

THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

No. 1, January, 2018

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,
February 20, 2018
Administration
Building at 9:30 a.m.



Property Maintenance Committee, 1st Thursday,
February 1, at 11 a.m.,
Harbor Room, Clubhouse I



Building Rep Committee
February 13th at 10 a.m.
Annapolis Rm Clubhouse I

The President's Message

We are starting 2018 with good news and bad news. We are close to completing the installation of a new updated fire alarm system. DynaLectric is working in buildings 10 and 11 and should be finished in February. We have contracted with them to monitor the alarms, and we will publish details in a future Grapevine.

Thanks to Nicole Gerke, who works with Special Projects in PPD, we have determined the repairs needed for our elevators. Our hydraulic system is subject to weather fluctuations and needs newer parts to facilitate uninterrupted service and smoother rides. We will be meeting with Schindler, our elevator contractor, to schedule the repairs.

We have had several pipes break due to aging. You should have turned off your outdoor water spigot because water sits in these pipes whether you are using them or not. This puts pressure on the pipes and in cold weather if the water freezes in the pipes they can break. We had a large pipe break under the carport in building 15. Our pipes are 45 years old and can't take the extreme temperatures.

We have the funds to make necessary repairs but have to deal with the scheduling demands on contractors in a large community like Leisure World.

We don't have any major mutual wide projects scheduled. We will repair a few balconies and look at painted surfaces in buildings that were painted seven or eight years ago.

We are looking good and have made many updates, but there is always something that requires attention.

Remember that this community is run by residents. There are no landlords to fix things. We are all the caretakers of our own units. We all pay for anything that is a "mutual expense". We are all the "Mutual".

Respectfully submitted,

Linda O'Neil

301-438-3232



Notes from the Board

February Board meeting: Kevin Flannery will have a PowerPoint Presentation to update residents about the new Facilities Enhancement Project (FEP).

Did you know that washing machines are one of the most frequent causes of water damage in homes? Older machines may have lots of problems and places for leaks. Newer machines that have not been installed properly can have problems too. Machines should be installed by a professional.

If the hoses are over five years old, they should be replaced.

Overloading the machine can lead to damage of interior parts that causes leaks and floods.

Oversudsing can cause overflows from the washer.

The machine doesn't have to be running to cause leaks and floods. Water constantly runs to the machine and puts pressure on pipes and hoses that are old or improperly installed. Check for leaks under and behind the machine and while it is running.

If you have not changed the original water valve to a newer flip type and have not changed hoses to the newer metal ones you should do this as soon as possible. This protects your unit and your neighbors'. Many plumbers recommend you turn off the water supply to the washer after you are finished all your laundry. Average cost of damage from washing machine leaks is \$5,000 dollars which your insurance will cover. It is essential to have the HO-6 Insurance policy covering the \$5,000 deductible which is your responsibility in these claims.

AGE LIMITATIONS

It is the policy of this Mutual to provide housing for older persons.

1. At least one person who resides in any unit in the Mutual must be 55 years of age or older
2. No other resident of the unit may be under the age of 50 years, except as follows:
 - a) A person under the age of 18 years may reside in the unit, but not for more than a total of 30 days in any calendar year.
 - b) A person between the ages of 18 and 50 years may reside in the unit, but not for more than a total of 90 days in any calendar year



Social Committee

As the New Year starts we are working on a calendar of events for 2018. The first social will be a free Wine and Cheese Hour to meet your Mutual 14 neighbors on Wednesday, February 14. Watch for the sign-up sheets as we need to know the number of attendees so we can have enough food and drink.

We will be having two picnics, ice cream social, Halloween, and Holiday parties. Most of the planning is complete but if you have an idea, please let someone on the committee know.



Thanks to Laurie Burdick our Mutual has gone "green". If anyone has large plain white tablecloths you would like to donate, please let me know. We wash and reuse the tablecloths, plates, and plasticware instead of buying plastic supplies for every event.

Sharon Moores

301-438-0048



IN MEMORIAM

Our condolences go out to Judy Block on the passing of her son, Alan. Judy writes: "Thank you to my friends and neighbors for your kind expressions of comfort and sympathy on the loss of my son, Alan."

Emergencies

1. Call our Mutual Assistant, Jocelyn Ruiz at 301-598-1338 or email her at jruiz@lwmc.com
2. When our Mutual Assistant is not available **Call Physical Properties** 301-598-1500
3. After Hours and Weekend Emergencies **Call the Main Gate** 301-598-1044

OXYGEN IN USE RESOLUTION

Mutual 14 prohibits smoking in any unit where an Oxygen tank or concentrator is present anywhere in that unit. The user of Oxygen equipment agrees to follow the safety precautions and instructions for handling and storage provided by the Oxygen supplier.

An "Oxygen in Use" sign, **must be posted** at the main entrance to the unit by the resident and/or by The Mutual. The sign will be available from your building rep.

RESTAURANT CLOSURES

The Terrace and Stein Rooms will be CLOSED from Monday, February 5, through Thursday, February 8, for repairs and flooring replacement. In an effort to accommodate diners, those restaurants plan to serve customers in the Maryland Room using The Clubhouse Grille kitchen.

Landscape Committee



In response to a notice we sent out requesting more members on the Landscape Committee, we received only one reply so far. Jessie Fitzpatrick from Building 10 is the newest member of Landscape. Thank you Jessie! We still need representatives from the rest of the buildings.

The time commitment is only one to one and a half hours on the third Monday of each month starting in March. Let's hear from some of you.

Sharon Moores

301-438-0048



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. 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, behind 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, Jocelyn. **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 old, they are liable to burst and cause a great deal of inconvenience and damage from flooding. These hoses are under a high amount of 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.

Keep our Mutual clean and pristine

PLEASE pick up after your pets.

Building Rep Committee



For Special Trash/Yard Waste Pickups contact Brad Kline for special waste/recycle pickups (for example: collapsed moving boxes). The number for Brad Kline is 301-598-1343. You can also email Brad Kline at: bkline@lwmc.com

For Garden Waste call 301-598-1314. Don't forget after leaving a voice mail to press the # (pound) key. If you forget, you have not left a voice message!



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

Leisure World Executive Meetings The LWCC Executive Committee meets Friday, (10 days before the LWCC Board) at 9:30 a.m. in Clubhouse I.

The LWCC Board meets on the last Tuesday of each month at 9:30 a.m. in Clubhouse I.

Tune in to Channel 974 to see either the Executive Committee meeting broadcast Jan. 24, 25, 26 OR the LWCC (full) Board of Directors meeting February 5, 7, 9. All broadcasts at both 4 p.m. and 7 p.m.

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

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



Happy February Birthday to:

Don Pruett (2/11), Joan Reynolds (2/12), Jackie Rabinow (2/17).

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



E & R Committee

The new Director of Education and Recreation and Communications is: Maureen Freeman, the former editor of Leisure World News. She announced:

The indoor pool began new hours in January. It closes one hour earlier than last year.

A new club applied for approval by E & R. The Town Meeting Organization of Leisure World club's purpose is to educate members about Leisure World activities and how we are governed.

The Facilities Director informed us that Ping Pong will be moving to the old Fitness Center.

Beth Leanza