

THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

No. 11, November, 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,

December 19, 2017

Administration

Building at 9:30 a.m.



Property Maintenance Committee, 1st Thursday, December 7, at 11 AM, Harbor Room, Clubhouse I



Building Rep Committee
Annapolis Rm, Clubhouse I
December 12th at 10 AM

The President's Message

A big thank you to the Property Maintenance Committee for its effort and energy in keeping up with repairs and updates to all our buildings.

Also, much appreciation to every committee plus the individuals who volunteer their time to the Mutual 14 community: landscape, social, building reps, Grapevine editors and folks who deliver it and the Leisure World news, and pet bag "dispenser refillers".

Thank you to the Board for its service to the community.

As always, we hope our new residents will learn about our community and get involved. We welcome new energy, ideas, and expertise.

Respectfully Submitted,

Linda O'Neil

301-438-3232

jimoneil007@comcast.net



Notes from the Board

The Rental Bylaw proposal did not pass. This means new buyers of a unit do not have to live in the unit before renting it out. The Mutual needed 60% of residents to vote yes but only 59% voted yes.

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.

Jocelyn Ruiz Contact Information:

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

Building Rep Committee



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.



E & R Advisory Committee

The E & R Committee met on November 7, 2017.

General Manager's Report:

Kevin Flannery presented a proposed, revised Organization Chart of Leisure World Management. If approved by the Leisure World Board, it will take effect after someone is hired to fill Dee Martynuska's position.

New Business: Pool Contract

The contract for the life guards needs to be renewed in January 2018. The decision to award the contract will be made by the Leisure World Board of Directors.

Next Meeting: January 2018

Beth Leanza



Social Committee

Our **Seventh Annual Holiday Social** will be held on Thursday, December 14, at 6:00 p.m. at Club-house II in the Activities Room.

Dinner will be catered by *The Big Greek Café*. The menu includes Greek-style Roast Chicken, Moussaka (eggplant & beef lasagna) Vegetables, Potatoes, Dessert plus Coffee, Sodas, and Wine (or BYOB).

Music for dining and dancing will be provided by the band "Intonation".

Cost is \$15.00 per person! All Mutual 14 residents and their paying guests are welcome. Because this is a catered affair, **everyone must sign up and PAY no later than 6:00 p.m. on Friday, December 8th!**

Make your checks out to M14 Social Committee and give them to your Social Committee Rep. Don't forget to bring some cash for the 50/50 Drawing!

Sharon Moores:

301-438-0048



Property Maintenance Committee

Balconies: - A quote of \$700.00 each was received for balconies that need to be removed before remediation can take place. Owners will receive notification once a schedule has been developed.

Fire Alarm Update: - Wiring of Buildings 12 and 13 has been partially completed by Dynaelectric. Plumbing issues for Buildings 14, 15, and 17 have been partially completed. Plumbing on Building 10 and 11 will begin shortly.

Elevator Repairs: - Nicole Gerke has recommended the materials and procedures to repair the water problem in the elevator pits in Buildings 13, and 15. Property Maintenance is now looking at the cost of these materials and labor.

Reminders & Vital Info



Fire Safety

Your smoke detector only alerts you to a possible fire in your unit. It is not connected to Leisure World Security or the Fire Department.

Fire Alarm pulls can be found in the apartments' atrium or catwalks near the stairwells. They only alert your neighbors to a potential problem; they are not connected to Leisure World Security or the Fire Department. You still have to call 911.



If you hear the Fire Alarm:

- Leave your unit if you are able and close the door behind you. Do not lock it.
- Do not use the elevator.
- Go to the carport or lobby of the building opposite or next door. Don't get in the way of the emergency personnel. Wait for the "all clear".
- If you are unable to leave your unit, stay inside. Unlock your front door. Go into a bedroom and close the door. Wait for emergency personnel to come to you.

Clothes Dryers

We have a responsibility to ourselves and to our neighbors for properly operating and maintaining our dryers. While the Mutual cleans the exhaust lines (vents) 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. Vacuum lint particles that accumulate around and under the dryer to reduce the fire hazard.

Use of fabric softeners has been found to cause a waxy, invisible substance to build up on the lint screen blocking air flow. Occasional washing of the lint screen with soap and water will prevent this.

Test for any excess heat while dryer is running. Alert our Mutual Assistant, Jocelyn, if you find this to be so. 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 that the flap is operating freely.

Insurance Deductible

Maryland law requires condominium owners to reimburse the Mutual for their deductible, up to \$5,000.00 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 that each owner have an HO-6 homeowner's insurance policy that will reimburse you for this. If you have any questions, please contact your insurance agent.

Going away for the winter

Depending on how long you're going to be away this winter, avoid wasting energy by taking these steps before leaving:

- Turn the thermostats in all rooms down to 55° or 60°
- Turn off circuit breaker to the Water Heater
- Unplug any unnecessary appliances.

Pets

Please pick up after your pets. We know that pets can have accidents. You need to clean up after them especially in the elevator or on carpeting. Please be courteous and keep our mutual clean and safe. Thanks!



M14 ONLINE:

Have questions about the Mutual or questions for the Board? Contact the Mutual by using our e-mail address:

M14@mutual-14.org

Our Web Site: www.mutual-14.org

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

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 on November 22, 23, 24 OR the LWCC (full) Board of Directors meeting televised December 4, 6, and 8. Broadcasts at both 4 p.m. and 7 p.m.



Happy December Birthday to:
Anthony Morcos (12/29).

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

Solutions

Building Problems? Call our Mutual Assistant, Jocelyn Ruiz, at 301-598-1338 or email her at jruiz@lwmc.com

Emergencies? When our Mutual Assistant is not available

Call Physical Properties 301-598-1500

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 PEPSCO does not have a record of your individual residence if you were to call them.

BOARD OF DIRECTORS

- President:** Linda O'Neil
301-438-3232
- Vice President:** John Radcliffe
301-233-0093
- Secretary:** Beth Leanza
301-598-4569
- Treasurer:** Bobbie Palmer
301-598-7712
- Director:** Barbara Martin
301-598-0644
- Director:** Jim Moores
301-438-0048
- Director:** Leona O'Reilly
240-401-8901

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 O'Neil



To all our mutual helpers: Everything you've done in the past year - large & small – has enhanced our homes & our neighborhood.

THANK YOU!

Building Reps:

B10 Kathy Viney & Jane Greene
B11 Paulina Garner & Elinor Walker
B12 Ellen Wilson
B13 Sherry Crisp
B14 Laurie Burdick
B15 Aleen Phillips & Ruth Hunter
B16 Bernice Taylor
B17 Valentine Liu
PH Leona O'Reilly

Property Maintenance Committee:

Pat Leanza [who also saves us big \$\$ by changing light bulbs in the common areas]
Linda O'Neil
Harold Crisp
Don Emel
Richard Bambach
Barbara Martin
Rick Kaiser

Architectural Design Committee:

Linda O'Neil
Jim O'Neil
Barbara Martin
Rick Kaiser
Leona O'Reilly
Cathy Madden

Social Committee:

Sharon Moores
Judy Block
Laurie Burdick
June Cayne
Geneva Foster
Bunny Gold
Cathy Madden
Leona O'Reilly
Laura Pullen
Dolores Scott
Carole Lee Simms
Mary Vaughan
Ellen Wilson

Landscape Committee:

Sharon Moores
Kathy Viney
Ellen Wilson
Jim O'Neil

Pet bag replacements: Jim O'Neil

Grapevine editors:

Leona O'Reilly
Cathy Madden

Grapevine delivery:

B10 Jackie Butler
B11 Paulina Garner
B12 Ellen Wilson
B13 Dorothy Taylor
B14 Joanne Riggles
B15 Ruth Hunter
B16 Ann Clark
B17 Valentine Liu
PH Ed & Linda Andrews

LW News delivery – PH: Mary Vaughan

M14 website, Kathy Viney

Robo-call listings: Linda O'Neil

Board of Directors:

Linda O'Neil, President
John Radcliffe, Vice President
Beth Leanza, Secretary
Bobbie Palmer, Treasurer
Jim Moores, Director
Barbara Martin, Director
Leona O'Reilly, Director