

THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

No. 10, October, 2017

Mark Your



Calendar

JOIN US!!!

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

MEETINGS



Mutual 14 Board

3rd Tuesday,
November 21, 2017
Administration
Building at 9:30 a.m.



**Property Maintenance
Committee**, 1st Thursday,
November 2, at 11 AM,
Harbor Room, Clubhouse 1



Building Rep Committee
Annapolis Room CH1
December 12th at 10 AM

The President's Message

It's been a busy month. The board approved the budget for 2018 with a minimal raise in condo fees. We made a slight change in the final budget that did not affect the total or the condo fees. You will receive a letter explaining the change in November when we send the results of the bylaw vote and the annual Maryland Condo Act insurance notification

We approved and signed our annual Management and Operating contract with Leisure World Management. They act as our Agent in an Advisory Role assisting us with all matters of administration relating to the Mutual, and keeping us apprised of information relevant to and affecting the Mutual.

With regard to Rules Administration: the Agent shall be fully conversant with Bylaws, and the Rules and Regulations for the Maryland Condominium Act and the Montgomery County Code. The Agent will assist the Board in drafting resolutions, rules, governance and regulations, and notifying all persons entitled to notice.

Among the many services provided are a mutual assistant who provides administrative support with meetings, invoices, reports, correspondence, accounting services, assistance with the budget process, and property maintenance and repairs.

We have had work completed on some major projects and are approaching the end of the year in good shape financially and maintenance wise.

Respectfully submitted,

Linda O'Neil

301-438-3232

jimoneil007@comcast.net



Recently there were two attempts by email asking for funds from the Mutual. The two attempts raised considerable alarm for the officers who were targeted. Because Mutual funds were involved, the board elected to take the emails very seriously. We are grateful that the officers followed up with investigations. The board believes that these were internet phishing or spoofing scams.

All mutuals in Leisure world were notified of the attempts and were cautioned because we are a senior community and our business and practices are public knowledge. We are thankful for the strict accounting practices of Leisure World that safeguard us from most scams.

We would like to take this opportunity to warn residents to be cautious about responding to emails that ask for money or personal information.

Mutual 14 Board

New Mutual Assistant for Mutual 14

Jocelyn Ruiz is transitioning to be our new Mutual Assistant effective January 1, 2018. In an effort to give her the opportunity to be more hands on, we request that you begin to communicate directly with Jocelyn from this point forward. I will continue to assist her as needed. I have really enjoyed my time working with you and I know you will be in very good hands.

Very respectfully,
Kenia Ibanez
Administrative Assistant
[301-598-1370](tel:301-598-1370)
kibanez@lwmc.com

Jocelyn Ruiz Contact Information:

jruiz@lwmc.com
[301-598-1338](tel:301-598-1338)

Building Rep Committee



The Building Reps met on Tuesday, October 10th.

All residents are welcome to attend the Building Rep meetings, held in the Annapolis Room of Clubhouse I at **10:00 a.m. on the second Tuesday of every other month. Next meeting will be December 12.**

Landscape Committee



Please be sure to clean out flower beds if there are weeds. See you in the spring.

Sharon Moores 301-438-0048



We welcome the following new residents:

Carlos and Sylvia Barahona, B14-3D

Jose Barbadillo and Maria Arauz, B15-1C

Julia Howard Martinez, B11, 2D

Mary Humphreys and David O'Sullivan, B11-1F

Jim and Billie Saunders, B11, 2B

Arvella Brown, B12, 2A

Lynelle Simpson, B15, 3G

Delia Young, B13, 2F



E & R Advisory Committee

The meeting was held on Tuesday, October 3, and started with an informal cake and coffee celebration for Dee Martynuska, who will be retiring from Leisure World on November 1. We will all miss her!

Fitness Center update:

We were (at the time of the meeting) still waiting for the final strength equipment.

Mirrors are coming – it was noted that much of the glass is made in the south, and weather problems have caused a delay.

There will be a Community Fair on October 25, from 9:30 a.m. to Noon. The purpose will be to allow clubs and organizations in Leisure World to publicize themselves and offer information to residents.



Social Committee

The Halloween party has been cancelled due to Sharon Moores' foot surgery. We wish her a speedy recovery.

The Holiday Party will be held on Wednesday, December 6. Flyers will be sent out soon.

Sharon Moores: 301-438-0048

The November issue of *The Grapevine* will be published and delivered later than usual due to the Thanksgiving holiday.



Property Maintenance Committee

Thank you residents for responding to the request to move all vehicles from car ports and visitor parking spaces. We had 100% compliance which meant that there was no delay in starting the project.

Concrete and Asphalt Work: – H & H completed repaving Glade Drive on October 12.

Fire Alarm Update: - DynalElectric cannot finish the electrical and phone systems until the plumbing repairs have been completed. It is anticipated that PPD will have to shut off water to the building for this to be done. All affected residents will be notified by robo-call and flyers when this is to occur.

Lobby Doors and Doors to 2nd and 3rd Floor Storage Rooms: - The committee reviewed the status report noting the following doors aren't closing properly:

B 10-Trash Room Door, Lobby to Glade Dr., Lobby to Atrium
B 11-Lobby to Atrium, 3rd Floor Lobby
B 13- Trash Room Door

Transformer Gates: - work has been started to improve access to the Transformers, completion expected shortly.

Sunroom and Balcony- Awaiting Colin McKensie report on the balconies. Also, because of the issues with balconies the committee recommended that balcony enclosure standards be established. It was suggested that the Board and possibly the Architectural Committee be enlisted to develop these.

Reminders & Vital Info



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 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. Washing machine hoses are under a lot a pressure! 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 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.

Exterior Water Valves

Exterior water valves (for the garden taps) can be turned **OFF** now. At the interior access panel, close the valve by turning the faucet handle to the right or **clockwise**.

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.

Lobby Doors

The heat will soon be ON in the lobbies. When the heat is on please keep the doors closed!



IN MEMORIAM

Condolences go out to the friends and family of **Margaret Blomquist**.

Virginia Rose DeMatteo a former resident of Mutual 14, died on Saturday, September 30.



M14 ONLINE:

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

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 Oct. 25, 26, 27 OR the LWCC (full) Board of Directors meeting televised on November 6, 8, and 10. All broadcasts at both 4 p.m. and 7 p.m.

Solutions

Building Problems? Call our Mutual Assistant Jocelyn Ruiz at 301-598-1338 or email her at jruiz@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 reports 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 Mutual Assistant is not available
 Call Physical Properties 301-598-1500

After Hours and Weekend Emergencies
 Call Main Gate 301-598-1044

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

Comcast Issues?
 Call 1-855-638-2855



Happy November Birthday to:
 Judy Block (11/4), and Joanne Riggles (11/13)

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

New Residents take Note:

Leisure World has new resident orientation meetings every quarter. New residents will receive a letter in the mail inviting you to the next session.

Community News

Flu Shots

If you haven't gotten your flu shot yet, there are two more dates to do so. On Monday October 23, and Friday November 3.

The flu shots will be given in Clubhouse I in the Crystal Ballroom from 9:00 a.m. to 12:30 p.m.

Please bring your Medicare card, Insurance card and photo ID.

Community Shredding Day

On Saturday, October 28, from 10:00 a.m. to 1:00 p.m. the shredding trucks will once again take your bulk shredding. They will be in the Administration Building parking lot. Please do not bring your regular recyclables – only bulk shredding.

Fire Safety Forum

Representatives from Montgomery County Fire and Rescue and the MD state Fire Marshall will be here October 24th.

The presentation is at Clubhouse II from 10:00 to Noon.

BOARD OF DIRECTORS

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