

The Grapevine



Published by and for Mutual 14 of Leisure World

Issued Monthly – No. 438, November, 2014

Mark Your



Calendar

**Next Board Of Directors'
Meeting 9:30 am Tuesday,
December 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,
Dec. 4th at 11 AM,
Administration Building



Advisory Committee
meeting 10 am
December 10 B10-1B

Notes from the Board

- This *Grapevine* is coming out just before Thanksgiving, so it's a good time to give credit and say '**thank you**' to the people who do all the things we sometimes take for granted, but who keep our mutual running smoothly:

The Board of Directors

Our Mutual Assistant, Gloria Robar

The Chairs and members of the Advisory, Architectural Design, Budget & Finance, Landscape, Property Maintenance, Rules, and Social Committees

The residents who represent Mutual 14 on LW advisory committees: Beth Leanza [E&R], Don Pruett & Jackie Rab-inow [Emergency Preparedness], Don Pruett [Safety & Transportation], Joan Reynolds [Golf & Greens], and Jim Moores [Restaurant].

The editor of the *Grapevine*, Beth Leanza

The Building Reps and other neighbors who deliver the *Grapevine* to your door every month:

Building 10: Carl Dahlstrom [1G]

Building 11: Paulina Garner [1A] or Elinor Walker [2G] Bldg. Reps

Building 12: Ellen Wilson [1G] or Bernice Birkett [2E] Bldg. Reps

Building 13: Rae Romano [1A]

Building 14: Joanne Riggles [2D] or Shirley Martin [1D] Bldg. Reps

Building 15: Nancy Nixon [1C] or Aleen Phillips [3D] Bldg. Reps

Building 16: Bernice Taylor [1A] or Ann Clark [2G] Bldg. Reps

Building 17: Frank Lozupone [3A]

Plaza Homes: Ed & Linda Andrews [15115 VHR] – and Linda Williams [15151 VHR] who delivers the *Leisure World News* to the Plaza Homes twice a month!

And the unsung heroes, the neighbors who do this or that just because it needs to be done.



- Our units have two separate mechanisms for regulating the indoor temperature. The best way to heat your unit is to use the thermostats usually found on an 'inside' wall of your living and dining rooms and in each bedroom. They regulate the baseboard heating units that generate warmth into your home. There is one, and only one, thermostat for the air conditioner. It's usually found on an 'outside' wall near your sliding glass doors. Air conditioners are most efficient when bringing in warm air from the outside and cooling it by about 20-25 degrees.

We are aware that many residents are running their air conditioners throughout the winter - when the difference between the outside and inside temperatures can be as much as 40-50 degrees. This puts a strain on the system and will burn out the motor. Anyone who has had to replace their a/c will tell you that it's not cheap (and the Mutual does not pay for replacement). Air conditioners are not heating units, and using them as such is an extremely inefficient way to heat your unit and increases our costs in electricity.

- An updated **Resident Directory** will be published and delivered with the December *Grapevine*. If your name has been misspelled, if your phone number has changed, if you want your number unlisted or your number is not unlisted anymore – this is the time to contact Kathy Viney at 301-598-2691. We may not publish a revised list for another six months...

The Facilities Enhancement Plan

If you missed the LW meeting on the FEP [Facilities Enhancement Plan] held on November 18th, here's a rundown of the most pertinent points. You can read more about it in the *Leisure World News* or in the FEP 'book' online or in the LW Library.

The projects will be paid for out of the LW Re-Sales Fund. You paid into that fund when you closed on the purchase of your property. Future sales will add to the fund. LW *cannot*, by law, ask you to pay into it again later by levying an assessment. That money also *cannot* be used for anything other than capital projects like those proposed. If there's not enough money in the fund for a particular project, that project does not/will not get done.

No project has been approved yet; the BOD is still whittling down the options. It's much too soon to be talking and complaining about details when the macro designs have yet to be finalized. All cost estimates are *estimates*, because the projects have not been approved yet – and RFP's ["Requests for Proposals" that include projected costs] are still a long ways away in the process. The only decision that has been made is that LW *will not* take out loans.

The biggest bone of contention is the proposed Administration building. The existing building is approximately 16,000 sq. ft.; they need about 20,000 sq. ft. The construction options are these: renovate the existing building at a cost of approx. \$2.5 million, renovate and enlarge the existing building at a cost of approx. \$3.5 million, or build new at a cost of approx. \$5 million. There are a lot of other considerations and ramifications to be taken into account between these options – too detailed for this little article - but suffice it to say that 1) removing the real estate office and the Montgomery Mutual office will not free up sufficient space to accommodate need, and 2) the BOD has received surveys from three architectural firms who all agree that, due to its age, the existing building will not withstand the rigors and demands of renovation, nor will it be cost effective in the long run. A renovated building has a projected life span of only about 20 years vs. a new building's life span of over 40 years. That's why the BOD is *leaning* in the direction of a new building.



The Leisure World Community Corporation [LWCC] Board of Directors is made up of the Presidents of all the Mutuels. They are your neighbors. They volunteer to do this very difficult, highly detailed, complicated, time-consuming work, and make some very difficult decisions that will have long-term effects on the entire Leisure World community.

They do this by getting as much information as possible, by weighing the options, and by *listening to your input*. That's what you elected them to do. Leisure World Management does not make the decisions. They do the legwork, as defined by the BOD, and share their expertise. None of these people are part of a conspiracy to steal or mishandle our money as some rumor-mongers attest. Even if you disagree with the results, please be respectful of their efforts.

All of these people are working in our best interests. The enhancements and modernizations that are finally agreed upon will benefit everyone. They will help attract and encourage the next generation of residents who will manage and maintain Leisure World into the future.

Kathy Viney

Rules Committee



We often refer to the *Mutual 14 Rules & Procedures* when talking about what we can and cannot do in our Mutual. It's come to our attention that many residents who moved in during the past year received the old edition from the Leisure World registrar in error. Whether you're an owner or a tenant, you should have the most recent edition. This is a 30-page document with the title "*Mutual 14 Rules & Procedures: Revised November 1, 2013*" on the cover and on the bottom of every page. **If you don't have this edition, please contact Kathy Viney at 301-598-2691.**

You can also go to our Mutual's website and print out, or read the Mutual's Rules & Procedures. Click on Governing Documents, scroll down to Mutual 14 Rules and Regulations.

Important Tax Information for People with limited Incomes

Montgomery County Council Member, Hans Riemer proudly announced that the Council unanimously passed his legislation that **doubles** the Senior property tax credit and reduces the age of eligibility from 70 to 65.

This tax credit only applies to people with an income up to \$60,000 per year.

You can learn more about this legislation at this web site:
<http://www.dat.state.md.us/sdatweb/htc.html>



Rafael Goldsmith [B13-2D] 703-392-4336

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

Happy Birthday
12/26 Margaret Cross (B13-2F)

 **Personals...**

Please Welcome



Mary Ann Reuter [B10-1E] 301-310-2999
Martin Kaszinski [B10-1F] 240-418-6499


Landscape Committee 

Nobody likes to look at dead plants all winter – in beds or in pots, at ground level (houses or apartments) or on balconies. If you haven't done it already, you should clean out your gardens and generally put things away. Pull up the stalks of any late annuals; put them in the trash or call the Grounds Department for collection. Empty & clean out your pots, and put them away.

 **Social Committee**

Holiday Party coming up

The Halloween party was a tremendous success, with 90 residents and guests meeting and greeting, eating and drinking, and dancing. If you missed it, you'll have another chance to dance to the Motown beat with "Chyp & Andrea" at our Holiday Social. This is the last of our year's socials, where we really pull out all the stops. Mark your calendar for Tuesday, December 16th - the first night of Hanukkah – a good night to celebrate the beginning of the holiday season!

Reminders & Vital Info 

What you need to know about Fire Safety in Mutual 14:

The smoke detector in your unit only alerts you to a possible fire in your unit. It's not connected to LW Security or the Fire Department. Fire alarms pulls can be found in the apartments' atrium or catwalks near the stairwells. They only alert your neighbors to a potential problem; they aren't connected to LW Security or the Fire Department. **You still have to call 911.**

If you hear the Fire Alarm:

- Leave your unit and close the door behind you. Don't lock it.
- DO NOT use the elevator!
- Go to the carport of the building opposite, or next-door.



- Wait for the all clear.

If you need assistance, go to the nearest stairwell and wait for Fire Department personnel. If you are bedridden: call 911, tell them you hear the alarm and are bedridden, and wait for Fire Department personnel.

• **Energy Conservation**

When you go away for any length of time in this winter, avoid wasting energy by taking these steps before leaving:

- Turn the thermostats in all rooms down to 55° or 60°
- Turn off circuit breaker to the Water Heater
- Unplug the TV set, Stereo, Radio, Toaster, or other unnecessary appliances.
- You can conserve energy, even while you are at home.
- Close the front door, behind the storm doors.

• **Snow Emergency Parking**

Winter is approaching and this is a reminder of the “No Parking in Snow Emergency” locations. The designated emergency areas are:

- The small parking area at the Leisure World Boulevard end of Building 17
- The larger parking area at the Leisure World Boulevard end of Building 11
- 3 to 4 parking slots on Glade Drive across from the space between Buildings 12 and 13
- 2 spaces on Glade Drive at the end of the parking area at Building 11.

These spaces have been designated as the areas where snow will be stacked after plowing. Any cars parked in these areas may be snowed in for the winter. Signs will be placed at the appropriate areas to remind our residents, but residents must remind their guests and other non-residents to keep these areas clear.

• **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.

M14 ONLINE:



Contact the Mutual with our e-mail address: M14@mutual-14.org

Web Site: 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.



**If you are deaf or hearing impaired,
you may be eligible for a
Free
Safe Awake smoke alarm.
From the Emergency Preparedness
Advisory Committee**

If you are deaf or hearing impaired, you should attend a program on December 9 at 10:00 AM in the Potomac Room at Clubhouse 1. A representative from Montgomery County and Silver Spring Fire Departments will explain a program intended to assist hearing-impaired residents with free smoke alarms. The smoke alarms are equipped with a strobe light and a mechanism to make the resident's bed vibrate. The presentation will explain how the mechanisms work and how a deaf or hard of hearing resident may apply for the program. If a resident qualifies, the smoke alarm and installation are free.

To attend this free and informational meeting, you must sign-up at the E&R office in Clubhouse 1 before December 9. Every attendee must have a ticket and registration is limited to 60 individuals. After the first 60 residents have registered, a wait list will be made and residents on the wait list will be notified of the next presentation.

BOARD OF DIRECTORS

President:	John Radcliffe 301-233-0093 jradlrtr@aol.com
Vice President:	Linda ONeil 301-438-3232 jimoneil007@comcast.net
Secretary:	Kathy Viney 301-598-2691 kathyviney@juno.com
Treasurer:	Bobbie Palmer 301-598-7712 ocbobbiep@comcast.net
Director:	James Moores 301-438-0048 mooresgang@aol.com
Director:	Barbara Martin 301-598-0644
Director:	Vickie McCarty 757-575-1542 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