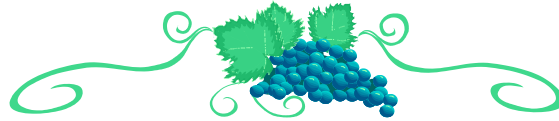


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# The Grapevine



Published by and for Mutual 14 of Leisure World

Issued Monthly – No. 427, November, 2013

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## Mark Your



## Calendar

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**Next Board Of Directors'  
Meeting Thursday,  
November 21, 2013**



### JOIN US!!!

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

4 Property Maintenance Committee, Thursday, November 7 at 2 PM, Administration Building



The LWCC Executive Board meets Friday, November 15 TBA at 9:30 am.

The LWCC Board meets Tuesday October 29 and again on November 26 TBA at 9:30 am in Clubhouse I.

**Tune in to Channel 974 on Sunday October 27 and Monday October 28 at 7PM to see the October 18<sup>th</sup> Exec meeting televised.**

**Tune in to Channel 974 on Sunday November 10 and Monday November 11 at 7PM to see the October 29 LWCC Board of Directors televised.**

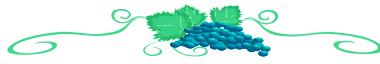
## The President's Corner

The revised Mutual 14 Rules and Procedures have been accepted by the Board of Directors and will replace rules dated before November 1, 2013. You'll be receiving a copy in the mail soon. If you have any question about what can and cannot be done in your unit or in the common areas of our Mutual, this one document will be your "go to" resource. It will also be posted on our website at [www.mutual-14.org](http://www.mutual-14.org).

A new rule is now in place requiring all residents to register with the Mutual. One of the reasons for requiring registration is the need for us to know who is living in every unit in case of an emergency. The recent fire in the Greens is a good example: the Mutual president had to ensure that everyone was accounted for and found to be safe and sound. So please take the time to read the article from the Rules Committee and complete the registration form if it pertains to you.

Speaking of fire emergencies, it would also be a good idea to check out your Homeowner's Insurance policy to confirm that you have an **HO6** policy. If there's a fire in your unit, or if your unit is damaged by a fire in a neighbor's unit, the Mutual is only responsible for the building, not your furniture, clothing, etc. inside your unit, or the costs associated with staying in a hotel. That's what homeowner's insurance is for.

**John Radcliffe**  
[jradltr@aol.com](mailto:jradltr@aol.com)  
**301-233-0093**



## Notes from the Board

Residents should remember that, except in the event of an emergency, if a unit owner or resident asks the Physical Properties Department to perform work normally paid for by the Mutual [instead of going through our Mutual Assistant, Gloria Robar], then that work will be paid for by the unit owner or resident.

\*\*\*\*\*

Carport parking spaces are assigned to the residents of specific units. The open parking lots are for residents' second vehicles and visitors. **Please tell your guests where to park - Do not allow your guests to park in the carports!**

\*\*\*\*\*

Mutual 14 bought and installed three "dog waste stations" equipped with plastic baggies and a trash bin for "deposits". They've been an enormous help in alleviating the problem of dog poo being left all over our lawns. But now we have a different problem: dog walkers, not only from our own Mutual, but also from the Greens and Fairways, have been caught taking baggies by the handful! One resident was stopped after helping himself to more than a dozen baggies – and he didn't even have a dog with him!

We're happy to have residents and the general public take one or two baggies for immediate use, and a third to stuff in a pocket for "just in case", but there's no reason to take more than that at any one time. Think this is no big deal? We've bought twice as many replacement bags so far this year as we did last year. That's *thousands* of bags - and money out of your pocket.



## Friday November 1<sup>st</sup> All Saints Day

### Rules Committee

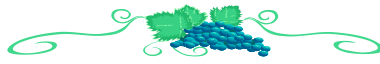


Two new Mutual 14 rules, effective November 1st, state that:

- 1) "All persons who intend to reside within the Mutual but who do not have ownership or a lease, must register with the Mutual" and
- 2) "Vehicles on Mutual property for more than 14 days must have a Leisure World decal or a valid Mutual 14 Parking ID displayed on the dashboard."

If you're an owner, or a tenant with a lease on file with the Mutual, then you don't have to do anything. You're already registered. But if you have a live-in caregiver, if you have a relative or friend living with you, if you're an occupant without benefit of a formal lease, then the unit owner must complete the attached "**Mutual 14 Caregiver/Occupant Registration Form**".

If the caregiver or occupant has a vehicle, the unit owner must complete the form and the caregiver or occupant must attach a copy of their drivers' license and vehicle registration. Bring these documents to Board member Jim Moores at #1 Vantage Hill Court and he'll give you a dashboard ID. If you have any questions about this registration process, call Jim Moores ([301-438-0048](tel:301-438-0048)) or the Rules Committee Chairman, Kathy Viney ([301-598-2691](tel:301-598-2691)).



**Saturday November 2 Dia de los Muertos**



**Sunday November 3  Daylight Savings ends**



**Personals...**

**DID WE MISS YOUR BIRTHDAY?** Let Beth Leanza know and we will include it.

Happy Birthday

11/4 Judy Block (B13-1D)

11/13 Joanne Riggles (B14-2D)

Please Welcome



Margaret Mannarino (B12-2D)

**Landscape Committee**



Our season for outside work is winding down, but, please, check your gardens for weeds. The purpose of your landscape committee is to enhance the beauty of your mutual, which is your home. It has come to our attention that some people don't know what is going on with the rock garden in the park. I guess people who are questioning the work don't read the Grapevine. There have been articles about what we are doing since the board approved the work. This is going to be a two to three year project. The bushes that we had removed have been there for almost 40 years and it was time for something new. Did any of you know how many boulders were in the "rock garden"? There is a new stone wall, some new bushes and the irises have been thinned out and moved Over the winter the rocks bed will be cleaned of sediment and

rocks will be added to enhance the look. This is a large project that will only benefit everyone. If you have any questions, please call me, Sharon Moores (301-438-0048)



**Social Committee**

Our Holiday party will be held on Tuesday, December 10<sup>th</sup> at 6 PM in Clubhouse II. We will be having music and dinner. If you would like to bring a guest, you may; you just have to pay for them like yourself. Please watch for the flyer coming in November.

**Monday November 11 Veteran's Day**



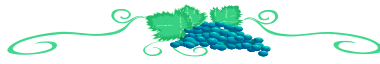
**Reminders & Vital Info**



• **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 inches 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.



**This Reminder is for residents in the Plaza Homes AND those on the First Floor of the apartment buildings**

• **Exterior Water Valves**

Exterior Water valves can be turned **OFF** now. At the interior access panel, close the valve by turning the faucet handle to the **Right, or 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.**

• **Lobby Doors**

It is imperative that all lobby doors be kept **CLOSED** during cold weather. **DO NOT** chain these doors open. The heat is on in these lobby rooms and we must conserve electricity.

**Hours for moving in or out of a house or an apartment are between 8am and 5 pm, Monday through Friday only.** The Mutual President *may* make an exception, but *only* if you contact him in advance, *and* if you have a very special circumstance. Otherwise, if a truck turns up at the Main Gate on a Saturday or Sunday it will be denied entry!

• **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.**



**Wednesday November 27**  
**Hannukah begins**



**M14 ONLINE:**   
[www.mutual-14.org](http://www.mutual-14.org)

 **November 28 Thanksgiving**

**BOARD OF DIRECTORS**

**President:** John Radcliffe  
**Vice President:** Linda ONeil  
**Secretary:** Agnes Glass  
**Treasurer:** Richard Bambach  
**Director:** James Moores  
**Director:** Bobbie Palmer  
**Director:** Barbara Martin

**COMMITTEE CHAIRS**

**Advisory:** Agnes Glass & Aleen Phillips  
**Budget & Finance:** Richard Bambach  
**Landscape:** Sharon Moores  
**Property Maintenance:** Frank Lozupone & Bill Buck  
**Social:** Sharon Moores  
**Architectural Design (Subcommittee of PMC)** Linda ONeil  
**Rules** Kathy Viney

Contact the Mutual with our e-mail address:

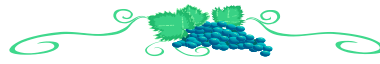
[M14@mutual-14.org](mailto:M14@mutual-14.org)

**Web Site:** [www.mutual-14.org](http://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



## Mutual 14 Caregiver/Occupant Registration Form

This form must be completed by the Unit Owner if they have a Caregiver or an Occupant residing in their unit:

- A “Caregiver” is defined as a person 18 years of age or older who receives compensation for providing physical care or assistance to a Mutual resident on either a visiting or live-in basis. Live-in caregivers’ residence is restricted; please refer to Rules of Mutual 14.
- An “Occupant” is defined as a person who intends to reside within the Mutual but who does not have ownership or a lease.

The purpose of this document is only to identify the Caregiver or Occupant, and their vehicles. In the case of Occupants, it is also to ensure that the Unit Owner and the Occupant understand their obligations under Mutual 14’s Bylaws and Rules.

If the Caregiver or Occupant parks a vehicle on Mutual property, that vehicle must be registered with the Mutual. Any vehicle parked on Mutual property for more than 14 days without a LW decal or valid Mutual Parking ID will be subject to fine or towing. Decals are only assigned by Leisure World Security to vehicles of legal residents (owners and tenants). A dashboard Parking ID will be assigned to Caregivers and Occupants by the Mutual.

To obtain a dashboard Parking ID, this form must be presented, along with a copy of the Caregiver or Occupant’s drivers’ license and vehicle registration, to the Rules Committee representative.

### Caregiver Registration:

Please print clearly:	Building # _____ Unit # _____
Caregiver’s Name: _____ Caregiver’s Phone #: _____	
Caregiver’s Emergency Contact Information: _____ _____	
Medical Professional’s note attached? _____	Copy of Driver’s License & Vehicle Registration attached? _____
Note: Parking IDs for employees will only be issued for a three month period but may be renewed as needed. A unit owner may request an extension by writing to the Board of Directors.	
Unit Owner(s) Name(s): _____	
Unit Owner’s Signature _____	Date: _____
Unit Owner’s Signature _____	Date: _____



### Occupant Registration:

The Unit Owner(s) \_\_\_\_\_ allows

The Occupant \_\_\_\_\_ to reside

in the Condominium Unit # \_\_\_\_\_ in Building # \_\_\_\_\_ in the subdivision of Leisure World known as Mutual 14 Condominium of Rossmoor, Inc.

1. This document does not constitute a lease.
2. The Unit Owner has provided the Occupant with the Bylaws and Rules of Mutual 14.
  - a) The Unit Owner and the Occupant understand that they are each responsible for the conduct of the residents of the unit and their guests, and they are each obligated to comply with the provisions of these Bylaws and Rules, especially those on *age restrictions* and limits on occupancy.
  - b) The Unit Owner understands that if the Occupant fails to comply, the Unit Owner may be subject to reasonable penalties as set out in those Bylaws and Rules.
  - c) The Occupant understands that a failure to comply shall be grounds for eviction.
3. The Occupant shall keep the premises in a good state of repair, maintenance, and cleanliness, and shall promptly report any defect to the Mutual and the Unit Owner. The Unit Owner shall promptly see to the repairs of any defect caused by the negligence or acts of the Occupant, his family, guests, or employees.

Please print clearly:

Occupant's Name: \_\_\_\_\_ Occupant's Phone #: \_\_\_\_\_

Occupant's relation to Owner(s): \_\_\_\_\_

Copy of Driver's License & Occupant's date of birth: \_\_\_\_\_ Vehicle Registration attached? \_\_\_\_\_

Parking IDs will be issued for no longer than one year. It is suggested that the resident coordinate the Parking ID expiration date with that of their LW Guest Pass.

Owner(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Occupant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_