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# The Grapevine



Published by and for Mutual 14 of Leisure World

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## Mark Your



## Calendar

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### JOIN US!!!

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

### MEETINGS



#### **M-14 Board Meeting**

3<sup>rd</sup> Tuesday of the month  
9:30 Admin. Building  
Jan. 17, 2017



#### **PMC Meeting**

1<sup>st</sup> Thursday of the month  
Harbor Room, Clubhouse 1  
Jan. 5, 2017

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From Our Home to yours:

“May you have joy in your home and peace in your world during this holiday season and throughout the year.”

anonymous author

**The President and Board of Directors**

**President's Message:** It has been a busy and eventful year in Mutual 14. We accomplished much, but didn't accomplish everything on our list. Fortunately, at the time of the fire that made 3 of our units uninhabitable for over 8 months, no one was seriously injured and our stand pipe system that carries water to the units functioned. We were in the midst of testing it and making repairs so the fire marshal was happy. He said our old brick and block buildings held up well.

The board and committees have given many hours of their time and energy dealing with the issues of governance and maintenance of our 8 condo buildings and 25 condo homes. I can't say enough how fortunate we are to have willing and able residents who volunteer to manage the Mutuals' affairs. Special thanks to Barbara Martin, Harold Crisp, Pat Leanza, and Richard Bambach whose help is invaluable. We would give you a bonus, but instead we'll ask you to serve another year.

We are a community of condominiums and don't have a central landlord to take care of everything. With a diverse population of resident owners, landlords, investors, heirs and tenants who view Mutual 14 as their "homes," "income property", "an inheritance" or "a nice home without the responsibility," flexibility, cooperation and thoughtfulness help make good neighbors.

We were disappointed that we were unable to pass our bylaw amendment that would have required owners to live in their unit for 2 yrs. before renting it. 138 owners voted. 117 for the amendment and 17 against. November was not the best month for our initiative due to the election, 3 holidays, the month before Christmas and many units unoccupied. Clearly the majority of our residents who voted were in favor of the concept of the amendment. We are not discouraged and will reevaluate the issue.

2017 will be a new year and bring much needed property management services. We will be getting more hours from Kenia who will continue her mutual assistant responsibilities and take on more property maintenance tasks, including following up on service. Ronny Cabrera, head of Special Projects, will be giving us the professional help we need in monitoring our buildings and houses. He will do regular inspections, reports, briefings and many consultations. He will also supervise projects and follow up when there are problems.

We thank the social committee for our well organized socials and encourage all residents to join in the fun. The landscape committee continues to keep us looking fresh and green.

Respectfully submitted,

**Linda ONeil, President**

**301-438-3232**

**Jimoneil007@comcast.net**

## NOTES FROM THE BOARD

A big thank you to the building reps. and residents who monitor their buildings and make us aware of problems and issues. It is comforting to have many eyes looking out for the mutual.

Thank you to Kevin Flannery and Jolene King for advice and help during 2016. They went the extra mile for M-14 this year. We appreciate all that they do for us.

We would also like to give a big thank you to Maureen Ross, the new editor of the Grapevine and Leona O'Rielly, who assists in the typing and editing.

Noise: We have had a few noise complaints about heavy walking and footsteps late at night during quiet time, loud tvs, stereos, and grandchildren. Mutual 14 does have a rule about carpeting in 80% of your unit. Land lords should not leave this to their tenants, but should carpet their units so this is not a problem for the tenant and residents who may be under your unit.

Montgomery County has laws about Maximum Allowable Noise Levels: 67 decibels during day time and 62 decibels during quiet times

Daytime: weekdays-7:00 a.m.-9:00 p.m. quiet times 9:00 p.m. to 7:00 a.m.

Weekends and holidays: 9:00 a.m. -9:00 p.m. quiet times 9:00 p.m.-9:00 a.m.

We are all getting to the age where we might not hear as well as we used to. I know I do not hear deep male voices as well as I used to. Please be aware the you may be turning up your tv or stereo too loud if your neighbors are calling you and banging on the walls or floors and ceilings. There are audio listening devices you can purchase that will allow you to enjoy your entertainment but not disturb your neighbors. There are a wide range of these products available on the internet and at local stores.

Please don't leave your doggies outside, or in the sunrooms to bark at everything that moves.

Please remind your guests that these are not single family homes and to be considerate of the neighbors.

**Clutter:** It's time to declutter the carports and sunrooms. Let's put away all the summer coolers and gear. Clutter causes stress and it drains us of time and positive energy. It also doesn't sell units.

**Dryer Vents**-please be aware that the Mutual pays to clean the dryer vents every other year, usually in August. PPD is on a tight schedule to fit in other mutuals. We are fortunate that they give us make up days, but you must be available for a "window of time" similar to waiting for deliveries. If you are going to be away you should arrange to let PPD have access to your unit to complete this task.

If you have moved in recently and did not receive a Leisure World Resident Directory, please contact Linda O'Neil for your copy.

### **SOCIAL COMMITTEE**

On December 6, we had our holiday party. Fun was had by all! The food came from The Big Greek Café. The Colliders Band played for our entertainment and dancing. Open trays of leftover food went to the Fire House at the Connecticut Avenue gate. Four trays of chicken which were unopened were sold to the Baby Boomers for their holiday potluck.

A year ago, I sent out a cry for help on the Social Committee because we had only 5 members. Now our wonderful committee has grown in numbers. I want to thank the following committee members:

Leona O'Reilly, Laura Lee Pullen, Jim Moores, Delores Scott, Mary Vaughn, Diane Grimes, Carol Simms, Cathy Madden, Ellen Wilson, Judy Block, June Cayne, Laurie Burdick, Bunny Gold, and Geneva Foster. Kathy Viney manages the money for the committee. Also thank you to our Grill Masters, Don Emel and Pat Leanza who do the grilling for our summer picnics.

This year Mutual 14 social committee went Green. Thank Laurie Burdick! At Laurie's urging, we purchased reusable dishes. Laurie graciously washes all of them.

If you have ideas for future social activities, please call me as soon as possible at 301-438-0048.

### **LANDSCAPING**

As winter is here and gardens have been cleaned up and put to bed, I want to remind everyone who have outside faucets, to please turn them off so we don't have broken pipes.

## **RESIDENTS' FORUM**

The purpose of this Forum is for residents to share their thoughts, experiences, and family news with their neighbors. It should not be considered a substitute for official requests, complaints, or comments to the Board of Directors. Deliver your letters to our Mutual Assistant in the Administration building or by email to [grantmasterone@gmail.com](mailto:grantmasterone@gmail.com)

December birthday: Happy birthday to Anthony Morcos (B14-2B)

### **December Reminders**

#### **Snow Emergency Parking**

Winter is approaching and this is a reminder of the "No Parking in Snow Emergency" locations. The designated emergency areas are:

- The small parking area at the Leisure World Boulevard end of Building 17
- The larger parking area at the Leisure World Boulevard end of Building 11
- 3 to 4 parking slots on Glade Drive across from the space between Buildings 12 and 13
- 2 spaces on Glade Drive at the end of the parking area at Building 11

These spaces have been designated as the areas where snow will be stacked after plowing. Any cars parked in these areas may be snowed in for the winter. Signs are placed at the appropriate areas to remind our residents, but residents must remind their guests and other non-residents to keep these areas clear.

**Your Air Conditioner is not a Heater!** Our units have two separate mechanisms for regulating the indoor temperature. The best way to heat your unit is to use the thermostats usually found on an 'inside' wall of your living and dining rooms and in each bedroom. They regulate the **baseboard heating** units that generate warmth into your home. There is only one thermostat for the air conditioner. It's usually found on an 'outside' wall near your sliding glass doors. Air conditioners are most efficient when bringing in warm air from the outside and cooling it by about 20-25 degrees. Some residents are running their air conditioners throughout the winter - when the difference between the outside and inside temperatures can be as much as 40-50 degrees. This puts a strain on the system and will burn out the motor. Anyone who has had to replace their a/c will tell you that it's not cheap (and the Mutual does not pay for replacement). **Air conditioners are not heating units**, and using them as such is an extremely inefficient way to heat your unit - **and increases our costs in electricity**. Some residents also use the air conditioner's fan, thinking it's only circulating the inside air. Actually it's bringing in cold air from the outside, so it's like turning on the heat and leaving your windows open!

#### **File of Life - Keep it up to date and on your refrigerator!**

Do you have a red vinyl "File of Life" magnetically attached to the outside of your refrigerator? If your answer is "YES", this is a reminder to update the information on it. If you don't have a File of Life, ask the LW Medical Center for one (free!). In order to periodically update the information on this sheet, it is advised that you fill it in, in pencil.

What is the File of Life? This is an information sheet that contains your known medical problems, the current medications you are taking, your primary doctors, and family members or others to be notified in case of serious illness. This information is exceedingly important to an emergency crew when they are called in due to a sudden illness. In times of confusion, your spouse or housemate might have difficulty supplying this information and you may be unresponsive. The rescue crew will check your refrigerator door for the File of Life.

#### **Lifeline**

Do you live alone? If 'yes', and you don't have "LIFELINE", it is strongly recommended that you consider getting it. The Lifeline Response System links you to 24-hour assistance, should you have an accident or suffer a sudden illness. At the push of a button, help will be on the way immediately. Call the Administration Office receptionist who will put you in contact with the Lifeline Coordinator so that you can find out more about this Emergency Response System that is offered to Leisure World residents.

**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.

**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

The LWCC Board meets on the last Tuesday of each month at 9:30 am in Clubhouse I.

Next meeting Jan. 5, 2017

**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](mailto:jimoneil007@comcast.net)  
**Vice President:** James Moores  
301-438-0048 mooresgang@aol.com  
**Secretary:** Kathy Viney  
301-598-2691 kathyviney@comcast.net  
**Treasurer:** Bobbie Palmer  
301-598-7712 ocbobbiep@comcast.net  
**Director:** Barbara Martin  
301-598-0644  
**Director:** John Radcliffe  
301-233-0093 jradrtr@aol.com  
**Director:** Beth Leanza  
301-598-4569 bethlea12020@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 O'Neil  
**Rules**



**Mutual 14 ONLINE:**  
Contact the Mutual with our e-mail  
address: [M14@mutual-14.org](mailto:M14@mutual-14.org)

**Web Site:** [www.mutual-14.org](http://www.mutual-14.org)

<http://www.lwmc.com>