
The Grapevine



Published by and for Mutual 14 of Leisure World

Issued Monthly – No. 444, May, 2015

Mark Your



Calendar

**Next Board Of Directors'
Meeting Tuesday,
June 16, 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, June 4 at 11 AM, Administration Building



Advisory Committee Tuesday June 9 at 10 am

The President's Corner

When my husband and I moved into Mutual 14, 5 years ago, we were warmly greeted by the residents of our building (10) We attended a social event and discovered that Mutual 14 has the best social committee in Leisure World. I joined the advisory committee made up of representatives of the 8 apartment buildings and plaza homes and discovered that this group of residents keeps a watchful eye on their buildings and offers helpful information to new residents. I made a suggestion about updates for the apartments and found myself on the Property Maintenance Committee; the group of neighbors that works very hard to deal with all the maintenance issues of our aging Mutual. It is apparent to me after working with all of the Mutual-14 committees and several Boards of Directors that we are very fortunate to have the dedicated and responsible residents who have worked through the years to make this such a pleasant community. I know there are residents who are not on committees or the Board of Directors, but who help their neighbors and the mutual through their kind and thoughtful deeds. We have dealt with changes that are important to the future of Mutual 14; updating our buildings, turning over the reins to new blood, the question of limiting rentals and there will be more. We don't all agree on every issue, but the majority of residents care very much about the mutual and offer their support through constructive suggestions, by volunteering, following the rules, just saying "thank you" or being considerate of their neighbors. I firmly believe that we will continue to work together to insure that Mutual 14 remains one of the nicest communities in Leisure World.

Linda ONeil
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Notes from the Board

Rental Restrictions: This past month we had our two open meetings (in addition to our Annual Meeting) where residents shared their comments and asked their questions about rental restrictions. About 40 units were represented in total, including owners, landlords, and tenants.

At the afternoon meeting on May 5th and the evening meeting on May 12th residents discussed the topic of a one- or two-year residency requirement before being allowed to rent. It was suggested that the heirs of current owners be exempt from this restriction, giving them the option to rent when they acquire the property at some time in the future. Only new buyers (and their heirs) would be immediately subject to the residency requirement. The opposing view came from owners who assume their heirs will sell their unit when the time comes, and who want some control over rentals now. The other topic was a cap on the *number* of rentals, and whether the cap should be mutual-wide or by building. When asked, "How many rentals are too many?" some owners expressed a desire to limit rentals to between ten and twenty percent. The topic was not discussed in any depth at the evening meeting because we ran out of time.

Most owners have expressed an understanding of the need for restrictions - and the difficulty of finding a fair compromise. Every option presented has positive and negative ramifications.

The Board will consider all of the views presented, at a working session we hope to convene in the next month or so. We'll continue to look for the best solutions, we'll continue to pose "what if's..." and we'll continue talking to residents about their concerns and ideas. *Please accept our apologies for any impression of urgency: we believe this is an important issue for the future well-being of our mutual, but we're in a marathon, not a sprint, and decisions will not be made in a hurry.*

In other news, the Board agreed to hold an evening meeting (for regular business) once each quarter to allow residents who are still working to attend if they choose. We'll communicate the dates and time once they are confirmed.

Advisory Committee



Building reps will meet on Tuesday, June 9 at 10 am.



Property Maintenance Committee

The last 2 buildings in our updates buildings 14 and 15 will be painted. Carpeting will be replaced in buildings 14 and 12.

The PMC is talking to the paint contractor about touching up the pans that are peeling in other buildings.

Rust is the enemy of our buildings. Please do not over water plants on the balcony and let water run over the front edge. We spent \$25,000 on two balconies with rusted steel channels.

We are looking into caulking the open balconies and should have a price and schedule soon.



E & R Advisory Committee

E & R Meeting – May 5, 2015 Facilities Enhancement Plan Update

Nicole Gerke reported:

The Fitness center is on schedule. Still awaiting further approvals from Storm Water management.

Crystal Ballroom – Maryland Room

There was a long discussion about the new chairs for the Ballroom. The final decision (recommendation) of the committee was: no arms. And the chairs should have a handle at the top of the back to make them easier to move around.

We voted to advise purchasing the chairs similar to the sample chair. You can see this chair in Club 1 E & R office.

NOTE: the color of the fabric will be off white; the metal parts will be a pewter color – DIFFERENT from the sample chairs in the E & R office. So the appearance will be a little different.

The committee rejected the suggested chair for the Maryland Room. Nicole will request different sample chairs for the Maryland Room.

FEP Maintenance Budget

Nicole pointed out a couple of items on the budget:

The Bowling Green maintenance was moved from the Golf Advisory Committee to the E & R Advisory Committee as this is more of a social activity at one Clubhouse rather than a golf related activity.

The entire maintenance budget for Club 1, for 2015 is \$94,500 (\$16.78 per unit, per year) and for Club 2 is \$86,500 (\$15.28 per unit per year). Total is \$181,000 (just under \$32 per unit) (per year!).

The projected 2016 Budget for Club 2 (including Personnel Expenses, such as wages, benefits, etc.) is \$740,000 (or \$10.91 per unit – per year).

The projected 2016 Budget for Club 1 is \$707,000 (\$10.42 per unit).

Fitness Center Contract

Extended Hours Continue!

The LW BOD has approved the renewal of the Fitness Center management contract.

We are continuing the extended hours – opening at 4 AM!

Policies & Procedures

We were given document called E & R Policies and Procedures.

The chair instructed us to take it home; review it; comment on it; email comments; be prepared to vote on it, including any proposed revisions.

Come back with comments in June.





Personals...

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



Happy Birthday

- 6/25 Ruth Boyd (B12-3F)
- 6/26 Ralph Romano (B13-1A)
- 6/30 Sylvia Pachenker (B15-3E)

Landscape Committee



The weather has warmed up, so now is the time to get your gardens cleaned up. We will be walking the mutual on the 2nd and 3rd weeks in June. Please have your garden cleaned up, so we don't have to send you a letter. Also, remember, do not let the mulch touch your house. You don't want termites.



Social Committee

Mark Your Calendar for 6th Annual Picnic

Mark your calendar for the 6th annual picnic on Vantage Hill Ct. on June 11th at 6 PM. Your money must be to your social committee person by 6 PM June 5th to attend. Everyone is welcome to bring guests, as long as you sign them up and pay \$10. See you on the 11th.

Reminders & Vital Info



Fire Safety Quiz

The Answer

Your apartment has a fire. You run outside to pull the alarm to get everyone else out of the building. You also call 911 (the alarm does NOT contact the Fire Department).

Which way do you go?

- Toward the lobby
- Toward the A unit
- Toward the G unit

Answer: Any one – go to the **nearest one** as soon as you detect a fire!

Avoid kitchen drain back-ups & odors:

Unclogging drains is an all too common event, with considerable costs to the Mutual. 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

Run the COLD water for 15 seconds before introducing waste, while the unit is running, and 15 seconds afterward to clear the unit.



Maintain your disposal by regularly grinding up pieces of lemon or orange peel and ice cubes. DO NOT put the following materials into the disposal: grease & oil, egg shells & coffee grounds, potato & banana peels, onion skins, celery, bones, fruit pits, corncobs, and nut shells.

• **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.

• **Vacation Communiqué**



Are you planning to be away for more than a few days? Before you leave, use this REMINDER as a guide to prepare your residence for your absence

1. 1. Turn your Air Conditioner up to 85° **OR** Turn your Heaters to 55°.
2. Turn off the switch (circuit breaker) to the Water Heater
3. Unplug your TV set, Stereo, Radio, Toaster, or other unnecessary appliances.
4. Stop the newspapers.
5. Hold the mail at the Post Office, have it transferred, or have a neighbor pick it up.
6. Notify the Main Gate and the building Rep by leaving the following with them on a 3x5 card:
 - a. Your name and address
 - b. Dates you will be gone
 - c. Destination
 - d. Location of a key
 - e. Phone numbers of local person who can be notified in case of a problem
7. Leave similar information, plus key(s), with a neighbor.
8. If you will be gone for more than three weeks
9. Have someone check the unit once a week
10. Turn off water to toilets, sinks, and washing machines.

THIS IS VERY IMPORTANT. It protects you and your neighbors from emergencies such as a water leak or fire.



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.



ATTENTION DIALYSIS PATIENTS
 A MEMBER OF THE HEALTH ADVISORY
 COMMITTEE WOULD LIKE TO HELP
 ORGANIZE A SUPPORT GROUP FOR
 DIALYSIS PATIENTS AND CAREGIVERS. IT
 WILL BE AN OPPORTUNITY TO PROVIDE A
 SUPPORTIVE PLACE TO MEET OTHER
 PEOPLE DEALING WITH DIALYSIS.
 SUNDAY, MAY 31
 11:00
 CLUBHOUSE II
 COME LEARN ABOUT ADAPTIVE
 TECHNIQUES/SAFETY EQUIPMENT AND
 ENERGY CONSERVATION
 STIMULATING AND ENGAGING LEISURE
 ACTIVITIES
 R.S.V.P. BY CALLING ELLEN L. AT 301-598-
 113

BOARD OF DIRECTORS

President: Linda O'Neil
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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: Renee Steward
 - 301-598-1338 rsteward2@gmail.com
 • Building Problems? - Call Renee
 Emergencies, when Renee 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