

The Grapevine



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Mark Your



Calendar

JOIN US!!!

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

MEETINGS



Board of Directors

Tuesday,
November 17, 2015
Administration
Building at 9:30 a.m.



Property Maintenance

Committee, Thursday,
November 5 at 11 AM,
Administration Building



Building Rep Committee

Annapolis Room CH1
December 8 at 10 AM

Notes from the Board

Vicky McCarty [B16-1F], who was elected to the Mutual's Board of Directors in 2014, has resigned. She's moving to Virginia Beach to be closer to her family. We thank her for her service to the mutual and wish her the best of luck. Appointing a replacement to fill her seat until the April elections will be discussed at next month's meeting. In April there will be two three-year terms (currently held by John Radcliffe and Bobbie Palmer) and this one-year term to fill.

It's never too soon to think about running for a seat on the Mutual's Board of Directors. While we've had good slates in the past, many nominees have never attended a meeting. We strongly suggest that anyone considering a seat on the Board should attend at least three of our meetings to see what we do. Keep in mind, too, that starting in 2016 Montgomery County requires all homeowner association, condo and co-op board members to complete training on the responsibilities of serving on a board.

The Board is giving a \$1,000 donation (\$5.18 per unit) to the Leisure World 50th Anniversary fund which will be used to finance the many activities they are planning for September 2016.

Power outage and emergency lights: We've been very fortunate that power outages are very rare in our mutual, lasting a relatively short time, and often in the middle of the night, so very few of us are impacted. The power outage on Saturday, October 3rd lasted about 5 hours (longer for buildings 16 & 17 because they're on a different circuit). According to LW's Jolene King, "Pepco was working on a transformer at the Connecticut Ave. substation ... and reported an outage to the Gate Guard on duty. The outage affected: Connecticut Ave. Gate, Main Gate, Admin Building, Clubhouse I, all or parts of the Mutuals 8, 9, 10, 13, 14, 15 and Montgomery Mutual, along with areas outside of Leisure World. Pepco cited that a main feeder line failed. Power was restored later that day and then intermittently lost over the next day as transformers blew throughout the network." During the time of the outage, we discovered that many of our common area emergency lights were not working. We have arranged for an immediate inspection and any necessary repairs or replacements.

Insurance: As you may have heard, several of the residents that were left homeless in the Montgomery Mutual fire last month were not covered by insurance. How would you replace all your furniture, all of your sheets and towels and kitchen stuff, and all your clothing if they were destroyed



in a fire? How would you pay for the cleaning bill if all of your belongings survived intact but were saturated by dirty water or stained with smoke, or both? How would you pay for alternate housing (while still paying your mortgage and condo fees), for weeks or months, while your unit was being re-built, repaired, or cleaned?

A **Maryland HO-6 condominium insurance policy** will cover losses to all of your personal items and any part of the structure you own, and damages to any fixtures that have been upgraded (“betterments”) since the unit was purchased. This policy should also cover the condo association’s master policy deductible of \$5,000.00. **HO-5 insurance** only covers personal belongings, and is typically called a “renter’s policy”. It doesn’t cost anything to talk to an insurance agent, and **these policies are really inexpensive** (less than \$300 a year), but it could cost you thousands if disaster strikes and you’re not covered!

Fire Safety Instructions: While we’re on the subject of fire, we thought this was a good time to distribute instructions about **what to do in case of fire** if you live in one of our apartment buildings. Please take the time to read this all the way through; it could save your life.

Did you know? If you’re putting your unit on the market, you have to get a “Re-Sale Certificate” from the Leisure World Resales Office. That ensures that there are no debts or other issues outstanding, allowing for a “clean settlement”.

Did you know? Pet licensing is now available online at www.petlicense.com/montgomerycounty



Property Maintenance Committee

Property Maintenance Committee

The heat will be turned on in apartment lobbies any day now. This is not only for your comfort, but for the better operation of the elevators, so please **keep those lobby doors closed!!**

The Board approved a contract with Schindler Elevator to ‘paint’ the elevator shaft pits, essentially water-proofing and rust-proofing, as required by the State Inspector. We’re told that the work takes about four hours and will be done very early in the mornings to avoid too much inconvenience. Our service technician will do each elevator as and when he has the time in his schedule, but, naturally, we will post it in advance so you can be prepared.

The Board has also authorized Schindler Elevator to replace the “roller guides” on the elevator in Building 16. Roller guides are wheels set at each corner of the cab that ‘ride’ on the wall of the shaft. This installation is much more complicated and will require the elevator to be out of service for an entire day (estimated 10-12 hours), but it will result in a smoother ride. We’ll post the date in advance so you can be prepared, but this may not happen for a month or so.

Painting has been completed. We’re crossing our fingers in hope that the “acid wash” works to keep the paint from peeling away from the metal pans above catwalks and balconies. We’re not quite finished with carpeting in Building 12 but it should be done in a week or so. The crew went to another job while the EPDM was being laid. We have no idea when the installation of the helical piers will commence. I’m sure many curious residents will be pulling up a chair to watch the work once it begins, but it’s in the hands and schedules of the engineers.

Light bulbs out in common areas (but not carports)? Call Pat Leanza at 301-598-4569 or e-mail leanzap@yahoo.com and he’ll come change the bulb. Pat’s saved the mutual a lot of money doing us this service!



E & R Advisory Committee

There was no October meeting of the E & R committee. The next meeting will be Tuesday November 3.



Personals...

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

Happy Birthday

11/4 Judy Block (B13-1D)

11/13 Joanne Riggles (B14-2D)



Landscape Committee

The next few weeks will see temperatures falling along with the leaves. It's also time to clean up our gardens. Pull up the annuals. Empty, clean, and store those pots. Tidy up your patios and balconies. Burlap wind-breaks will appear around some of the shrubs in our Rock Bed. We're trying to reduce the effect of the freezing winds that have killed off previous young plants in that area. We're removing some of our rose bushes because they're too susceptible to disease (yes, even the "knock-out roses" can get viruses) and require too much water. The beds on the corner of Vantage Hill Road and Court, and the bed on the corner of Vantage Hill Road and Interlachen, will be left fallow for the winter.



Reminders & Vital Info

Dog Bags

Mutual 14 bought and installed three "dog waste stations" equipped with plastic baggies and a trash bin for "deposits". They've been an enormous help in alleviating the problem of dog poo being left all over our lawns. We're happy to have residents - and the general public - take one or two baggies for immediate use, and a third to stuff in a pocket for "just in case". But remember that while you're putting the baggies into your pocket, the cost of replacing them comes out of your pocket.

Moving In

Hours for moving in or out of a house or an apartment are between 8am and 7pm, Monday through Saturday only. The Mutual President may make an exception, but only if you contact her in advance.

• Lobby Doors

It is imperative that all lobby doors be kept CLOSED during cold weather. DO NOT chain these doors open. The heat is on in these lobby rooms and we must conserve electricity.



This Reminder is for residents in the Plaza Homes AND those on the First Floor of the apartment buildings:

• Exterior Water Valves

Exterior Water valves can be turned **OFF** now. At the interior access panel, close the valve by turning the faucet handle to the **Right, or clockwise**.

Now is a good time to check all of your other water valves. Make certain you know where they are and if they can be easily turned. It is especially important for you to locate and be able turn off the main water faucet in your residence. The **main valve** is usually located near the hot water heater. To turn any valve **OFF**, turn the handle to the **Right, or clockwise**.



IN MEMORIAM

We offer our condolences to the families and friends of these neighbors who recently passed away:

- Leon Amaducci [B13-1A]
- Martin Kaszynski [B10-1F]
- Dorothy Spivak [B17-3F]
- Charlene Blumenthal [B10-3G]



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
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- Vice President:** James Moores
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- Secretary:** Kathy Viney
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- Director:** Barbara Martin
301-598-0644
- Director:** John Radcliffe
301-233-0093
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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 ONeil
- Rules:** Kathy Viney

Light Bulb out in the Hallway?

Pat Leanza 301-598-4569

Mutual Assistant: - 301-598-1338

- Building Problems? - **Call** the assistant. Emergencies, when the assistant 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