

The Grapevine



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Mark Your



Calendar

**Next Board Of Directors'
Meeting Tuesday,
February 17, 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, February 5 at 11 AM, Administration Building



Advisory Committee Building Reps meeting Tuesday February 10 at 10 am. (B10-1B)

Notes from the Board

Leisure World's General Manager, Kevin Flannery, informed us that 399 units changed hands in 2014, generating approximately \$1.3 million for the Re-sales Fund. He also told us that the construction at the tennis courts is re-surfacing and improvement to surface drainage.

Rental Restrictions: Many thanks to the residents who contributed their thoughts and opinions on this issue. The Board discussed the resident input, pros and cons, and potential costs. John Radcliffe brought up the fact that one of the Greens had their rental ban challenged in court and lost. We're not trying to ban rentals altogether, but he'll get more information on what *exactly* the Greens tried to restrict – so we don't do the same thing. It was decided that a few members of the Board would get together informally to come up with a plan or plans that would address the consensus of opinions. Then we'd have something more concrete to discuss at the next meeting. Stay tuned!

In talking about rentals, Mr. Radcliffe brought up an amendment, effective January 1, 2015, to Maryland's "Lead Law". It used to only apply to units built before 1950, but now applies to units built after 1978. That's us. Landlords are required to get a lead test and a lead certificate attesting that the paint in the unit is lead-free. It has to be done at each change of tenant, and the tenant should receive a copy of that certificate. There's obviously a lot more to it, so if you're a tenant or a landlord you can check it out at www.mde.state.md.us/lead.

3rd Floor ceilings: This is an issue that has given everyone, residents and Board members alike, headaches for years. There is a fault in the original construction dating back to 1974. Seasonal humidity levels cause contraction and expansion of the ceiling joists, causing the ceiling to rise and fall and separating it from the top of the wall. It affects some 3rd floor units to one extent or another throughout the Mutual. The Property Maintenance Committee has decided to hire a structural engineer to inspect the attics to see if there's any remedy we could apply to those joists - that won't break the bank or require a special assessment on all owners.



It should be noted that hiring these professionals, setting inspection dates, getting and studying and discussing their report, and then deciding what, if anything, to do about it – will take a long time. Affected unit owners will have to be patient; when we know more, you'll know more.

Meeting Agenda: A resident asked why the Mutual couldn't communicate what's on the agenda for the upcoming Board meeting. Residents who have concerns about a particular topic under discussion would then make a point of attending that meeting. It's a good idea but, unfortunately, the agenda is usually only set a few days before the meeting, and there is no practical mechanism to spread the word.

This "Notes from the Board" was created to let you know what was discussed by the Board. It's after the fact, yes, but you still have the opportunity to share your thoughts and opinions with Board members. If your points are valid, and especially if they're in writing, they can and will be brought up at the next meeting.

Rules Committee 

No storage of any kind is permitted on the common elements, general or limited (in apartments; the first floor patios and the second floor balconies whether open or enclosed)

Caregivers must register their cars if they park on Mutual property on a regular basis. A dashboard parking ID will be issued to the caregiver. Call Jim Moores for a temporary ID. [301-438-0048](tel:301-438-0048)

Advisory Committee 

Bi-monthly meeting: Tuesday February 10, at 10 AM in Building 10 – 1B.

 **E & R Advisory Committee**

The January E & R meeting was cancelled due to weather!

 **Personals...**

Please Welcome



Russell & Robin Haak (B11-2D)
James Marchone & Karen Myers (B15-1G)

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

Happy Birthday

2/11	Don Pruett	(B16-2B)
2/12	Joan Reynolds	(B13-2A)
2/17	Jackie Rabinow	(B13-2G)

**Reminders & Vital Info****The Bad Weather is No Excuse!**

You still have to pick up after your dog! The Mutual provides doggie bags and stations for you to deposit them in a few places around the mutual.

Garbage Must be Bagged and Tied Shut!

Before you put your garbage in the trash rooms, it must be in a bag first! Do not throw garbage down the shoot (from the second or third floors) unless it is in a bag that is tied securely!

Does Your Water Shutoff Valve Work?

Try this test: find the water shutoff valve (usually behind your washing machine); turn it to the off position (counterclockwise) and then run the water in a nearby sink. If the water does not stop running in a few minutes, your shutoff valve does not work. Let the Mutual Assistant know.

Avoid kitchen drain back-ups & odors:

Regular running and flushing of the garbage disposal (*whether you use it or not*) is the simplest way to avoid a clog and cure a slow-draining sink, and is the responsibility of all residents. Maintain and deodorize your disposal by grinding up pieces of lemon or orange peel, or a few ice cubes once a week.

The In-Sink-Erator Company recommends that you run the COLD water for 15 seconds before introducing waste, while the unit is running, and 15 seconds afterward to clear the unit.

DO NOT put the following materials into the disposal: grease & oil, egg shells & coffee grounds, potato skins, stringy stuff like onion skins, banana peels, & celery, bones, or hard stuff like fruit pits, corncobs, & nut shells.

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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 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 Sunday it will be denied entry!

Don't Let your Water Heater cause Trouble!!

As water heaters age, they can begin to leak – eventually flooding your home. It is very important to replace your water heater at the first sign of leaking.

Give yourself a reminder to check it frequently – placing a post-it note near your dryer's on switch may remind you to take a peak into the catch basin for the water heater.



IN MEMORIAM

Our condolences to Agnes Glass (VHC), and to the other family and friends of Charles Glass, who passed away in January.



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 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