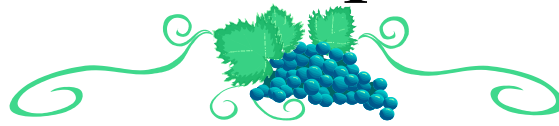

The Grapevine



Published by and for Mutual 14 of Leisure World

Issued Monthly – No. 415, September-October, 2012

Mark Your




Calendar


Next Board of Directors'
Meeting Thursday,
October 18th, 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, October 4th at 1:30 PM, Administration Building

 Advisory Committee
October 17 at 10 am in Clubhouse I

The LWCC Board meets Tuesday September 25 at 9:30 am in Clubhouse I.

The LWCC Executive Board meets Friday, October 12th at 9:30 am

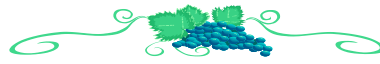
Tune in to Channel 954 on Monday October 15 at 7PM to see the September 25 Exec meeting televised.

Tune in to Channel 954 on Monday October 29 at 7PM to see the October 12 LWCC Board of Directors televised

The President's Corner

The big news this month is that we are sending out the annual budget letter this week and we have what I hope you will regard as good news. After working the last few years to fund needed new items such as our maintenance reserve we have reached a point where we can not only maintain, but improve, our property with the funds we have coming in. Because Leisure World management was able to negotiate a very good price for the master meter electric charge for the coming year and Leisure World management has structured its new budget very well, we are able to actually have a very small reduction in our overall budget for this coming year. We can do this even as we find we must budget more for water and sewer, add a bit to several other items, and continue to fund our program of upgrading the appearance of our apartment buildings. I want to thank the careful planning of both Leisure World management and the constructive thinking and planning by everyone on your Board of Directors.

With this good news, I do want to raise a delicate concern. I have learned that there has been what I can only call “gossip” going around that either the Property Maintenance Committee has been given funds to spend or that the president has offered funds to the Property Maintenance Committee. This sort of idea is simply false. The only way your funds are authorized for expenditure is by vote of the full Board of Directors in open meeting. It has always been that way and will always be that way. Our committees do discuss the needs they may have for funds and they do consult with the treasurer and the president to find out what funds may be available within our budget. That is only proper for doing adequate planning because your committees and your officers are responsible for making sure your community is well cared for and your property values are maintained. The only way that can be done is if we look ahead and plan ahead. Those plans should be made with the understanding of what may be possible. For that reason we talk funding to evaluate how we can do what will be needed without creating any unexpected or unpleasant burden on our unit owners. But each and every item is reviewed, discussed and voted on by the Board at the time contracts are proposed and the work is to be done. There is a difference between the planning and forecasting of needs for the future and actually committing your money to specific projects. I can assure you that we do not violate your trust and we do not commit any funds to any projects without full and open discussion and consideration in the properly authorized venue. If you have questions or concerns, check before you tell others what you “have heard” is happening.



One of our residents has mentioned an idea that had not previously occurred to me that I think is a very useful idea. The ducts for our air-conditioning systems are a part of our individual units. The maintenance of a unit's air-conditioning is the responsibility of the unit owner, as you know. Most of us have probably not had the ductwork for our air-conditioning cleaned (it does not build up lint or anything that is a fire hazard as our clothes dryers do). But dust and mold can accumulate in those systems. To have the ductwork cleaned requires contracting a company licensed to do such work, but it is worth it if it has not been done for a number of years. The licensed operator is necessary because of the need to control black mold and similar potential health hazards when cleaning the ducts. But if you haven't had such work done for several years, it would be a good idea to get your air-conditioning ducts in the ceilings of your unit cleaned out.

I will close with another reminder about trash. If you are disposing of used furniture or large items, it is your responsibility to contact an organization that picks up such material to haul it away. It is not proper to simply move it to the entrance of an apartment building and leave it with a sign "trash." It is unsightly and, since that sort of thing is not a regular part of the regular trash pickup, it may not get taken. Do not leave large objects out in our entryways as trash. Make arrangements with groups that will come to pick up furniture you no longer want and have them come to your apartment to haul it away. It is your responsibility to do so.

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

Monday, October 8 Columbus Day



Sadly, a reminder to be safe

Recently two residents in building 14 of our Mutual had items stolen from unlocked cars in the carport. Please, lock your cars. And don't leave valuable looking items visible in your cars!

Advisory Committee



The Committee will be meeting on October 17 at 10 am in Clubhouse I. The room will be posted on the bulletin board in the lobby.



Property Maintenance Committee
Carpeting Coming

A contract for Camelot Flooring and Design Center of Gaithersburg was approved at the September board meeting to re-carpet all three floors of Apartments 10 and 11. We hope that the weather will be warm enough to permit completion this year.

There is a small correction for plans for next year. It was reported in last month's Grapevine that your PMC agreed to propose to the Board that two Apartment Buildings have new carpeting installed in 2013 as well as the two being carpeted this year as part of the accelerated program for upgrading the decor of our buildings. The plan is tentatively to re-carpet just one building unless the re-carpeting this year comes in substantially under budget (which may occur). We will recommend doing a second building next year (2013) only if the money is available.

The new "who pays" list is still a work in progress. The revised list should be in the mail in November.



Personals...



Happy Birthday

- | | | |
|-------|--------------------|----------|
| 10/03 | Louise Hajjar | (B10-1A) |
| 10/12 | Mildred Flyer | (B17-2G) |
| 10/24 | Millicent Lutz | (B15-2A) |
| 10/28 | Christine Lozupone | (B17-3A) |

Please Welcome

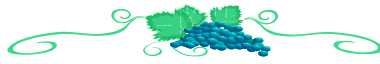
- | | |
|----------------------|----------|
| Charles Everett Mull | (B17-3C) |
| Barbara Doxie | (B11-2D) |



Landscape Committee



Our properties can be seen from various points on the golf course, as well as from the Clubhouse I parking lot. It is also a throughway for residents and visitors of The Greens, or anyone driving on Interlachen or walking on Vantage Hill Road. It is to our advantage to make our Mutual a showplace, and one of the ways to do that is to keep our grounds and gardens looking their best.



The Landscape Committee recently sent letters to a few residents asking them to clean up their garden spaces. We want everyone to know that **IT IS NOT OK to have grass and weeds and dead plants in beds, to have dead plants in pots, or to have overgrown shrubs intruding on other units or growing into the eaves or air conditioner vents.** This goes for the front and rear of all properties. The majority of residents who received a letter from the committee have stepped up and cleaned up – and we thank them all. Those residents who have not yet done so will have the work done for them, at their expense. This is to ensure that our Mutual remains the showplace that we all want it to be. October is a great time, before it gets too cold, to remove all the dead stuff and generally tidy up for the winter.

We need some help on the landscape committee. If you like to garden or like things to look good that is all that is needed. We need reps from buildings 11, 16, and 17. You can be an owner or a tenant. We meet the 2nd Monday of each month at 1:30. If you still work and can't make the meetings, just give us a report. If you are interested please call Sharon Moores.



Social Committee

We are having a Casino Night at 6 PM on October 16 in Clubhouse II. We will have games of chance, poker, blackjack and more. There will be a silent auction for those who don't know how to play the games. At the end of the evening, we will have an auction with the chips that you win during the evening. There will be finger food, dessert, coffee, ice tea and Margaritas all evening; All of this for only \$10. You may bring paying guests if you like. If anyone has any gifts to re-gift for the auction, or can get a gift card from your favorite restaurant, or you would like to make something, please call Sharon Moores. Now to the bad news: we have no one this year to deal poker. If you can and would please help it would be appreciated by all. We need two dealers, so please call Sharon.

See you all on October 16, watch for the flyer and sign up.



Wednesday October 24th United Nations Day

Quick Energy Program from PEPCO

Recently our Mutual arranged for everyone to get a Quick Energy checkup from PEPCO. PEPCO was using a company called ecobeco to do the checkup.

This *didn't cost me a cent* or my Mutual a cent – and anyone can call individually to arrange for this. Just request an appointment by calling 1-866-353-5798.

I was very pleased. They installed lots of CFL light bulbs; they installed low flow showerheads, low flow aerators on the faucets and checked our hot water heater. (We could have declined on any of these things.) I asked if we could get a showerhead on a hose and they said, "Sure!" (I like the hose because it is easier to rinse out the tub with it!)

They left us our light bulbs and they left us the old showerheads, so if we were unhappy, we could have the old ones re-installed. I am happy to report that the shower is just fine, and, although, at first, I noticed that the flow from the faucets was smaller, I don't even notice it any more!

Although CFLs are not as bright when they first come on, they do brighten fairly quickly. If you do want brighter bulbs, there are brighter CFLs available in stores, too. I sometimes miss the old bulbs, but I just remind myself that soon I will no longer be able to buy the old incandescent bulbs.

Although I do not have a power bill of my own, I know that our entire Mutual benefits from any energy savings. This means that our master meter bill to the Mutual is reduced, and that reduction does help the condo fee. And last, but not least, maybe the world will be a better place for my grandkids if I take care of it now!

Beth Leanza

Reminders & Vital Info

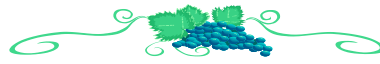


➤ **Get Ready for Cold Weather**

Winter is almost upon us. To get ready for winter:
a) Replace the air conditioner filter with a new one.

b) Place the filter in a plastic bag, return it to its normal place. This will help reduce drafts from the air conditioner grill and save heat.

c) Turn the air conditioner switch to OFF



IMPORTANT: Once the filter is covered with plastic, **DO NOT** turn the house fan ON.

Also: **DO NOT** turn on the air conditioner when the heat is on.

Clothes Dryers

We have a responsibility to ourselves and to our neighbors for properly operating and caring for our Dryers. Keeping the dryer clean from lint build up will prevent unnecessary energy use. **Lint screens should be cleaned after each use.** Some lint particles can accumulate around and under the dryer increasing the fire hazard.

You are, of course, aware that the Mutual cleans the exhaust lines every two years. However, it is a good idea for you to test for any excess heat while it is running. Alert our property manager if you find this to be so. It is also a good idea to make a visual check of the outside exhaust point to assure there is no lint build up there and that the flap is operating freely.

Use of fabric softeners have been found to cause a waxy, invisible substance to build up on the lint screen blocking the air. Occasional washing of the lint screen with soap and water will prevent this.

➤ **Smoke Alarms**

It is important that you DUST and CHECK your Smoke Alarm periodically. Please consider this as a reminder to take care of one of our most important safety gadgets.

M14 ONLINE:



www.mutual-14.org

Leisure World is now publishing – online – a schedule of the telecasts of meetings: if you are reading this online, click on or copy and paste this link into your browser:

<http://www.lwmc.com/lw-residents/notices/1021-lwmc-cctv-schedule.html>

OR - Go to the Leisure World web site: www.lwmc.com ; On the upper left side of the screen, under Alerts and Notices, You find **LWMC CCTV Schedule**. Click on that for the schedule.

Wednesday October 31st Halloween



BOARD OF DIRECTORS

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

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