

The Grapevine



Published by and for Mutual 14 of Leisure World

Issued Monthly – No. 439, December, 2014

Mark Your



Calendar

**Next Board Of Directors'
Meeting Tuesday,
January 20, 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,
January 8 at 11 AM,
Administration Building



Advisory Committee
Tuesday February 10th
at 10 AM

Notes from the Board

An updated Mutual 14 Directory is being delivered with this issue of the *Grapevine*. It is not to be confused with Leisure World's "Community Phone Book". If you want to make changes to that publication, you must contact the LW Registrar and make your changes on their computer system.

Before winter weather kicks in, remember: no one may use another resident's carport space without their *written* permission. Even if they don't own a car, some residents don't like people parking in their carports – and that's their right.

Your Board of Directors is still [or always] grappling with "Who Pays". We had a lively discussion at our December 16th meeting about a few difficult decisions coming up regarding the Mutual's responsibility for repairs inside units. Every situation is different. Nothing is simply black and white. It's not as easy as it may seem. While we always attempt to be fair, we can't use *your money* to pay for everything! Come to a Board meeting a few times, share your thoughts and opinions, and see for yourselves how we make these decisions.

All the members of the Board of Directors wish all of you a safe, happy, and healthy Hanukkah, Christmas, New Year, and Kwanzaa!



Should we limit rental units in our Mutual?

This is the question being considered by your Board of Directors and we're asking for your thoughts and suggestions.

We've been very fortunate – most of our renters have been good neighbors and have rarely caused major problems. Our concerns are that renters don't have the same commitment and the vested interest in maintaining and increasing the good health and value of both private and common properties, and that they participate less in the governance of the condominium. The unit owners, who are mostly non-resident, operate on the assumption that the Mutual will take care of everything for them in their absence, making us, in essence, their "supers". Another concern relates to buyers' ability to obtain FHA certification of their mortgages. The Federal Housing Administration, and most lenders, require that at least 51% of the units be owner-occupied; Mutual 14 has 20% of its units currently in rentals. That's not too bad as an overall number, but there are individual buildings that have as much as 38% in rentals, which should be a concern to all unit owners.

Other Condominiums limit rentals

Some common ownership communities have set percentage limits, for example stating that no more than x% of the total units may be rented. When that limit is reached, no one else may rent until a unit reverts to owner-occupied. Other communities have said that owners must live in the unit for x years before renting, and then they can only rent for x years before moving back into the unit. How do we deal with estates, where the deceased owner lived in the unit for many years and now their heirs, who have not lived here, want to offer the unit to rent? And while we agree that currently rented units should be "grandfathered," how long should that exemption last?

We Would Need a Bylaw Change

In order for Mutual 14 to put a rental restriction in place, we have to insert language into the Bylaws that will allow it. We have to retain a lawyer to write the Bylaw. We have to get an affirmative vote from 66 2/3% of the unit owners. And the lawyer has to register those changes to our Bylaws with the County Clerk. *So this is a very big deal.* That's why we're asking for your input now, in a less formal way, and why you'll be hearing more on this topic in the next few months.

We Want to Hear From You!

Your written comments and suggestions (which have always been helpful in giving alternate points of view) should be e-mailed to M14@mutual-14.org or dropped off with Gloria in the Administration building by Wednesday, January 14th.



Be Alert – Be Aware

Drivers:

When you see this “Safety Box” outside the apartment buildings, if you are driving – stay out of it! This gives walkers a safety space.

Walkers

If you are walking out of the building, remember to look first before stepping on the box!

Blind Spot for Walkers

Walkers cannot see the cars – so stop at the yellow line – look first.

Advisory Committee



Building 17 needs a rep! If you can give a little of your time to deliver the *Grapevine* once a month, tidy up the lobby, keep the ‘green sheets’ [emergency contact information] for your neighbors, and generally be the eyes and ears of your building -- please contact Kathy Viney at 301-598-2691.

The Building Reps will meet during 2015 on the second Tuesday of alternate months:

- February 10
- April 14
- June 9
- August 11
- October 13
- December 8

The meetings will be held at **10:00am in Bldg.10, Apt. #1B**; all residents are welcome.

Restaurant Advisory Committee



One of the best-kept secrets In Leisure World is the “All you can eat” breakfast buffet, served daily, Monday through Saturday from 9 am to 11 am. It includes eggs, potatoes, bacon, sausage, French toast, creamed chip beef, fresh fruit, orange juice, tomato juice, coffee, tea and assorted Danish.

Other items are on the me

nu at an additional cost.

The complete cost of the buffet is only \$7.50, all served by the smiling staff of the Terrace Room.



E & R Committee

December 2, 2014 meeting:

NOTE: talking about LW, NOT Mutual 14 renovations

Paying for Upcoming Renovations – a Discussion under New Business:

Some residents worry about all the improvements because they fear increased costs. The monies for renovations come from the resale fund.

- You have already paid into this fund – the resale fund – when you moved into Leisure World.
- The money in the resale fund **cannot** be used for any other purpose than improvement of the Trust Properties.

Improvements are one of the best ways to draw new residents into Leisure World!

Pools:

LW has signed a contract with a new company, Community Pools; it includes new lifeguards. The outdoor pool will have a solar cover to warm the water and perhaps increase usage. An aqua bike request is also under way.

Ballroom:

The chandelier will stay. Renovations will happen summer 2015 and will include new lighting and a new audio system. Headphones for hearing assistance are already at E & R office.

Fitness Center:

Street Sense [the architects] will present a final plan in February. The plan then goes to Montgomery County's "Park and Planning" April 2015 & should be approved in 6 to 8 months. Construction should start in 2016 and be completed within the year.

What will happen to the current Fitness Center room? The LW BOD is gathering a list of possibilities. Right now these suggestions have been mentioned: a music room, move the wood shop, a meeting room, table tennis, indoor pickle ball.

Send suggestions to Nicole Gerke: ngerke@lwmc.com

Restaurants:

Renovations are proceeding to the next level: tables, chairs, etc.

Mini Golf:

Richard Sherman is still investigating many possibilities for Mini Golf here in LW such as 9 holes or 18? Indoor or outdoor? Location sites? Storage in a shed, or a room in one clubhouse? Removable or permanent. Who will manage it, assess the course for damage, etc. Other equipment (putters)? Anyone with ideas or suggestions, please email Richard Sherman at lwmdfitness@gmail.com.



Personals...

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

Happy Birthday		
1/05	Kyle Wilson	(B12-1G)
1/23	Pat Shepard	(B11-1E)
1/24/	Virginia Dematteo	(B10-1F)



Social Committee

Our Holiday party, held on December 16 was a great success. Food was great, music enjoyed by all and attended by 114 people.

It takes a great group of hard working volunteers to pull off all these wonderful activities that we have during the year for only \$10. You can see by the number of guests that we have, that not many mutuals do as much. Please give a thank you to Allyne Ike, Ellen Wilson, Judy Block, Barbara Martin, Marge Steffen, Dan Lerner, Geneva Foster, Jim Foster, Jim Moores and Kathy Viney. Kathy quit the social committee last year because she doesn't like food, but she agreed to keep track of all our money.

We will be getting together sometime in January to set our activities for the coming year. If you have some ideas, would like to volunteer or would like to express your likes or dislikes about something, please let one of us know.

Have a very happy holiday and a wonderful, healthy New Year.

Sharon Moores

Reminders & Vital Info



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**.

MUTUAL 14 - RULES FOR
TRASH - RECYCLABLES - NEWSPAPERS – MAGAZINES.

SEE ATTACHED LIST AND TAPE IT
NEAR YOUR TRASH OR RECYCLING BIN



• It is **VERY** important that anyone who handles your trash and recyclables be familiar with these rules!!!
Recyclables might be thrown in the trash (not recycled!) if they are not handled correctly.

• Please be certain to point these rules out to your caretaker and/or cleaning help.

It is important that these rules are followed to ensure that our recyclables are collected and not thrown in the trash because when they are improperly packaged. And, following these rules also ensures that our Trash Room isn't impassable or odoriferous.

• **File of Life KEEP it up to date!**

And On your refrigerator!

Do you have the "File of Life" information in a red vinyl case magnetically attached to the outside of your refrigerator? If your answer is "YES", this is a reminder to update the information on it.

What is the File of Life? This is an information sheet that contains your known medical problems, the current medications you are taking, your primary doctors, and family members or others to be notified in case of serious illness. This information is exceedingly important to an emergency crew or to a nurse when they are called in case of sudden illness. In times of confusion, your spouse or housemate might have difficulty supplying this information and you may be unresponsive. The rescue crew can, then, check your refrigerator door for your File of Life.

In the event you do not have the File of Life, check with the L. W. Medical Center for a packet. In order to easily, periodically, update the information on this sheet, it is advised that you fill it in, in pencil.



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.

BOARD OF DIRECTORS

President:	John Radcliffe 301-233-0093 jradrtr@aol.com
Vice President:	Linda O'Neil 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 mooregang@aol.com
Director:	Barbara Martin 301-598-0644
Director:	Vickie McCarty 757-575-1542 goldievq@hotmail.com
Mutual Assistant:	Gloria Robar 301-598-1338 for building problems
	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



Mixed Paper and Cardboard

YES

- Cardboard flattened
- Cereal boxes, snack food and pasta boxes remove liner
- Newspapers / Inserts
- Magazines,
- Hardcover books Paperback books, Catalogs,
- Telephone books
- Office paper, computer paper
- Shredded paper, (in paper bag)
- Unwanted Mail (plastic windows OK)
- Milk/ juice cartons,
- Juice / drink boxes,
- Frozen food boxes,
- Fruit and produce boxes,
- All other clean, dry paper

NO

- No Plastic Bags!
- No Food stained paper or cardboard
- No Styrofoam packing
- No photographic or carbon paper
- No foil gift-wrap,
- No paper towels, napkins or tissues.



Mixed recyclables

YES

Plastic

- Plastic bottles, containers
- Jars, tubs, lids/caps (removed first)
- Pails/ buckets, flower pots
- #1 PET thermoform plastics including
 - clamshell containers, bakery trays and cake domes,
- deli containers and trays,
- fruit and vegetable containers and baskets,
- cups tubs and lids

Cans and Foil

- Aluminum and bi-metal (steel/tin) food and Beverage cans
- Aluminum foil products
- Pie plates
- Empty non-hazardous aerosol cans

Glass Jars & Bottles Rinsed

Clear green and brown, unbroken food glass jars and bottles

Lids can be recycled, *remove first*

Rinse first – Labels OK

NO

Plastic

No plastic wrap or plastic bags
No Styrofoam / polystyrene

Dirty Foil

No foil with food stuck on it

Dangerous Aerosol Cans

No hazardous material aerosol cans

Broken Glass

No broken glass; no glass other than bottles and jars