

THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

No. 4, April, 2017

Mark Your



Calendar

MEETINGS



Mutual 14 Board Of Directors

3rd Tuesday,
May 16, 2017
Administration
Building at 9:30 a.m.



Property Maintenance Committee

1st Thursday,
May 4, at 11 a.m.,
Harbor Room, Clubhouse 1



Building Rep Committee

Next meeting is
June 13 at 10:00 a.m.

The President's Message

The 40th Annual Meeting of Mutual 14 was held Thursday, April 27th. The board received 107 ballots and after the general agenda heard the election results for the board of directors. Congratulations to Leona O'Reilly and Beth Leanza who were elected for three-year terms. The board remains firmly committed to serve the community by managing and maintaining the mutual and keeping it financially and structurally healthy. The board faced a very challenging year with a serious fire, several incidents with serious water damage, a lien which resulted in the owner selling the property in order to pay delinquent condo fees, a hearing to settle a dispute, and a complaint to the CCOC. All this on top of the usual surprises: bedbugs, mice, hoarding, wandering residents who have forgotten where they live, doors that won't close, doors that are missing for months, bumpy elevators, paint thrown in the trash that drips all over the floor, down the ramp and onto the street.

In spite of all this, the board achieved key accomplishments: major repairs to sidewalks and driveways, installation of helical piers to building 14 and 17 to reinforce foundations, replacement of the standpipe system (which worked during our fire even though leaking and old), approval to replace our outdated fire system, installment of new emergency light panels and electrical work in all eight condo buildings.

We failed to pass an amendment to our bylaws which would have limited rentals. We needed 66 $\frac{2}{3}$ % and received 64%. There was concern that protocol was not followed in the counting of those ballots. Leisure World management and our legal consultants assured us there were no improprieties and the results were not affected in any way.

Again, a huge thank you to all the committees and individuals who help make Mutual 14 a nice place to live: Property Maintenance, Building Reps, Social and Landscape, Grapevine editors and delivery, and supportive residents.

Respectfully submitted,

Linda O'Neil
301-438-3232

jimoneil007@comcast.net



Notes from the Board

Condo Fees: At the annual meeting a discussion of the fees included a chart showing the breakdown of fees and how they have changed over the last 17 years. There are many factors which affect condo fees: direct expenses which includes utilities (on average \$175 electricity and water \$49), insurance and maintenance contracts, operating expenses, community facilities fee, and reserve funding. Condo fees must keep up with expenses and anticipate future expenses. A forty year old community is going to have more repairs than a ten year old one. Communities who have no regular reserve fund have to assess their residents for major repairs as they arise. Those assessments can add hundreds or thousands of dollars.

Elevators: The elevators in our eight buildings are forty years old and just like us can be creaky and bumpy depending on the weather. They were given a major overhaul in 2009. Some of the outdated parts need replacing with newer ones to ensure a smoother ride. The board has approved repairs and the serviceman is drying out the pits so that he can start the work. The operation of the elevators will be affected once work begins. We will post notices in the building to let you know. He has assured us they are safe. We do have a regular monthly service contract with Schindler. This means serviceman is on call and makes regular maintenance visits.

Fire Alarms: the Board approved funding for replacement of the outdated alarm system. It is looking into a rule that would prohibit smoking near oxygen and would require posting at units where oxygen is in use.

Mutual 14 is a **master metered mutual, "3M"**. We do not measure individual energy usage, and most mutuals do not have a property manager. (This differentiates us from the high rises.) The representatives of these mutuals meet regularly to discuss issues that affect managing these communities.

Communication: We have many new residents, and we want you to know that if you have questions or concerns you may communicate with the board by phone, email, letter or in person. You may also talk to members of the Property Maintenance Committee, Building Reps who are posted in each building, and Landscape Committee. Our Mutual Assistant, Kenia, will answer most questions and handle Mutual maintenance issues. Individual resident issues should be handled by the resident. Committee chairpersons are listed in the Grapevine.

* * * * *

A recent seminar was held with the Rees Broome Attorney group that many of mutuals use as consultants on legal issues. Among the topics discussed were:

* **Bullying and Harassment**, which includes cyber bullying, is a growing concern facing the boards in Leisure World.

*Maryland Code MD ANN Code §3-803 defines harassment as: behavior directed at a specific person (s) that has no legal purpose, is intended to harass or alarm, and continues after a reasonable request to stop; Code §3-805 - behavior that is willful and repeated inflicted through speech, letters, cell phones and e-mails. Bullying reflects a **pattern** of behavior not just isolated incidents. Making up stories in public that places a person(s) in a 'False light privacy', and statements meant to harm a person(s) reputation. Some of this behavior may also violate association bylaws as well.*

* **Rental restrictions, leasing**, the Montgomery County Commission on Common Ownership Communities or CCOC oversees county HOAs and condominium associations. Discussion topics included collecting delinquent condo fees, liens, fines, evictions, foreclosures. The seminar had capacity attendance and was very informative.



E & R Advisory Committee

Kevin Flannery proposed that Leisure World consider a “nuclear” approach to maintain the outdoor pool and lanai. For example creating a new lanai and pool complex, possibly including a separate lap pool, and a social pool. He pointed out that such enhancements are often an attractive draw to potential residents. This would not happen for another six to seven years.

He also strongly suggested hiring a company to survey the 2,000 residents who have moved in during the last five years.

Flannery pointed out that after the new administration building and the circular road around Club House 1 are completed, there will be \$1 million in the Facilities Enhancement Budget.

The new Fitness Center is on target. Very soon exterior framing will begin. It was decided not to ask for a fee for use of the new fitness center.

An announcement was made: The Lions Club had a monthly food drive Friday April 7. The food was given to the Manna program. The Lions are also conducting a “Million Penny” drive in an attempt to raise \$10,000. The Lions Club will be celebrating its 38th anniversary by collecting glasses, towels, and possibly other items.

Beth Leanza

April 4, 2017



Meet Your Neighbors...

John and Carol Joyce
B10 1A

John and Carol moved to Leisure World from the Stone Gate neighborhood in Olney where they lived for 46 years. Carol worked as a dental hygienist and also as a travel agent. Carol is an identical

twin! John is a lawyer. They moved to Leisure World because of its proximity to major roadways. They particularly like the number of activities in Mutual 14.

Annie Holmes
B14, 2

Annie worked as a Registered Nurse for the government, at St. Elizabeth’s, and group homes for the mentally challenged. Annie is looking forward to joining our social activities. She was attracted to Mutual 14 because of our active community.

Please welcome new resident:

B16-1F Sumner Burhoe



Landscape Committee



By the time you read this we will have done our walk-around of the Mutual. We don't believe that we will have found much damage as this was such a mild winter.

We thank everyone who has already cleaned up their gardens as it means less work for us so we don't have to send out reminder letters.

Please remember to keep the mulch away from the siding and weeds out of your gardens.

Sharon Moores

301-438-0048



Social Committee

Social Committee

On Wednesday, June 7th at 6 p.m., we will block Vantage Hill Court and pull out the grills to have "Picnic on the Court"! We will serve hamburgers and hotdogs with all the fixings. Bring your friends and your chairs. The cost is only \$10.00 per person. Look for flyers that will be distributed soon and sign up.

Remember it is essential to sign up and pay your \$10.00 **before** the deadline so the Committee will know how much food to order. Hope to see everyone there!

Sharon Moores

301-438-0048

Building Rep Committee

The Building Reps met on Tuesday, April 11 and the meeting was well attended. The up-coming annual meeting and the election of directors for the board was discussed, and proxies were explained. But most of the conversation revolved around whom to contact with maintenance issues and, more importantly, who is responsible for following up and communicating with residents.

Specific topics included:

- New dumpsters don't fit well in trash rooms and are scratching paint on doors.
- Dumpsters already smell, will they be rinsed out during summer months?
- Trash room doors don't close properly and constantly need to be adjusted.
- B11 wants a new mat on the lobby ramp to replace one damaged by paint stains last year.
- B14 wants to know the maintenance and legal status of an unoccupied unit [1F].
- B15 wants the big oil stain on carpet outside 1st floor lobby door cleaned.
-

The next meeting of the Building Reps will be held on Tuesday, June 13th at 10:00.

Kathy Viney



Reminders & Vital Info



Avoid kitchen drain back-ups & odors:

Unclogging drains is an all too common event, with considerable costs to us all. Regular running and flushing of the garbage disposal (*whether you use the disposal or not*) is the simplest way to avoid a clog and cure a slow-draining sink, and is the responsibility of all residents. Maintain your disposal by regularly grinding up pieces of lemon or orange peel with ice cubes. To clear the unit, just run COLD water for 15 seconds while the unit is running, then 15 seconds more after you turn the unit off.

Please: NO GREASE or oil, egg shells or coffee grounds, potato or banana peels, onion skins, celery, bones, fruit pits, corncobs, or nut shells.

Toilet back-ups are really nasty and expensive, too. NEVER put baby wipes, Depends, sanitary pads, condoms, dryer sheets, paper towels, Swiffer pads, or the like into your toilets or down your drains! **Toilet paper only, please!**

Water Valve Test

Residents are urged to test their water valves to make sure they can be turned off in the case of an emergency. The main shut off is usually behind the dryer or washing machine; also check under bathroom sinks, under toilets, and under the kitchen sink. All of them should be in the normal, "open" position. Turning them to the right (clockwise) will close the valve. If the valve drips or will not turn, notify our Mutual Assistant.

NOTE: Only repairs to the main valve and the washing machine valves, are paid for by the Mutual. You are responsible for all other water valves.

Exterior Water Valves

Exterior water valves (for the garden taps) can be turned **ON** now. At the interior access panel, open the valve by turning the faucet handle to the left or **counter-clockwise**.

Washing Machine Hoses

If your washer hoses are 10 years old or older, they are liable to burst and cause a great deal of inconvenience and damage from flooding. Better be safe than sorry. Call PPD to inspect and replace any hoses that are in bad shape. This is an owner's responsibility.

Water Heater Leak Check:

Please keep a sharp eye on your water heater. Especially check the pan under it for water. As soon as it shows signs of leaking, it is imperative that it be immediately replaced! Here's a useful tip: Place a small post-it note, with the words "Check Water Heater Pan" on it, next to your clothes dryer knob. Every time you turn on your dryer, you'll see the post-it note, and look into the water heater pan for a sign of water.

Air Conditioner Preparations

Hot weather is here. If you placed the air conditioner filter in a plastic bag for the winter, now is the time to remove it. If the filter is dirty, it should be replaced before the start of the season. Please be certain to turn OFF the heat *before* you turn ON the air conditioner.



M14 ONLINE:



Contact the Mutual with our e-mail address: M14@mutual-14.org

Web Site: Take a look at our newly redesigned web site:

www.mutual-14.org

Leisure World Executive Meetings The LWCC Executive Committee 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 to see either the Executive Committee meeting broadcast May 24, 25, and 26 OR the LWCC (full) Board of Directors meeting televised on May 1, 3, and 5. All broadcasts at both 4 p.m. and 7 p.m.

BOARD OF DIRECTORS

President: Linda ONeil
301-438-3232 jimoneil007@comcast.net
Vice President: John Radcliffe
301-233-0093 jradltr@aol.com
Secretary: Beth Leanza
301-598-4569 bethlea12020@gmail.com
Treasurer: Bobbie Palmer
301-598-7712 ocbobbiep@comcast.net
Director: Barbara Martin
301-598-0644
Director: Jim Moores
301-438-0048 mooresgang@aol.com
Director: Leona O'Reilly
240-401-8901 ladoreilly@comcast.net

COMMITTEE CHAIRS

Building Rep: Beth Leanza
Budget & Finance: Richard Bambach
Landscape: Sharon Moores
Property Maintenance: Pat Leanza
Social: Sharon Moores
Architectural Design (Subcommittee of PMC) Linda ONeil



Happy May birthday to:
Sarah Sutton (5/07), Gerry Windham (5/29)

If you would like to share your birthday please email us at: grapevinem14@gmail.com

Solutions

Building Problems? Call our Mutual Assistant

Kenia Callejas at 301-598-1338 or email her at 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.

The Main Gate will report outages to Pepco. We do not have individual accounts with Pepco. This means PEPCO does not have a record of your individual residence 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

Leisure World of Maryland New Website

Go to residents.lwmc.com for internal/residential information about Leisure World.

The www.lwmc.com is now for prospective residents to learn about Leisure World.