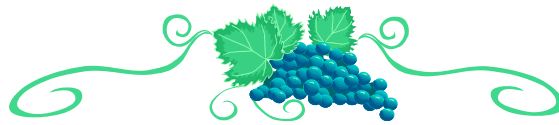


THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

No. 7, July, 2017

Mark Your



Calendar

MEETINGS



Mutual 14 Board

3rd Tuesday,
August 15, 2017
Administration
Building at 9:30 a.m.



Property Maintenance Committee,

1st Thursday,
August 3, at 11 AM,
Harbor Room, Clubhouse 1



Building Rep Committee

Next meeting is
August 8, at 10 AM
Annapolis Room
Clubhouse 1

It's Vacation Time!

Here are a few reminders to our Mutual 14 residents about securing your unit while you are away.

If you are going to be gone more than three days, please notify your building rep and leave a key with either the rep or security at the Main Gate. If some emergency were to occur while you are away, they could get access to your unit to prevent or limit any damage.

If you are going to be away longer than three days this summer, please turn off the water to your unit. If you need help finding the water valve, call Harold Crisp, Pat Leanza, or Sharon Moores and they will help you. Their numbers are in the directory.

While we are talking about turning off water, if you have a wet bar and never use it, please permanently turn off the water supply to it. Our volunteers mentioned above can show you how to do it if you need help finding the cutoff valve.

* * *

All landlords need a new license for each new tenant. All landlords need to have a license and all tenants should sign a lease and have renters insurance.

Calendar of Events

July 25, LWMC Board of Directors meeting, 9:30 Clubhouse 1

August 21, M-14 Landscape Committee, 1:30 Annapolis Room, Clubhouse 1.

September 14, Mutual 14 Autumn Picnic



Landscape Committee



This is a friendly reminder that trees, bushes, and flowers planted within your four foot space are your responsibility. If a tree you have planted within this space is touching the gutters of your house, you are responsible for trimming the tree away from the gutters. If you are in the ground floor apartments and have planted along the brick walls of your unit, you are responsible to maintain the plants. If you no longer wish to maintain the plants, then it is your responsibility to plant sod. The area may not be left to go to weed!

I was out walking and noticed two spigots that had not been completely turned off. If you turn on the outside water, be sure that you shut it off all the way. Thanks.

Sharon Moores

301-438-0048



Social Committee

Our Ice Cream Social followed by Bingo was held July 18. Seventy people attended and all had a lot of fun. Everyone was on a sugar high from the banana splits, cookies and margaritas.

Our next social will be the Fall Picnic to be held on September 14th. We look forward to seeing everyone there.

Sharon Moores

301-438-0048



Property Maintenance Committee

Sump Pumps in Elevators:

The committee was informed that sump pumps already are in our elevators but when heavy rains occur water does back up. The committee will continue to investigate with Shindler.

Fire Alarm Update:

-Electrical Phase- Work continues with the first phase in Buildings 14-17. No schedule yet for Buildings 10-13.

-Plumbing Phase- The Board approved a Dynalectric quote to rotate valves that could be damaged by trash dumpsters. Further inspection has revealed three of the larger valves are leaking.

Asphalt:

The committee discussed the need to replace the asphalt in front of Building 12 next year. Subsequent to the committee meeting, Mr. Cabrera inspected the area and believes some sections may need immediate attention. There may be advantages to redoing all of Glade Drive. More information will be forthcoming.



Painting:

Avery has been contacted to do painting touch-ups. This includes peeling paint under the catwalks and several areas where complaints have been received.

Crosswalks:

Mr. Leanza completed the form for the Leisure World Safety and Transportation Committee and submitted it to Don Pruitt (M14 Representative). Comparison of the pedestrian crosswalks near Mutual 14 with other areas in Leisure World clearly show the need for additional crosswalks.

Balconies:

The committee agreed to forward to the board Mr. Cabrera's memo recommending that an Engineering firm be hired to inspect the balconies to confirm his current observation that the metal parts of the decking may have rusted to the extent that would require replacement. Prior to the engineering inspection, PPD would have to remove some portions of the enclosures to get access to the rusted sections.

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 and ice cubes. To clear the unit, just run COLD water for 15 seconds while the unit is running, and 15 seconds 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 the toilets or down the 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, Kenia. **NOTE:** Only repairs to the main valve and the washing machine valves, are paid for by the Mutual. You are responsible for the other water valves.

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 the water heater be replaced immediately. 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.

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 July 19, 20, 21 OR the LWCC (full) Board of Directors meeting televised on July 31, August 2, 4. All broadcasts at both 4 p.m. and 7 p.m.



Happy August Birthday to:
 Agnes Glass (8/6), Beth Leanza (8/9), Gerald Ungar (8/15), Judy Junghans (8/20).

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

BOARD OF DIRECTORS

President: Linda ONeil
 301-438-3232 jimoneil007@comcast.net
Vice President: John Radcliffe
 301-233-0093 jradlrtr@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

Have a great summer!

Solutions

Building Problems? Call our Mutual Assistant:

Kenia (Callejas) Ibanez at 301-598-1338 or email her at kibanez@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