
The Grapevine



Published by and for Mutual 14 of Leisure World

Issued Monthly – No. 454, April, 2016

Mark Your



Calendar

JOIN US!!!

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

MEETINGS



Board Of Directors

Tuesday,
May 17, 2016
Administration
Building at 9:30 a.m.



Property Maintenance

Committee, Thursday,
May 5 at 11 AM,
Harbor Room, Clubhouse 1

The President's Corner

As we look forward to our annual meeting where we will elect a (3) new board of directors and have a good representation of residents, I think it is appropriate to talk about communication between the board and residents. I hope this will clarify the process.

There are established methods used by the Mutual 14 Board to communicate with residents.

The Board meets regularly to conduct mutual business. The format and procedures of the meeting are prescribed by law and overseen by Leisure World management. These meetings are open to anyone who wants to observe and listen to the discussions about monthly expenses, contracts, and other issues concerning mutual life. All decisions are discussed and voted upon at these meetings and require a numbered resolution to be official. The accountants will not pay any bills without an official resolution that accompanies the bill. No decisions may be made except at a Board meeting.

Only items placed on the agenda, or presented by a mutual committee, will be discussed during the meeting. Residents may place an item on the agenda by calling the mutual assistant a week before the meeting. Topics brought up during the Open Forum do not have to be discussed or acted upon. The President has the right to limit comment and discussion by visitors in order to allow sufficient time for official business.

The mutual assistant records minutes. They are the only official record of decisions made at the meeting. They do not record discussion. Minutes are approved the following month and posted on the mutual's website.

The Board also reports relevant information in the *Grapevine* every month. The phone numbers and email addresses of each Board member and committee chairmen are published in the



Grapevine so that all residents may communicate directly with them. Committee members serve at the pleasure of the Board and are accountable to the Board. No committee spends mutual funds without the approval of the Board. Committees report on their work to the Board and place periodic updates in the *Grapevine*. Mutual committees meet monthly, bi-monthly, or as needed, and their meetings are advertised and open to the public.

Robo-calls are only used to share time-critical information with residents. Notices posted in lobbies are usually to advertise mutual or Leisure World socials events and sometimes to remind residents of particular rules that are meant to improve everyone's quality of life. Permission from the Board is required before posting or placing materials in the common areas. This is not a new policy but one that has been enforced by Mutual 14 Boards since 1977.

Communication is a two-way street. Most residents call, email, or write to a Board member or committee chair when they have a question, concern, problem, or grievance. That is the most effective way to communicate with us. We respond by trying to get answers for you. Please remember that we are not landlords or full-time employees, and we are not personally responsible for solving all of your problems. But we will do our best to get you the appropriate information and help. Sometimes it takes a while. There are Board members in B-10, B-12, B-14, and two in the Plaza Homes. PMC members are in B-10, B-12, B-13, B-14, B-16 and the Plaza Homes. All of these people are there to help.

If you only talk to your neighbors and complain in small groups, the Board has not heard you. Petitions and mass grievances only complicate the issue: one person may have a personal grievance with the Board, someone else may be diverting attention away from their own misbehavior. Most problems are unique to a particular unit and can only be dealt with individually. Open and direct communication is the most effective if you have problems. The elected members of the Board are the only recognized spokespersons for the Mutual. We have the legal and financial authority, and the support of Leisure World management. Residents who have not been elected may not "assume" authority or form an "alternate Board" that would have any standing in the Mutual.

We need your help and cooperation as much as you need ours. Making us aware of situations before they become problems is something every resident can do to enhance the Mutual. We appreciate the many residents who alert us to issues directly.

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



Some Important Dates!

Tuesday, April 26th is voting day for the Republican & Democratic **Maryland primaries**.

Thursday, April 28th, *The Council of Unit Owners of Mutual 14 Annual Meeting*. Come to the Baltimore Room in Clubhouse 1 at 2:00pm for a social hour; the meeting will start promptly at 3:00pm.

Friday, May 13th is the new deadline to have your **circuit breakers and GFI outlets inspected** at Mutual expense. We're allowing an extra two weeks because we think this is so important. 153 units have been inspected so far. Call PPD now to make an appointment!

If there are wiring issues in the circuit box, PPD will fix it at Mutual expense. If you don't have GFI outlets in the bathrooms and kitchen where they are required, or if other problems are discovered, you are responsible for that expense. You can hire PPD or a licensed electrician to take care of that. You have a duty to maintain your unit and avoid unnecessary fire hazards.

Thursday, May 26th, Annual LW Health Fair in Clubhouse 1.

Thursday, June 2nd, 1:00pm - 4:00pm, is collection day for Mutual 14 donations to The Wider Circle. Drop-off is at the rear of Clubhouse 2 (tennis court side). This is the LW@50 Community Project collecting items to equip 50 kitchens for this worthy charity. Bring clean, new or gently used goods such as:

Dishes
Silverware & Flatware
Bakeware
Measuring spoons & bowls
Teapots

Glasses & Mugs
Small appliances & Coffee makers
Pots & pans
Dish cloths & towels, placemats, sponges,
Cleaning supplies & Liquid soap

Monday, July 4th Leisure World will be celebrating Independence Day with their annual parade. We'd like to have a few brightly decorated **golf carts** to represent Mutual 14. If you're interested in participating, call Joan Reynolds at 301-928-2129. Joan has done this for many years and she'd really like some company!

Notes from the Board

It was a very busy Board meeting on Thursday, not least because we are once again without a Mutual Assistant. Kenia Callejas fell ill last week and was taken to the hospital. At present there is no expected return date. These last two weeks of April have seven Annual Meetings scheduled, which also reduces the Mutual Assistant pool available to man the phones. So have patience, please, and if you have a problem that needs urgent attention call Linda ONeil, or Pat Leanza if it relates to Property Maintenance.

Leisure World's Director of Accounting, Dawn Gaynor, introduced two representatives from our auditing firm, Malvin Riggins & Co, CPAs. Their presentation of their audit, which the Board officially accepted, confirmed that our mutual is in excellent financial health: our spending within the budget's parameters, our delinquencies below the norm, our reserves sufficient.

There have been a few instances in the mutual where a child or other relation of deceased unit owners have anticipated moving into their deceased relative's unit. Residents should be aware that no one may move into a unit without proper legal authority, and that no one will be given a Leisure World ID or a decal for their car if they haven't registered their legal documents with Leisure World's Registrar and Mutual 14. These people often have no idea they're breaking the law. If you know about a situation like this developing, please call your Building Rep and/or a Board member!

The Property Maintenance Committee presented the first of many projects you can expect around the mutual: Carpeting for Building 13, welding repairs in Buildings 14 & 15, concrete sidewalks and driveways all over, new tiling for the first-floor lobbies and elevators in Buildings 10-14, and a complete overhaul of our standpipe systems (the pipes that the fire department would use to carry water upstairs in the apartment buildings).



A small group of residents has challenged the Board’s interpretation of the Maryland Condominium Act and our bylaw having to do with posting signs in the common areas.

That is their right, and the Board is legally obliged to hold a hearing. We will allow any unit owner’s point of view to be presented, but no comments unrelated to the issue will be accepted. Residents are welcome to attend the hearing, to be held on **Monday, May 9 at 1:00pm in the Chesapeake Room.**



E & R Advisory Committee

April 5, 2016

Nicole Gerke reported that the Fitness center contract is approved. Morgan Keller will manage the construction. A floor plan will be posted in the Fitness Center and in the lobby of Club 2.

LW hopes to start in May – and we should see some digging in late May or early June.

Club 1 north wing: LW will be requesting bids for the Bistro / Maryland Room renovations. The Restaurant has requested that the project wait until after Mother’s Day so the maximum seating is available for that day. The Terrace room will open in the beginning of May and should be available for Mother’s Day also.

PPD is in the process of renovating their customer staff facilities. Staff has been moved out of their office spaces and files have been stored in the basement. Bear with them if it takes a little longer to obtain information.

Restroom doors in Club 1 will be automated.

LW is looking into purchasing a blanket for the outdoor pool to keep it warmer.

E & R Policies and Procedures are in the process of being updated. The LW BOD will review them. One item that was discussed is: Clubs will be evaluated by the E & R department on a case by case basis to determine if they will continue to be granted club privilege.

During our anniversary celebration, tours of LW will be run via Eyre busses. Visitors will park near the Administration building and be driven around for a tour. Visitors will not be driving around unescorted.



Personals...

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

Happy Birthday

5/07 Sarah Sutton (B10-2F)

5/29 Gerry Windham (B11-2F)

Landscape Committee



Save Water!

Save the Concrete!

Members of the Landscape Committee want to remind everyone: if you leave a hose running for a long time, it both wastes water and it can eventually damage the concrete! If you use a hose, be sure to get a nozzle for it that shuts off the water when you stop squeezing it. *Thank you!*




Social Committee

Soup – Subs and Bingo!

Mark your calendar: on May 18th the Mutual Social Committee is having a Soup, Subs, and Bingo night!

Watch for notices and be sure to sign up! No money needed to play Bingo, but some nice prizes!



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.

Fun and Fancy Show
A WALK ON JEWISH BROADWAY
MAY 13 AND 14 AT 7:30 MAY 15 AT 2

Our Walk on Jewish Broadway has nothing to do with bagels and lox or hot pastrami sandwiches. It's all about the Jewish composers and lyricists who created Broadway musicals during most of the twentieth century. Our memories never fail us when it comes to recalling their songs.

We invite you to join us and hum along as we bring you the best of the best. Tickets are \$10 each for reserved seats. Ticket sales will be April 25th thru May 13th from 11 am to 2 PM on weekdays in the lobby of Clubhouse I. Cash or check only.

If you have any questions, please call Karen and Rodney Brooks (301-598-3534)

SEE YOU ON BROADWAY!

Solutions

Building Problems? Call the Mutual Assistant
 Kenia Callejas 301-598-1338
 kcallejas@lwmc.com

Power Problems: Please remember that if you have a power outage, DO NOT call Pepco. Call the Main Gate, 301-598-1044. They will report it to Pepco. We do not have individual accounts with Pepco so they do not have a record of individual residences when you call them.

Phone problems: Each unit must report a problem with phone service to its phone provider.

Emergencies, when the assistant is not available
 Call Physical Properties 301-598-1500

After Hours and Weekends
 Call Main Gate 301-598-1044

Light Bulb in the Hallway?
 Call Pat Leanza 301-598-4569

Comcast Issues? Call 1-855-638-2855

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: Barbara Martin
 301-598-0644

Director: John Radcliffe
 301-233-0093 jradlrtr@aol.com

Director: Pat Leanza
 (until April 2016)
 301-598-4569 leanzap@yahoo.com

COMMITTEE CHAIRS

Building Rep: 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