
The Grapevine



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Mark Your



Calendar

**Next Board Of Directors'
Meeting Tuesday, March
17, 2015**



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,
March 5, 2015 at 11 AM,
Administration Building

Annual Meeting

Thursday, April 23, 2015,
3 PM in Clubhouse II
auditorium.
Social hour from 2 – 3 PM.

How to file a complaint about a rule violation:

One person breaking the rules affects the quality of life of the whole community. Violations can be addressed, but first we have to know about them. You have to tell us!

When a complaint about a rule violation is made to a Building Rep or a member of the Rules Committee, the first thing we do is to write a friendly notice. We like to give residents the benefit of the doubt - none of us are perfect and sometimes we act without thinking. Sometimes there's a good excuse and we can make an accommodation. The assumption at this point is that the violation was just a mistake and will not be repeated. However, if the complaining party has documented (as much as possible) the time and place of a *repeating violation*, then our letters become more forceful. The violation now appears purposeful. Other letters are sent, giving the violator plenty of warnings to cease. We have to do this, by law. Finally, the Board becomes involved, the violator is given a hearing, and a fine or other sanction may be imposed. But we've never reached that point. Most people realize their error and correct it. The problem is nipped in the bud quickly, and with very little drama or bad feelings.

The point to be made here is that if a neighbor is driving you crazy with a violation of our rules, don't suffer in silence; don't let it fester; don't let a molehill become a mountain. If you see something, say something!

Contact your building rep or a member of the Rules Committee or a member of the Board.



Rules Committee



Register Your Pets

Our Mutual has a rule that you must register your pets with the Mutual. The Rules packet you received when you moved in contains the form for registering pets. If you moved in before the regulation was passed and have gotten a pet, you can obtain a form from Kathy Viney.

Advisory Committee



The Building Reps met last week. These residents volunteer to be the eyes and ears of your building, and to police the grounds so things get fixed. They're good people to know because they can help you if you have a problem or a question about life in Mutual 14. If you don't know them, their names and contact information are posted on the bulletin board in your lobby. Here are a few problems they face – and try to resolve - regularly:

Lobbies: The only 'drop-offs' allowed in lobbies are books – and only in those second floor lobbies with bookshelves. DO NOT put your “don't want”, “don't need”, “don't know what to do with” stuff in the lobbies. That goes double for FOOD. If you “don't” – we absolutely, positively “don't” either!

Rule Violations:

- Noise: Our apartments are not made of stone; sound travels in the most peculiar ways. Please be as considerate of your neighbor as you'd want them to be considerate of you.
- Trash in Atriums: Linda O'Neil has asked our cleaning ladies to pick up trash in the atriums as part of their routine. But that doesn't mean that you, as a resident or as a property owner, shouldn't pick up trash when you can.
- Dogs in atriums: Dogs should not be allowed to “do their business” or sniff and snuffle in the atrium gardens. Think!! You're right outside our bedroom windows!
- Cigarette butts everywhere: Nobody else is going to pick them up - not the cleaning ladies, the landscape maintenance people, or your neighbors. Please don't litter! And if you have a smoker visiting, make sure you tell them: Smokers – pick up your butts!



E & R Advisory Committee

Street Sense, the architectural firm doing the Facilities Enhancements, presented ideas for the Maryland room, the Crystal Ballroom and the Fitness Center. Examples of carpet, wall treatments, lighting and furniture will be on display soon.

(According to the LW web site, Facilities Enhancement update: the Crystal Ballroom will be renovated in the summer of 2015. The chandelier will be preserved. The Maryland room will be done in the spring of 2016 and the Fitness center will start construction in January 2016. (The current Fitness center will not have to close during the construction of the new center.)


At the March meeting, the E & R committee will review, with an eye to revisions, the guidelines for establishing Clubs, Groups or Organizations in Leisure World.



E & R (Contd)

A new company has been hired for lifeguards at the pools. It is expected that the current trainers in the Fitness Center (Motivational Fitness) will get its contract renewed. A communications expert has been hired and is working on improved recordings of board meetings. At the current time recordings are made with one, stationery camera. There may also be discussions regarding the televising of the meetings.

 **Personals...**

Please Welcome 

June Cayne (B13-1C)
Catherine Madden 15151 Vantage Hill Road

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

- Happy Birthday
- 3/07 Frank Lozupone (B17-3A)
 - 3/11 Evelyn Perlmutter (B12-2G)
 - 3/21 Sue Bailey (B12-3C)
 - 3/21 Jim ONeil (B10-3A)
 - 3/23 Bette Campbell (B13-1C)
 - 3/26 Linda ONeil (B10-3A)

Landscape Committee 

As this article is put together and we're talking about our grounds, it's snowing outside. But it'll be spring soon, bringing with it a lot of weeds and gardens that need to be taken care of. Whether you are an owner or a renter, we want to remind everyone who is in a ground level apartment or in a plaza home that you are responsible for the four-foot deep beds in front of your patio or around your home. We'll be doing a "walk-around" on April 20th to check on all the grounds in Mutual 14 so, please, when the snow disappears and the weather warms up, take a look at your area and start cleaning up. Keep mulch away from the foundations and walls so you don't get termites.

We know that everyone has their own tastes in design, what they like and dislike, but we live in a condo association that has rules so that everyone's designs look good together. While we'll look the other way for a wreath or arrangement on your front door, Mutual 14's rules say that no artificial flowers are allowed outside your home, not in pots or baskets or in the ground. Be kind to your neighbors and please remove the un-wanted plastic.

If you'd like to join us, the Landscape Committee meets in Clubhouse I on the third Monday of each month at 1:30.

 **Property Maintenance Committee**

We will be painting our last 2 buildings (B-14 and B-15) in our updated colors; we will replace carpet in buildings 14 and 15. We will paint ceiling pans in B16 and B17, look at the elevator tiles and replace temporary carpeting in the elevators.



Social Committee

The 2015 social calendar for Mutual 14 has been put together and we're starting with a free social hour (coffee and cookies) on Thursday, April 23rd at 2:00, before our Annual Meeting at 3:00 in Clubhouse II.

The rest of the year's activities are as follows:

Wednesday, April 29:	Soup, Subs, and Bingo [\$10]
Thursday, June 11:	Picnic [\$10]
Thursday, July 5:	Ice Cream and bingo [\$5]
Wednesday, September 16:	Picnic [\$10]
Thursday, October 29:	Halloween Pot Luck [\$10]
Wednesday, December 9:	Holiday Party [\$10]

We'll still be serving margaritas, and wine at the holiday party; and you're still welcomed to "byob". If we can buy wisely during the year we'll have a band at the Halloween function, but definitely at the Holiday Party. You always get a lot for your money!

I want to remind everyone that volunteers put all these functions together, and we always need more help. We'd like to have some people volunteer to help with cleanup at the end of the evening. The more help, the faster it goes. If you'd be willing, please let Sharon Moores know.

Reminders & Vital Info



• Annual Meeting

Notices about the Annual Meeting of Mutual 14, scheduled for April 23, 2015, have been mailed to all unit owners.

Also, whether or not you will be unable to attend the Annual Meeting, please execute your Proxy and make sure that it reaches our Mutual Assistant in the Administration Office or is taken by a neighbor to the meeting.

The terms of 3 directors are expiring: Barbara Martin, James Moores and Linda O'Neil.

Pet Peeve

Just because it is colder, or snowy, or wet outside, doesn't mean you shouldn't pick up after your dog! The Mutual has installed 3 stations where you can get doggie bags, and where you can deposit your used doggie bag. Please consider your neighbors and keep the mutual pleasant for all!

Cleaning ladies

Residents please don't ask the cleaning ladies to do personal tasks for you from 8:00 a.m. to 3:00 p.m. They are paid by the Mutual during those hours. We don't want to interfere with their work schedule and the many things they do to keep our buildings clean



Grates on Glade Dr.

Two of the drains on Glade Dr. between buildings 10 and 11 need repairs. The grates that cover them are not stable. We have placed cones on them to warn drivers and pedestrians that they are not stable. We will be making repairs as soon as the weather permits.

If you are a tenant, you might want to mention this to your landlord:

State of Maryland, Lead Risk Reduction in Housing Act:

Owners of residential rental properties constructed before 1978 are required to register their rental units every year with the Maryland Department of the Environment. They must also have a lead paint inspection prior to every change in tenancy, and distribute specific lead-risk educational materials.

Alternatively, they can have their property inspected for a "One Time Only" certificate. It costs more, but if the interior and exterior of the property is found to be 100% lead free, the landlord does not have to register the property annually and only has to file the DOE 'Form E' once.

No matter which certification the owner obtains, a copy of that certificate must be given to the tenant. For more information call 410-537-4199 or visit www.mde.maryland.gov/lead-registration.

When the Mutual pays...

A pipe breaks inside the wall. According to our Bylaws and our "Who Pays" – the Mutual is responsible for the repairs. Most of us take that to mean that the Mutual will pay the whole bill. Well, not exactly.

Like any homeowner, the Mutual sends the bill to their insurance company. The Mutual's insurance company pays a portion of the bill: the total *less the deductible*. Then the un-paid portion of the bill is sent to you, the unit owner, to be claimed on your insurance policy, or paid out-of-pocket if your deductible has not been met.

Why? Because the Maryland Condominium Act, Section 11-114(g), amended June 1, 2009, states: "If the cause of any damage to, or destruction of, any portion of the condominium originates from a unit, the owner of the unit ... is responsible for the Council of Unit Owners' property insurance deductible, not to exceed \$5,000." That's why all owners should have HO6 insurance!

Clothes Dryers

We have a responsibility to ourselves and to our neighbors for properly operating and caring for our Dryers. Keeping the dryer clean from lint build up will prevent unnecessary energy use. **Lint screens should be cleaned after each use.** Some lint particles can accumulate around and under the dryer increasing the fire hazard.

You are, of course, aware that the Mutual cleans the exhaust lines every two years. However, it is a good idea for you to test for any excess heat while it is running. Alert our Mutual Assistant if you find this to be so. It is also a good idea to make a visual check of the outside exhaust point to assure there is no lint build up there and that the flap is operating freely.

Use of fabric softeners have been found to cause a waxy, invisible substance to build up on the lint screen blocking the air. Occasional washing of the lint screen with soap and water will prevent this.



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

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 O'Neil
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