

The Grapevine



Published by and for Mutual 14 of Leisure World

Issued Monthly – No. 448, September, 2015

Mark Your



Calendar

JOIN US!!!

All unit owners and residents are encouraged to attend Board meetings and Committee meetings.

MEETINGS:



Board of Directors

Tuesday,
October 20, 2015
Administration
Building at 9:30 AM



Property Maintenance

Committee, Thursday,
October 1 at 11 AM,
Administration Building



Building Rep Committee

Annapolis Room, CH1
October 13 at 10:00 AM

The President's Corner

Time really flies when you're having fun! It's been a little over 4 months since I was elected President of the Board and we've had so much going on around the mutual that it makes my head spin. We've had meetings with residents about developing a rental policy, we've had discussions with residents about maintenance issues and why things take so long, and we've had to deal with some serious rule violations. We're having the last 2 of our apartment buildings painted and 2 more buildings carpeted as well. The painters are trying a new process on the metal pans (the ceilings of the catwalks and balconies) to see if we can keep the paint from peeling off the galvanized metal. We need to keep them painted to prevent rust and we're hoping that this 'etching' process will allow the paint to stick. We've also begun some much-needed masonry work, which we'll continue next year. We'll also continue the welding repairs that we started in 2014, including shoring up several staircases. We'll begin concrete repairs in the plaza homes this year, a project that will go on for several years.

You've received your letters about the 2016 budget. I'll be happy to answer any questions, and the Board will vote on it at our October meeting. But we're in very good financial shape and more than able to pay for all these maintenance projects.

If you received a letter about your enclosed balcony I feel the need to clarify what was meant. Enclosed balconies and patios have screens or glass panels and they are the responsibility of the owner, whether or not they installed the enclosure. Many of these enclosures were constructed in the 70's and 80's. The siding has warped, letting in water that runs down the side walls of the balcony. If there's no caulking and flashing across the front edge, water runs down the front of the enclosure into the pan (ceiling) of the balcony below, rusting it and the steel support beam. Some of the glass enclosures were not built to allow several inches of space between the glass and the balcony railing - so painters can get at the railing and so the overhang can protect from water run-off. The Mutual is concerned about water leaks from these enclosures, particularly on the second and third floors. These enclosures should have flashing across the front edge, between the panels and the railing of the balcony. The Mutual is caulking all the open balconies (railing only, no screens or glass panels) to ensure that water does not drip into the balcony pan below.

The owners of enclosed balconies should have a qualified person inspect their enclosure for gaps at the ceiling and sides, and warped siding that is allowing water into the structure. Caulking of the walls at the top and bottom may solve that problem, but some enclosures should really be replaced or taken down. People on the first floor don't have to worry about water leaking into their downstairs neighbor but you may still have an outdated enclosure. A thirty- or forty-year old sunroom is a liability in 2015 with new energy and construction standards. You can walk around the Mutual and tell the difference between the newer enclosures because they're made of sturdier material and e-rated glass. PPD's Special Projects is working on a basic inspection plan for these enclosures. When we get more details we'll let you know the price and what will be involved, but you are also welcome to use your own contractor.

I've been working closely with the PMC, as we try to manage all these property maintenance jobs. I'm not sure I wanted to know this much about standpipes, concrete, welding, pointing bricks, etching galvanized steel, underground drains, fireboxes, and trusses. Sometimes I ask for a work order for 2C when I mean 3D.

In early July we also lost our Mutual Assistant and are in the process of training a brand new person. Thank you for your patience, and forgive us when we try to get something done quickly and don't explain it very clearly. The operation of this mutual is very complex and it's not always easy to put it into simple, understandable language.

Respectfully,
Linda ONeil
301-438-3232
jimoneil007@comcast.net

Rules Committee



Did You Know?

No part of the common elements may be used for commercial activities of any kind. Soliciting for a commercial enterprise by leaving business cards or flyers around the mutual is prohibited. No commercial car washing or detailing, no repairs or extraordinary maintenance to vehicles may be carried out in the common elements, or within or upon any condominium unit.

Building Rep Committee



The next meeting of the Building Reps will take place in the Annapolis Room in Clubhouse 1 on **Tuesday, October 13th at 10:00am**. All residents are welcome to sit in. We talk about what's going on in the mutual and in individual buildings, address problems or concerns that residents bring to their Reps, and generally try to keep your Building Reps up-to-date on all things M14.



Notes from the Board

This was our first evening Board meeting and we had a terrific turnout, with about 25 residents, owners and tenants, filling the room. We really appreciate that so many of you care enough to take part in the governing process, and to educate yourselves about what we do. We'll have an evening meeting once each quarter, announced as usual on the first page of the *Grapevine*.

Please welcome our new Mutual Assistant, Kenia Callejas (that's pronounced KEN-YA). She can be reached at 301-598-1338 or kallejas@lwmc.com. She's new to the way things work in Leisure World so, please, be kind and patient.

Fire: Hours before our meeting, fire destroyed or damaged eight units in a building in Montgomery Mutual. It was an electrical fire, started by overloading one outlet with multiple extension cords and multiple electrical appliances. Are you guilty of this, too? It may be inconvenient, but you lessen your risk (and the risk to your neighbors) by not putting all your electronics on one circuit. In our mutual we've also seen indoor extension cords used outside on balconies: illegal and very dangerous!

Meeting Minutes: A resident questioned why the minutes of our Board meetings are so vague, why they don't reflect what was actually talked about, and what questions were asked and answered during the meeting. Sometimes those minutes read like nothing happened during the whole meeting! Minutes are the record of actions and decisions, not reports or discussions. **The purpose of the minutes is to provide an official record of the actions taken by a Board**, and to prove that the actions were taken using proper procedures. That's why we take so much time and effort getting our resolutions worded correctly, exactly, and specifically: resolutions or motions provide the details about the actions taken by the Board.

Rental Restrictions: An ad hoc group of Board members and residents, who represent the diverse sides of the issue, will hold a few working sessions to discuss and analyze the results of the recent survey and how they can be translated into a rental policy that will work for our mutual. No decisions will be made, but maybe some clarity and consensus can be found. We'll keep you posted.

There are a number of Leisure World events to take note of: check the *Leisure World News* for specific dates, times, and locations.

- ❖ The **Advisory Committee Open House** will be held on Thursday, September 24th at 3pm. If you want to know what's involved before getting involved, this is the event for you.
- ❖ A **New Resident Orientation** will be held on Thursday, October 15th at 3pm. New and old residents can benefit from hearing Leisure World's management describe their roles and answer your questions.
- ❖ **MedStar Medical Center Open House** will be held on Saturday, September 26th from 11am to 2pm.
- ❖ **Flu and Pneumonia Vaccines** will be offered again on several dates between September 22nd and November 3rd.
- ❖ A **Fire and Safety Forum** will be presented by Leisure World's Emergency Preparedness Committee on Tuesday, October 20th between 9:30am and 12:00.



Property Maintenance Committee



- Our elevators were inspected in June. It can take a few months before we get the certificates from the State that are posted in the cabs, but they're on their way.
- A contract has been approved by the Board to install new tiling in the first floor lobbies and elevators of Buildings 14, 15, 16, & 17. The elevators will be out of commission for a short time while they do that work. When we have the actual schedule we'll let you know so you can arrange your appointments around the work. Buildings 10-13 will get new tiling next year, and the 2nd & 3rd floors of all the buildings will be re-tiled in 2017.
- Some of the Plaza Homes will soon see concrete repairs or replacement. This is the beginning of a long-term plan to replace 40-year-old concrete driveways, sidewalks, curbs, etc. all over the mutual.
- Another contract has been approved by the Board for metal work repairs to the stairs. That work should also begin shortly.

It seems like there's a lot of work going on around our mutual lately, with more to come. Most of these projects were conceived earlier in the year, but it sometimes takes months before they actually begin. Please have patience with any disruptions they may cause. It's for everyone's benefit in the end.



Social Committee

The next two socials will be held on Thursday, October 29th and Wednesday, December 9th. We expect that both these events will include live music and dancing.



Personals...

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

Happy Birthday:

- | | | |
|-------|--------------------|----------|
| 10/03 | Louise Hajjar | (B10-1A) |
| 10/28 | Christine Lozupone | (B17-3A) |



IN MEMORIAM

Our condolences to the friends and family of Mr. Dale Barefoot [B13-3C] who passed away recently.



Reminders & Vital Info



Get Ready for Cold Weather

Winter is almost upon us. To get ready for winter:

- a) Replace the air conditioner filter with a new one.
- b) Place the filter in a plastic bag, return it to its normal place.
This will help reduce drafts from the air conditioner grill and save heat.
- c) Turn the air conditioner switch to OFF

**IMPORTANT - DO NOT turn the fan ON once the filter is covered with plastic!
DO NOT turn the air conditioner on if the heat is on.**

Clothes Dryers

We have a responsibility to ourselves and to our neighbors for properly operating and caring for our Dryers. Keeping it clean from **lint build-up** will prevent unnecessary energy use and fire hazard.

- **Lint screens should be cleaned after each use.**
- 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. 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.
- Fabric softeners have been found to cause an invisible, waxy substance to build up on the lint screen blocking air flow. Wash your lint screen occasionally with dish soap and water; dry before replacing it.

What you need to know about Fire Safety in Mutual 14:

- The smoke detector in your unit only alerts you to a possible fire in your unit. It's not connected to LW Security or the Fire Department.
- Fire alarms pulls can be found in the apartments' atrium or catwalks near the stairwells. They only alert your neighbors to a potential problem; they aren't connected to LW Security or the Fire Department.
- **You still have to call 911.**

Smoke Alarms

It is important that you DUST and CHECK your Smoke Alarm periodically. Please consider this as a reminder to take care of one of our most important safety gadgets.

Recycling

Oops! In last month's *Grapevine* we reminded you that we recycle, and told you to "see the attached list" for what can and cannot be put in our recycling bins. Then we forgot to attach the list - so it's coming to you with this issue, on the last page.



M14 ONLINE



Our E-mail Address:

M14@mutual-14.org

Our Website:

www.mutual-14.org

Leisure World Website:

<http://www.lwmc.com>

The LWCC Executive Board meets on the 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 O'Neil 301-438-3232 jimoneil007@comcast.net
Vice President:	James Moores 301-438-0048 mooregang@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 jradlrtr@aol.com

COMMITTEE CHAIRS

Building Reps:	Kathy Viney
Budget & Finance:	Richard Bambach
Landscape:	Sharon Moores
Property Maintenance:	Pat Leanza
Architectural Design:	Linda O'Neil
(Subcommittee of PMC)	
Social:	Sharon Moores
Rules	Kathy Viney

Mutual Assistant: 301-598-1338

- Building Problems? – Call our MA
- Emergencies, when MA is not available - Call Physical Properties at 301-598-1500
- After hours & weekends – Call Main Gate at 301-598-1044
-

Comcast Issues - Contact 1-855-638-2855



Recycling Information for Montgomery County

YES!

Glass Bottles and Jars

Soft drink, beer, juice, and wine bottles, spaghetti sauce, mayonnaise, and pickle jars.

Remove lids from bottle/jars before placing them in the recycling container.

Plastic Bottles, Containers and Lids

Plastic bottles, containers, jars, tubs, lids, caps, pails, buckets, flower pots & durable reusable containers (e.g., Tupperware & Rubbermaid-type containers).

#1 packaging including clamshells, trays, lids, domes, deli containers, cups caps, & lids.

Aluminum and Bi-Metal Cans and Foil Product

Empty non-hazardous empty aerosol cans, cooking spray, deodorant, hair spray, and shaving cream aerosol cans).

Aluminum cans & foil products (soft drink & beer cans, aluminum foil, and foil cookware such as pie plates, lasagna pans, and foil TV dinner trays)

Bi-metal (steel/tin) cans and lids (juice, sardine, soup, vegetable and pet food cans).

Lids are recyclable. Please secure lid inside can if possible.

Please empty and rinse all containers and foil products. Labels are okay.

Mixed Paper

Coated paper items such as milk/juice cartons, drink boxes, frozen food boxes, ice cream containers, empty beverage cups.

Newspapers and inserts

Magazines and catalogs - ONLY ON 1ST WED'S

Cardboard boxes **flattened**

Paperboard, such as cereal boxes, (remove liner) paper towel and toilet tissue rolls, snack food and toothpaste boxes.

Unwanted mail, (including envelopes with plastic windows)

Shredded paper (in paper bag)

Office/Computer paper (white and colored)

Construction paper

All other clean, dry paper

Use a paper bag for easy mixed paper storage in your home.

Hard & soft-cover books & telephone books

NO!

Glass

No broken glass or mirror or window glass

No drinking glasses, cups, plates, or cookware

No ceramics or light bulbs

No household metal items such as pots, pans, or furniture.

Recycle these separately as scrap metal.

Plastic

No plastic wrap; **No plastic bags (recycle at the grocery store).**

No packing material such as Styrofoam /polystyrene

No packaging from small electronics and toys, or jewel cases from CDs

No microwavable trays

No plastic utensils, bowls, or plates

No plastic toys, kiddie pool

No plastic flower tray packs (marked #6)

No other large plastic items

Aluminum / Metal

No automotive parts

No automotive product containers (such as motor oil, antifreeze, or brake fluid)

No pesticide containers

Mixed Paper

No carbon paper

No food-contaminated paper, such as pizza boxes, or take-out containers

No paper contaminated with paint, chemicals, or kitty litter

No foil gift-wrap, No paper towels, napkins, or tissues

Scrap Metal

Do not place scrap metal (like pots and pans) in trash or in Comingled Materials recycling containers

No vehicle or automotive parts, including engine blocks

No paint cans

No oxygen or propane tanks or other containers under pressure