

# THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

No. 2, February, 2017

## Mark Your



## Calendar

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### JOIN US!!!

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

### MEETINGS



#### **Mutual 14 Board**

3<sup>rd</sup> Tuesday,  
March 21, 2017  
Administration  
Building at 9:30 a.m.

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**Property Maintenance  
Committee**, 1<sup>st</sup> Thursday,  
March 2, at 11 AM,  
Harbor Room, Clubhouse 1

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**Building Rep Committee**  
Annapolis Room CH1  
April 11th at 10 AM

## The President's Message

The call for candidates to run for the board has gone out. Anyone who would like to serve on the board and make a contribution to the operations of the Mutual can be a candidate by submitting your name and resume to Kenia in the Administration Building. Every unit owner is mailed copies of all the candidates' resumes and therefore we do not allow campaign materials in the lobbies. Attending committee meetings, board meetings and social functions is a good way to become familiar with our Mutual's issues and get known to your neighbors.

The recent incident where underage visitors were involved in a shooting that caused a lockdown in Leisure World until the shooter was apprehended was very alarming and worrisome for all of us, but it is a very rare occurrence for Leisure World.

It does highlight several issues that are a concern to me as a board president. Leisure World management cannot protect us from people who are not law abiding.

Mutuals have bylaws and rules designed to maintain and preserve the community. One very important rule is the age restriction. Underage persons are not allowed to visit for extended periods beyond 30-90 days. The individuals in this latest incident may not have been breaking a rule, but there have been incidents of grown children and their babies and toddlers, teenagers and their friends **living** with residents. They can present serious problems for senior communities.

Mutuals who enforce their rules and maintain their property are considered to be "well run". It takes hard work and much dedication and tenacity for boards, made up of volunteers, to keep up with maintaining the property and ensuring the rules that preserve the integrity of the community are followed. When people "look the other way," situations can get out of hand and the changes to the community are undesirable. Every resident has a duty to maintain their property, follow rules, and help their mutual preserve their community.

*Continued on Page 2*



*President's Message (cont.)*

I want to thank Maureen Ross who stepped in to edit the Grapevine when desperately needed. She will be taking a hiatus to visit her son. We hope she will come back and stay in our community.

We have new co-editors for the Grapevine, Leona O'Reilly and Cathy Madden, who are excited to take on the task.

**Linda O'Neil**

**301-438-3232**

**[jimoneil007@comcast.net](mailto:jimoneil007@comcast.net)**

**Notes from the Board**

The Property Maintenance Committee (PMC) had their first inspection of the condo buildings with Ronnie Cabrera, Scott Segal, and Nicole Gerke, the team from Special Projects, who will be giving us additional support with our property maintenance. We walked building 15 together and looked at balconies, cable covers, carpet transitions, lights etc. Routine maintenance items will be repaired. Projects such as painting will have RFPs. Reports and recommendations for long term projects will be submitted to the PMC for review and the Board for action. We are very hopeful this extra support will benefit the Mutual in its effort to maintain property integrity and property values.

**Parking Reminder**

Vehicles without a Leisure World sticker may not park in the carports for extended periods nor in the visitor parking past the maximum visitor days. If you plan to have visitors use your space, please notify the building Rep or a board member. Security will be called for cars without stickers parked on mutual property for more than several days.

**Building Rep Committee**



The Building Reps met on Tuesday, February 14<sup>th</sup>. Things have been pretty quiet in the mutual this winter. There have been no major maintenance or resident problems. The Reps' only complaint concerned Papa John's flyers, magnets, and "call me if you need a cleaner" cards being strewn in the lobbies. Solicitation is not permitted in Mutual 14 nor anywhere else in Leisure World, so any such materials will be removed.

All residents are welcome to attend Building Rep meetings, held in the Annapolis Room of Clubhouse 1 at **10am on the second Tuesday of every other month. Upcoming meetings will be April 11, June 13, August 8, October 10, and December 12.**



### E & R Advisory Committee

#### E & R Meeting February 7, 2017

Leisure World has hired a new employee, Crystal Castillo. She is Executive Coordinator of Support Services and in addition to supervising the Trust Assistants, she will be assuming some of Tim Coursen’s responsibilities as it relates to overseeing the following Support Services: Security & Transportation, Education & Recreation, Social Services, Golf, and Property Transfers.

Nicole Gerke reported that problems with the ground where the new fitness center will be built have been solved and construction should start soon! She also announced that a new, automated lift will be installed which will accommodate people who have difficulty getting into the lap pool. Also a new handrail will be installed. This may require closing the pool for a day.



#### Welcome New Residents...

##### Phillip and Dean Sheets

Phillip moved to Mutual 14 from Glen Eagles where he lived for 23 years. When Phillip’s son, Dean, came to live with him, they decided they would like a little larger unit. Phillip says that having a covered space for his car and the elevators make life much easier.

##### Faye and Bill Shilling

Bill and Faye moved to Mutual 14 from the Layhill area where they lived for 29 years. Faye worked as a crossing guard for 30 years. Bill retired from OPM. He served in the Army during the Korean War and was stationed in Italy. After retiring, Bill took a quilting class and has sewn several beautiful quilts.

Farewell and best wishes to **Katherine Nickerson** [B15-3A] who we understand has moved out to live with her daughter.

#### Landscape Committee



We know no one is thinking about their gardens when it is 35 degrees outside but spring will soon be here. We remind everyone, old and new residents, that you are responsible for the four feet around your house or apartment. The Committee will not meet until the third Monday of March so if you see something in our landscape that is of concern, please call.

Sharon Moores 301-438-0048



## Social Committee

A new year is upon us! We are setting up dates for our socials. So far, we have March 7 for a Sub and Bingo evening; July 17<sup>th</sup> for Ice cream and Bingo, and October 31 for Halloween Potluck. We have not determined dates for our picnics but are considering the first part of June and sometime in September. Our Holiday Party will be in December.

We are going to try something new this year and offer a vegetarian dish at the socials. For example, when we order subs, we will order vegetable subs. We ask that those who would like a vegetable sub, to please put a "V" beside your name on the sign-up sheet. We will only order enough vegetable subs for those who have so indicated when you sign up.

I apologize to those who could not come to some of the socials because your name did not get on the list by the cutoff date. We order and purchase food based on the number of people who have signed up and need to give vendors lead time to prepare our order. This is the reason there is a cutoff date. So please, when the lists come out, be sure to sign up in time. See you on Tuesday, March 7.

Welcome to Susan Bambach who is the newest member of the Social Committee. Susan lives in Building 16.

Sharon Moores: 301-438-0048

## Reminders & Vital Info



\*\* The 40th Annual Meeting of the Council of Unit Owners of Mutual 14 will be held on Thursday, April 27<sup>th</sup>, in the Baltimore Room, of Clubhouse 1. The terms of Kathy Viney and Beth Leanza have expired. Kenia should receive any nominations by March 14<sup>th</sup>. Schedule is as follows: 2:00 pm check-in and social hour; 3:00 pm meeting called to order

\*\* "We're not heating the great outdoors!" That's what our mothers used to say, and that's what we say, too. The heat is on in the lobbies until the end of April whether the temperatures are freezing or mild. **Please keep those lobby doors closed!** If you see the cleaning ladies have left a door open – close it! Your condo fees are paying the electric bill.

\*\* If you didn't receive a **robo-call** about a recent incident in Fairways South, it may be because at some time in the past you 'opted out' by mistake or we don't have your correct phone number(s). Call Kathy Viney at 301-598-2691 to confirm.

\*\*We have a responsibility for properly operating and caring for our clothes dryers. While the Mutual cleans the exhaust lines every two years, keeping the dryer clean from lint build-up will prevent unnecessary energy use and fire hazard. Lint screens should be cleaned after each use. Occasional washing of the lint screen with soap and water will prevent invisible substances (e.g. from dryer sheets) to build up on the lint screen.

*Continued on next page*



*Clothes Dryers cont.*

A clogged vent can cause a dryer to feel excessively hot. Call a service person if you find this happening. 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 the flap is operating freely.

**\*\*Fire Safety**

Your smoke detector only alerts you to a possible fire in your unit. It is not connected to the LW Security or the Fire Department. Fire Alarm pulls can be found on the apartments' atrium or catwalks near the stairwells. These only alert your neighbors to a potential problem; they are not connected to LW Security or the Fire Department.

You still have to call 911.

**\*\*Insurance deductible:** Maryland law requires condominium owners to reimburse the Mutual for their deductible, up to \$5,000, "if the cause of any damage to any portion of the condominium originates in their unit", regardless of fault or responsibility. The board strongly recommends each owner have an HO-6 Homeowner's Insurance Policy which will reimburse you for this. If you have any questions, please contact your insurance agent.

**\*\*Please remember to pick up after your dog while on your daily walks.** One resident slipped and the result was not pleasant. We can't control folks from other Mutuals but we have a beautiful Mutual and we want to keep it that way.



**IN MEMORIAM**

Condolences go out to the friends and family of **Mary West** who passed away at the beginning of February. Mary was a long-time resident of Mutual 14 [B16], a member of our Social and Landscape committees, and an avid golfer before moving into nursing care in Michigan a few years ago.



**M14 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>

**Leisure World Executive Meetings** The LWCC Executive Committee meets Friday, (10 days before the LWCC Board) at 9:30 am in Clubhouse I. *cont. top next column*

The LWCC Board meets on the last Tuesday of each month at 9:30 am in Clubhouse I. **Tune in to Channel 974** to see either the Executive Committee meeting broadcast Feb. 22, 23, 24 OR the LWCC (full) Board of Directors meeting televised on March 6, 8, and 10. All broadcasts at both 4 p.m. and 7 p.m.

**Solutions**

**Building Problems?** Call the Mutual Assistant Kenia Callejas at 301-598-1338 or email her at [kcallejas@lwmc.com](mailto: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. This means PEPCO does not have a record of individual residences if you were to call them.

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



**After Hours and Weekend Emergencies**

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 O'Neil  
301-438-3232 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 jradrltr@aol.com  
**Director:** Beth Leanza  
301-598-4569 bethlea12020@gmail.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** Kathy Viney



Happy February Birthday to:  
Don Pruett (2/11), Joan Reynolds (2/12) and  
Jackie Rabinow (2/17). If you would like to  
share your birthday please email us at:  
[grapevinenl@gmail.com](mailto:grapevinenl@gmail.com)

**New Residents take Note:** Leisure World has  
new resident orientation meetings every quar-  
ter. New residents will receive a letter in the  
mail inviting you to the next session.

Check out our new Mutual 14 Website:  
[www.mutual-14.org](http://www.mutual-14.org)

\* \* \* \*

A big thank you to the residents who deliver  
the Grapevine: B-10 Jackie Butler, B-11 Paul-  
ina Garner, B-12 Ellen Wilson, B-13 Sherry  
Crisp, B-14 Joanne Riggles, B-15 Ruth Hunter  
B-16 Don Pruett, B-17 Valentine Liu, Patio  
Homes Ed Andrews.

**Air B & B Listings** are NOT allowed in Mutual  
14 nor in Leisure World. Mutual 14 does not  
permit short term leasing. "Roommates" who  
pay rent are not allowed. All tenants should  
have a licensed rental agreement.

**Calendar of Events**

- Mar 2, Thursday- M14 Property Maintenance  
Committee, 11:00 Harbor Room, Clubhouse 1
- Mar 3, Friday- Last day to sign up for M14  
"Subs, Salad, & Bingo Social"
- Mar 7, Tuesday- M14 "Subs, Salad, & Bingo  
Social", 6pm, Activities Room, Clubhouse 2
- Mar 14, Tuesday- Last day to submit nomina-  
tions for election of M14 Board of Directors
- Mar 20, Monday- M14 Landscape Committee,  
1:30 Annapolis Room, Clubhouse 1
- Mar 21, Tuesday- M14 Board of Directors  
meeting, 9:30 Sullivan Room, Admin. Building
- Mar 24-27 Grapevine delivery
- Mar 28, Tuesday- LWMC Board of Directors  
meeting, 9:30 Clubhouse 1
- LWMC Board of Directors Meeting Broadcast  
Apr 3, 5, & 7 - Channel 974 at 4pm & 7pm