

# The Grapevine



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## Mark Your



## Calendar

**Next Board Of Directors'  
Meeting Tuesday,  
September 16, 2014**



## JOIN US!!!

in the Administration Building at 9:30 a.m. All unit owners and residents are encouraged to attend all Board meetings.



Property Maintenance Committee, Thursday, September 4 at 11 AM, Administration Building

**Autumn Picnic Tuesday  
September 9<sup>th</sup> 6 PM**

## Notes from the Board

It's Budget time again. You'll receive the **proposed budget for 2015** in the mail shortly. We're in excellent financial shape but as owners you should look it over and make constructive comments if pertinent.

The Mutual elects to pay for certain maintenance projects in the interests of reducing water or fire hazards. These projects include the **dryer vent & drum cleaning** that is going on right now [August 18 through September 4]. The Board would like to remind residents of our new policy: we will only pay these expenses when done as a *scheduled Mutual-wide project*. Individual calls for dryer vent & drum cleaning after these scheduled dates will be charged to the unit owner. So make sure that PPD can get into your unit on the scheduled day, or call for a "make-up" appointment" on September 9, 10, or 11 between 8:00 & 12:00.

A **resident directory** (residents listed by building and unit #) is attached to this issue of the *Grapevine*. If there are any errors or omissions (sorry!) please contact Kathy Viney. We'll update the directory as warranted.

We've had a few inquiries from residents about **water leaks from the balcony above**, sometimes down the brick walls or sliding doors, sometimes corroding the metal pans that hold up the balconies. It appears that this is more common in, but not exclusive to, enclosed sunrooms. While we often stress that inside a unit and inside an enclosed sunroom is the responsibility of the unit owner, the damages caused by these leaks could be a structural issue and therefore the Mutual will study it further. We'd like to get an idea of how many units have these problems so we can determine what, if anything, to do about it. So go out onto your open patio or enclosed sunroom and look around. If there is water damage of any kind, contact Pat Leanza at [301-598-4569](tel:301-598-4569) or [leanzap@yahoo.com](mailto:leanzap@yahoo.com).



We looked really good this past 4<sup>th</sup> of July!

Thanks to everyone who helped with the parade!



**Property Maintenance Committee**

PMC news! A new gathering place! Two of the benches in the central park needed painting, repairs or replacing. They had been here since the beginning of time and were not that comfortable. The architectural design and landscape committees had been thinking about new benches. When the bench in front of building 12 could not be used safely, the PMC felt that the benches needed to be repaired. The 3 committees decided to move up the bench replacement project and add an additional bench for seating. Landscape asked McFall and Berry to give us a plan for a new concrete area that could hold 2 benches since we have a regular gathering of residents in the central park. Following approval by the BOD., a small patio will be installed. It will be a nice place to interact with neighbors, read a book and enjoy the new rock garden area that the landscape committee has been working on.



**Personals...**

Please Welcome



- Earl M. Armstrong (B11-2B)
- Jenny Wong (B14-3B)
- Andrew & Kay Haynes (B11-2D)
- Gary & Katrine Leiber (B14-2A)

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

If you want to know if we have your birthday on file, please call! (We only publish birthdays if you ask us to!)

We are sorry we missed this one!

8/18 Vicky McCarty (B16-1F)

Happy Birthday



- 9/06 William Fillman (B16-3D)
- 9/21 Bernice Birkett (B12-2E)
- 9/25 Ethel Lagos (B10-2C)
- 9/30 Allyne Ike (B11-3B)



**Social Committee**

Just in case you missed it on the front page, be sure to mark your calendar for our picnic in Vantage Hill Court on Tuesday, September 9<sup>th</sup> at 6 PM. See you there and keep your fingers crossed for good weather!

**Reminders & Vital Info** 

**• Garbage Disposal NEW UPDATED**

It doesn't all go down the drain! Please use your garbage disposal prudently to prevent clogs and 'back-ups'. Your garbage disposal can be used for most types of food waste.

Fibrous materials should be fed in small amounts. Turn on the water first; turn on the disposer; slowly feed small amounts of fibrous materials.

Ice can be ground to scour the disposer. Use caution with bones or other hard materials.

When using the disposer, ALWAYS turn on the cold water first, turn on the Disposal, and then place the garbage into the disposal. Let the water run for a full minute after you have turned the disposal off.

Running Hot Water into your Garbage Disposal while it is grinding does not help and can even be detrimental to its functioning. (You can let hot water drain when the grinder is not in use.)

GREASE should NEVER be put into the Disposal. It should be poured into an empty can, placed in the refrigerator to solidify, and then discarded with the regular trash in a plastic bag.

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**Hours for moving in or out of a house or an apartment are between 8am and 5 pm, Monday through Saturday.** 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 Sunday it will be denied entry!

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**• Washing Machine Hoses**

If your washer hoses are 10 years old or older, they are liable to burst and cause a great deal of inconvenience and damage from flooding. Better be safe than sorry. Call PPD to inspect and replace any hoses that are in bad shape.

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**• Water Heater Leak Check:**

Please keep a sharp eye on your water heater. Especially check the pan under it for water. As soon as it shows signs of leaking, it is imperative that it be replaced immediately.

**Here is a useful tip: Place a small post-it note, with the words "Check Water Heater Pan" on it, next to the clothes dryer switch (knob). Every time you turn on your dryer, you'll see the post-it note, and look into the water heater pan for a sign of water.**

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**IN MEMORIAM**

Condolences to the friends and families of:  
Robert Frederick (B17-1E), 7/27/14  
Cathy Gilmour, #2 Vantage Hill Court, 8/18/14



**M14 ONLINE:**



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>

The LWCC Executive Board meets Friday, (10 days before the LWCC Board) at 9:30 am in Clubhouse I.

The LWCC Board meets on the last Tuesday of each month at 9:30 am in Clubhouse I.

**Tune in to Channel 974 EVERY day at 4PM and 7PM**

to see either the Executive Board meeting OR the LWCC (full) Board of Directors meeting televised.

**BOARD OF DIRECTORS**

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

**Vice President:** Linda ONeil  
301-438-3232 [jimoneil007@comcast.net](mailto:jimoneil007@comcast.net)

**Secretary:** Kathy Viney  
301-598-2691 [kathyviney@juno.com](mailto:kathyviney@juno.com)

**Treasurer:** Bobbie Palmer  
301-598-7712 [ocbobbiep@comcast.net](mailto:ocbobbiep@comcast.net)

**Director:** James Moores  
301-438-0048 [mooresgang@aol.com](mailto:mooresgang@aol.com)

**Director:** Barbara Martin  
301-598-0644

**Director:** Vickie McCarty  
257-575-1542 [goldievq@hotmail.com](mailto:goldievq@hotmail.com)

**COMMITTEE CHAIRS**

**Advisory:** Kathy Viney

**Budget & Finance:** Richard Bambach

**Landscape:** Sharon Moores

**Property Maintenance:** Pat Leanza

**Social:** Sharon Moores

**Architectural Design**

**(Subcommittee of PMC)** Linda ONeil

**Rules** Kathy Viney

**Mutual Assistant: Gloria Robar**

**- 301-598-1338**

- Building Problems? - **Call** Gloria  
Emergencies, when Gloria is not available  
- **Call** Physical Properties –301-598-1500

- After hours & weekends –

**Call** Main Gate – 301-598-1044

**Comcast Issues** - contact 1-855-638-2855