

The Grapevine



Published by and for Mutual 14 of Leisure World

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Mark Your



Calendar

**Next Board Of Directors'
Meeting Tuesday,
September 15, 2015**



JOIN US!!!

in the Administration Building at 5:30 p.m. All unit owners and residents are encouraged to attend all Board meetings.



Property Maintenance Committee, Thursday, September 3 at 11 AM, Administration Building



Advisory Committee (from now on, the Building Rep Committee) October 13 in Clubhouse I.

Notes from the Board

In response to requests from some of those residents who haven't retired yet, next month's Board meeting on September 15th will be held at 5:30pm in the Administration Building's Sullivan Room. An evening meeting will be scheduled once per quarter. All residents are welcome.

Soliciting (leaving business cards or flyers, or political canvassing) in the lobbies or at residents' doors is strictly prohibited. The Board only allows lobby bulletin boards to be used for mutual communications, and for advertising activities and events being held by Leisure World clubs and organizations.

The Directors passed the following resolution:

Moving in & out, deliveries, and repair & renovation work are permitted between the hours of 8:00am and 7:00pm, Monday through Saturday (no Sundays or Holidays). Exceptions may be permitted only by contacting the mutual President in advance.

The Board held a brief closed session, raising some questions about secrecy. Boards generally err on the side of "sunshine", so closed sessions are extremely rare. But there are a number of legitimate reasons for closing a meeting: reviewing legal or personnel issues, examining personal information that is confidential or should not be generally known, discussing matters that would violate privacy or cause embarrassment, negotiating contracts, or handling disciplinary matters or rules violations. It is the right of every resident to have a closed hearing in disputes with the mutual. If the resident then chooses to discuss the issue with their neighbors, that's their decision. But the Board is not compelled to discuss one resident's business with others.

The rental survey was tallied on Monday, August 17th, by three of our residents: Allyne Ike [B11], Judy Bloch [B13], and Aileen Phillips [B15]. A whopping 122 units (63% of our 193 units) responded. 70% said 'yes' to a rental policy, 71% said 'yes' to a cap on the number of rentals, and 71% said 'yes' to exempt existing owners from the restrictions. Members of the Board will analyze the results further and decide how to proceed.

McKenzie Engineering has presented its report after inspecting the third-floor apartment ceilings. The information will be shared in a letter to the owners of the affected units. However, the PMC was not fully satisfied because they wanted to give the unit owners inexpensive solutions to the rising and falling ceilings and nail pops, and that was not included in the report as requested. Mr. McKenzie will be asked to return once the cold weather sets in so he can see how that influences the contraction of the wood trusses.



Leisure World Advisory Committees

Are you interested in joining a LW advisory committee, but aren't sure what's involved? Leisure World is going to hold an "Advisory Open House" where current chairs and members of the 16 advisory committees will be available so you can ask your questions and decide if you want to apply to serve. The Open House is tentatively set for September 24th; keep an eye on the *LW News* for more information.

Changing phone numbers

A while back we printed a Mutual 14 telephone directory and asked everyone to let Kathy Viney know if you changed your phone number. **An updated directory will be out with next month's (September) Grapevine.** But Leisure World also needs to know your new phone number, so the Main Gate and Security know who they're talking to when you call. Contact our Mutual Assistant at 301-598-1338, or the LW Registrar at 301-598-1354, to correct your number in the Leisure World computer system (and the *LW Community Phone Book* when that comes out next year).

Coping with Depression – a Free Talk

Doug Duncan, a former County Executive for Montgomery County, will share his experience with depression.

FREE tickets are available from E & R on August 21.
September 16 at 3 PM Clubhouse II Auditorium

Advisory Committee



Building Rep Committee

The Advisory Committee has chosen a new name: The Building Rep Committee.
This new name is a better description of the committee.
Also, from now on, these meetings will be in Clubhouse I.



Property Maintenance Committee

The property maintenance committee continues to grapple with the ABM procedures. While putting in new windows and doors are fairly simple you should still file an ABM to get your energy credit and to have the update on file.

Renovations that require moving walls, plumbing or electrical require an ABM. Many residents who have replaced flooring have discovered that the floor is crumbling. A skim coat of concrete should be put over a crumbling floor to insure a stable, structurally sound surface. The mutual will pay for this.

As we do more complicated renovations we need to make sure that the work is done by professionals and that it meets current standards and codes.

We are still waiting on concrete work on Vantage Hill Dr. and Glade, but we are closer to getting on the schedule. We plan to budget for more concrete work in the coming years because we don't want to have to replace everything at the same time.

We will be doing brick work on buildings 10 and 11 while the carpet installation continues in building 14 and



12.

Buildings 16 and 17 will have their steel pans etched and repainted. We hope this process of acid washing them is going to finally work on our steel pans that have been difficult to maintain. While they give support to the catwalks and balconies, they are subject to rust if too much water is allowed to get at them. Simply painting them has not been effective.

We have contracted for the installation of helical piers to support two staircases: one in building 14 and one in building 17. These are steel posts shaped like a corkscrew that are drilled deep into the ground and attached to the underpinning and foundation footing. The building loads are transferred to these piers. This kind of work has been done in several of our buildings where settling has caused slight shifting in the buildings. The Washington area is low and swamp like and many sites required fill dirt. Over the years settlement has occurred which requires "surgery." Probably TMI. [Ed. Note: Too Much Information]

We are going to look into placing some bike racks in each building at one of the end stairwells to make it easier for residents to access their bikes particularly if they live on the 2nd or 3rd floors. Each rack would hold 4 bikes. Owners could lock their bike in.

We are getting estimates on tile work for the elevators especially in buildings 16, 17 and 15.

A Word on Conversions & Easements, and their Costs

In Mutual 14, some owners have converted or enclosed areas set aside for the exclusive use of the unit owner, i.e. "limited common elements". Some examples include enclosing a patio or balcony to create a sunroom or Florida room, or enclosing the atrium between the garage and front door of a plaza home for extra living space. An easement is not required for these conversions. However, the unit owner (and any future owner) assumes complete responsibility for the future maintenance and repair of that area and enclosure. The unit owner's condominium fees will also increase, since the conversion increases the space being heated or cooled.

A unit owner, who wishes to expand their plaza home by taking over areas owned by the unit owners in common, i.e. "general common elements", must apply to the Board of Directors for an easement, which is only granted by an affirmative vote of 66 2/3% of all the mutual's unit owners. The unit owner will pay all costs for processing and recording. If granted, it will be recorded on the deed as an addition to the unit's square footage. The County Property Tax and condominium fees will increase accordingly, and the unit owner (and any future owner) assumes complete responsibility for the future maintenance and repair of that area and enclosure.

E-Rating changes can affect your condo fees

Mutual 14 is a "master metered" mutual. Individual units are not metered and do not receive an electric bill. Instead, a charge for electricity use is paid as part of your condo fee. Charges for electricity usage are based on your unit's expected electricity usage determined in part by the unit's physical aspects (e.g. size, window area, insulation) and the equipment used for heating and cooling. Changes in a unit's physical or energy-related equipment may increase - or decrease - a unit owner's charge for electricity.

If you've made changes to your unit (such as adding or removing a balcony sunroom or Florida room, or installing new energy-efficient windows), there is a simple guide and a brief application to have your unit's E-rating re-calculated by the Energy Advisory Committee – available from the EAC Trust Assistant (in the Administration building) at 301-598-1336.



E & R Advisory Committee

The E & R committee does not meet in August.



Personals...

Please Welcome



Ira Karienaratna B17-3E

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

Happy Birthday

- | | | |
|------|-----------------|----------|
| 9/06 | William Fillman | (B16-3D) |
| 9/25 | Ethel Lagos | (B10-2C) |
| 9/30 | Allyne Ike | (B11-3B) |

Landscape Committee



Three years ago, Leisure World’s licensed arborist advised the Landscape Committee that one of our 40-year-old maple trees was in decline. Because it was a big, beautiful, central component in our Park, we decided not to take it down right away, but to keep an eye on it – hoping it would recover. This year we noticed that by the end of May half the tree was still bare. The whole tree eventually came into leaf, but it was sparse - and branches started to fall. It was time to take it down before someone got hurt. We explained this in our June *Grapevine*. We recently installed two new maples near that spot.

Everyone was sad to see that tree go. But some residents, in conjunction with a group called “Justus”, have made our tree into an issue - without getting the facts. The Mutual’s Landscape Committee made the decision, based on discussion with, and the recommendations of, McFall & Berry’s certified horticulturists and licensed tree experts, and Leisure World’s licensed arborist. While we’ve all done our share of home gardening, they are the professionals. We depend on them to tell us how to care for our plants and trees; we feed them and prune them, but sometimes we do have to remove them. We are not ecological vandals who take down trees for no reason.

While the maple did not have a good prognosis, we’ve been advised that another bone of contention in our park, the Harry Lauder’s Walking Stick, still has a chance to survive and grow. A fungus is causing the lack of full leaf and it is being treated accordingly (at no cost to the mutual). There is no danger to you or your pets from this fungicide, but we’ve fenced the tree in an abundance of caution. We’re trying to give it a chance – just like we gave the maple a chance. This cultivar, even in full leaf, will still look droopy. Its real interest is in the curly branches. If the treatment is not effective and it doesn’t come into its own by early summer 2016, we have a warranty that will replace it at no charge.

Other preventive care actions taken in the mutual include putting fencing around the little Hinoki cypresses in the Rock Bed, and around a recently planted maple between buildings 10 & 12. It’s not pretty, but it’ll keep the deer from nibbling and rubbing, and give the plants a chance to mature. After two record-breaking cold winters in a row, we may also put up burlap wind breaks around the Abelia in the Rock Bed to protect them from freezing winds, giving them a better chance to mature, too.

Interested and concerned residents are welcome to attend our meetings at 1:30 on the third Monday of the month in Clubhouse I. In lieu of a September meeting, the committee will conduct a mutual “walk-about” on September 21st starting in the Building 10 atrium at 1:30pm.



Social Committee

Our next social will be the 'autumn picnic' on Thursday, September 17th (rain date September 18th). Same place, Vantage Hill Court; same price, \$10. Mark your calendar!

Reminders & Vital Info



Cleaning your Air Conditioner Filter is Important Not just to you, but to your neighbor downstairs, too!

Recently, one of our residents noticed a dripping sound in the Air Conditioner closet. Turns out, the upstairs neighbor had forgotten to change the filter, and the coils of the air conditioner were so dirty, the drain was blocked. Water was dripping down to the air conditioner closet below.

PLEASE! Check your filter – change it, if it is dirty – you can buy replacement filters from PPD.

MUTUAL 14 - RULES FOR TRASH - RECYCLABLES - NEWSPAPERS – MAGAZINES. SEE ATTACHED LIST

- 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.

IMPORTANT REMINDER from your Board

In 2009 new laws were passed that makes condominium owners responsible for up to \$5,000 in damage repair "if the cause of any damage to any portion of the condominium originates in their unit." This law automatically replaced the provision in our Bylaws that the unit owner was responsible for only the first \$1000 of damage.

The Board recommends that each owner have an insurance policy that will reimburse you fully. If you have any questions, please contact your insurance agent.

• Water Valve Test

Residents are urged to conduct a test of their water valve handles. To test the valves at the **main shut off, behind the washing machine, under bathroom sinks, under toilets, and under the kitchen sink**, all of which should be in the normal, "open" position do the following:

1. Turn the handle to the right (clockwise) until it stops. This will close the valve.
2. If it does not drip, the valve is okay. If it does drip, notify our Board Secretary.
3. Turn the valve handle back to the "open" position (counter-clockwise) until it stops and then give it a quarter turn to the right (clockwise).



4. If you cannot do any of the above, call our Mutual Assistant and she will arrange for repairs.

NOTE: Only the Main valve, and the washing machine valve are paid for by the Mutual. You are responsible for the other water valves.



IN MEMORIAM

Our condolences to the friends and family of Geraldine Newton (B17-1A) who passed away recently.



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