Meeting June 20 at 10 am in Clubhouse I.

Tune in to Channel 954 on Monday May 28 7PM to see the May 18 Exec meeting televised.

Tune in to Channel 954 on June 18 to see the May 29 LWCC Board meeting televised.

Tuesday May 29 LWCC Board at 9:30 am in Clubhouse I.

LWCC Executive Board meets Friday, June 15 at 9:30 am.

The President's Corner

Mutual 14 had a successful Annual Meeting on April 26. I want to thank everyone who either attended or sent in his or her proxy. Our Bylaws specify that we need 51% of our owners represented to have a quorum to do business. Some mutuals do not get a quorum and that makes a second meeting necessary, at a cost to the mutual and to the management staff. We have been able to get a quorum for all our annual meetings — well done, fellow owners. I also want to thank the Social Committee for overseeing the social hour and the management staff who provided the folks to count the ballots and keep our business records in order.

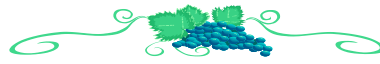
The “big news” of the meeting was that Frank Lozupone completed his term of service on our Board of Directors. As noted last month, Frank has served the Mutual in exceptional ways (as President, as Vice-President, and as Chair and Co-Chair of the Property Maintenance Committee). Our community is a better place because of Frank's able and dedicated service.

We have some good news, too. Linda O'Neil has been elected to the position Frank vacated. She has been the force behind the excellent redecorating program for our apartment lobbies. Her committee has done a fine job. I look forward to having her on our Board of Directors. Jim Moores and Ann Graham were re-elected. The Nominating Committee, chaired by Harold Crisp, has done a superb job of locating talented people to be candidates for our Board of Directors. Every member of the Board contributes wisely to our deliberations. We are truly fortunate to have such a talented and constructive group.

At this year's Annual Meeting several residents expressed specific concerns. This was quite appropriate. In one case the issue is complex and is still being considered by the Board, and the input from the resident is of value to us. In another case, it was reasonable to express concern over an oversight in dealing with an opportunity that the Board had not followed up on effectively. We have heard that issue and will work to keep from letting any future opportunity like it to get past us again. This is one way we learn.

Our painting program is underway and the new paint and more unified color scheme (thanks, again, Linda) look great on Building 16. Building 10 has a new concrete carport floor, leaving just one more to go. New shingles have been put on the roofs of two of our apartment buildings and the re-roofing program will continue next year. More is coming, too. Vinyl siding to replace the worn aluminum siding on parts of four apartment buildings and their carports will be installed this year, with the other four to be done next year. Your condo fees include funds to build up our reserves so that we can keep up and improve our property. It is what makes us a strong and healthy association. Mutual 14 is a great place to live.

At our recent Board meeting we made some real progress in getting paper recycling clarified. We will soon have large bins for “mixed paper” installed in the trash rooms of our apartments (and special blue containers supplied to each plaza home). The new bins will replace the small blue containers that are in some trash rooms, but are entirely inadequate for an



apartment house. When this is done it will be possible to put all paper EXCEPT magazines, phone books, and paperback books into the mixed paper bins. This will include even cardboard, unless you have a large amount (such as after a move-in), in which case the boxes should be broken down flat and tied up and left in the trash room, but not put in a bin. When the bins are installed we won't need to package newspapers any more.

Magazines, telephone books and paperback books can be recycled only at the beginning of each month (before the first Tuesday evening). We must limit the time when those items can be put out because they must be ready before the pickup on the first Wednesday. Except for that first pickup of the month, magazines, telephone books and books should not be put in the mixed paper. The reason is that the glue used to hold pages together in binding books and most magazines gums up the machines used in processing recycled paper. Leisure World gets revenue from recycling and the price they get for paper with magazines and books in it is just half what they get for mixed paper without magazines and books. Therefore, put out magazines and books ONLY once a month — and only early in the month, before midnight of the first Tuesday. We will have more on recycling as the bins get installed.

I look forward to seeing you at our upcoming picnic. It will be on June 5 (rain date June 7) in Vantage Hill Court. Bring your own chair and enjoy one of the year's happiest events. Your Social Committee representative will be happy to receive your \$10 check to cover food and expenses.

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



Wounded Warrior Golf Days at Leisure World

I'm sure everyone at some time or other has thought: "what can I do to say 'thank you' to the young men and women returning from combat in Iraq and Afghanistan." Now there is an opportunity to do that, by contributing to a grass roots project known as "Wounded Warrior Golf Days". Every second Tuesday of the month, May through October, Leisure World residents will host twelve veterans undergoing rehab at Walter Reed Hospital for a game of golf followed by a meal in the Terrace Room or Stein Room.

Leisure World management has generously offered the course and golf carts at no charge, but small gifts (a golf towel, tees and balls) and meals must be paid for entirely through public contributions. Your financial support of this project will be greatly appreciated! Make a check out to "Wounded Warrior Golf Days" and drop it off at the E&R Office, or to Kathy Viney in Bldg.10, Apt.1B (15101 Glade Dr.)

Advisory Committee



The committee will be meeting on June 20 at 10 am in Clubhouse I.

Property Maintenance Committee



Progress has been moving right along your Mutual's 2012 projects. Apartment buildings 10 and 11 and their carports have been re-roofed with gutters and downspouts. Apartment buildings 16 and 17 painting is over 50 % complete.

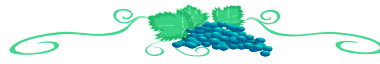
Carport of building 10 has a new concrete floor so please be sure that fluids are not leaking from your vehicles. If they are, have them repaired or place a drain pan underneath them. This project cost your mutual over \$40,000, so please be careful.

The spaces underneath the end stairwells for apartment building 11 have had the stone removed, replaced by concrete. Two plaza homes have new concrete lead walks completing the projected concrete projects for this year.

Apartment building 11 is scheduled to have the carpet replaced. Although the ground and third floor are in fair to poor condition, the second floor floor carpeting is really in bad shape. In view of this, your PMC feels that all three floors should be replaced. Because of the problems the EPDM (that is, the rubber backing under the carpet) could cause, alternatives are being researched and considered.

Finally, the contract to install vinyl siding for apartment buildings 14, 15, and 16 and their carports has been awarded. Work should be starting shortly, if it hasn't already.

After forty some years, we will have our central park lighted. Yes, your BOD voted to have three Georgetown style street lights (similar to the ones by Clubhouse I, only slightly smaller) installed later on this summer. They will not only make dog walking safer when it is dark, but give the residents whose homes adjoin the park a degree of security.



Rule of the Month

Sec.6.01 Architectural Control

A. Standards for Balcony Enclosures for Apartment Buildings.

i. Enclosures for the first and second floor are to be constructed with glass or screen panels in prefinished metal frames which will extend from the floor to the height of 6' 8". The area between the top of the glass or screen panels to the ceiling is to be finished in Alcoa white aluminum panels, 12" wide with center groove, and 1/2" plywood backing shall be installed under this aluminum siding.

ii. Enclosures on the third floor are to be constructed with pre-finished metal frames which extend from the floor to the ceiling.

iii. Enclosures on the second and third floor are to be constructed inside a hand railing.

B. The paint used on the surface of a balcony enclosure or other part of an apartment building or plaza unit shall carry the same manufacturer's color number as the paint used for similar surfaces in the same building.

Color numbers are available from the Physical Properties staff of the General Manager.

C. No flower pot, planter, ornament, or other object may be hung from the ceiling of a patio, or balcony, or on the outside of a railing of a balcony without the prior written approval of the Board or a responsible Mutual committee. Such approval shall be given only if the committee, upon inspection, is satisfied that the object is securely fastened and does not constitute a hazard to any person who may be beneath it. A resident who, at the time this rule becomes effective, is maintaining any object covered by this paragraph, shall promptly notify the Board so that it may be inspected. If it is found to be hazardous, the unit owner shall remove it promptly upon notification by the Board.

D. A unit owner who constructs or has constructed an addition or other change in the common elements assumes the responsibility for any resulting increase in the cost of maintaining the common elements, whether or not that condition is stated when the change is approved by the Board or a responsible Mutual committee.



Personals...



Happy Birthday

- 6/09 Mary Louise Howard (B12-2D)
- 6/25 Ruth Boyd (B12-3F)
- 6/26 Ralph Romano (B13-1A)
- 6/30 Sylvia Pachenker (B15-3E)

Please Welcome



- Isais and Martha Nunez (B16-2F)
- Valentine and Jeanette Liu (B17-3G)

Landscape Committee



The Landscape Committee inspects the grounds of Mutual 14 on a monthly basis throughout the growing season. We ensure that the entire landscape, whether mutual property or private property, are well maintained. It's that time of year again, where we must remind residents in garden apartments that they are responsible for the four feet of garden space fronting their patios, and residents in plaza homes are responsible for the four feet of gardens that abut their building. At the minimum, your garden spaces should be weeded, mulched, and tidy. Mulch alone does not eliminate weeds so we recommend the use of "Roundup" to spray the weeds away. Pots, whether empty or holding dead vegetation, should not be left in beds or on patios. If you don't maintain your garden spaces, or respond to our "friendly reminders" in a timely fashion (usually 14-30 days), the Committee is allowed to take action on behalf of the Mutual at your expense.

Any plantings outside of their four-foot boundary are not the residents' responsibility. Plantings outside of their four-foot boundary are the property of Mutual 14 and are maintained by McFall & Berry on our behalf. Residents, or their hired gardeners, should not take it upon themselves to trim shrubs or cut back trees. If you have a problem with any part of the Mutual landscaping, please contact Sharon Moores, and she will have the professionals take care of it.



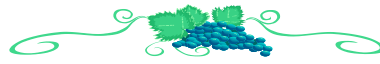
Social Committee

Don't forget our Mutual Picnic on June 5. Sign up and mark your calendar. Also, if you want to try Putt Putt golf, you must sign up ahead of time.



June 17

Father's Day



Reminders & Vital Info



• **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.

• **Stairway Safety**

HOLD ON TO THE RAILING!!! when using the stairs. During wet weather, the moisture in the air can settle on the stairs causing them to become slippery.



IN MEMORIAM

Our condolences to David Wood.
His wife, Rosalind, passed away on March 26th.

M14 ONLINE:



www.mutual-14.org

From the LWCC Energy Advisory Committee (EAC)

Heat Pump Energy Credit Announcement for Leisure World’s Master-Metered Residents

For residents who live in master-metered mutuals (3M), an E-Rating credit now exists for current heat pump owners and the credit will be available to 3M residents who install heat pumps in the future. A heat pump uses far less energy to heat a home than the standard electric resistance furnace, which currently is used in most master-metered residences. As a result, the new heat pump credit is substantial and well worth the effort involved in applying for it.

The credit is EAC’s acknowledgement of the heat pump’s significant impact in lowering the amount of energy used to heat your home and is intended to be an

inducement for 3M residents to choose heat pumps over standard air conditioning (A/C) units when their A/C unit fails. Although a heat pump costs more than an A/C unit, the E-rating credit should make up the difference in less than three years. After reaching the breakeven point heat pump owners will continue to save money because of the credit’s continued impact on their monthly fees. The amount of your credit will vary depending on which model home you own and your heat pump’s heating efficiency (HSPF) rating. For questions on how to apply for a heat pump credit, contact Lynn Cavaluzzi by email at Leisurelylady@comcast.net or Elsie Maxam at edmaxam@verizon.net or 301 598-1475. If you have non-application questions, contact Michael Showalter at showmt@hotmail.com or 301 598-3247.

June 20

First Day of Summer



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