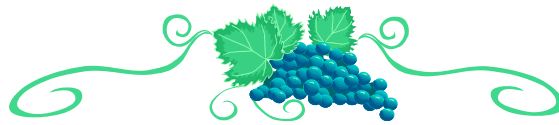


THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

No. 2, February, 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,
March 20, 2018
Administration
Building at 9:30 a.m.



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



Building Rep Committee
April 10 at 10 a.m. Annapolis Rm Clubhouse I

The President's Message

Wanted! A few good men and women to run for our Board.

Mutual 14 is one of **29 self-governed** communities in Leisure World. Each one is different, with its own bylaws and rules and Boards of Directors. Mutual 14's Board is **responsible for running the daily operations and maintaining** the eight condo buildings and 25 plaza homes. Leisure World Management offers assistance with secretarial, accounting, and property management/maintenance services, but the Board is responsible for **decisions** about road repairs, elevators, painting, plumbing repairs, insurance claims, noise complaints, and what to do about residents who can no longer live independently, etc.

The board **must consistently enforce** the rules and policies that have made Mutual 14 a desirable place to live. Some residents may want the freedom to do whatever they choose but this is not always beneficial to the whole community. Age, pet size, and exterior modification **restrictions** are meant to **protect the harmony and value of all properties**. It is not always easy or pleasant to ensure that every resident takes responsibility for their unit and realizes their actions affect their neighborhood. It takes **commitment and dedication to the "whole community"**.

In order to maintain the Mutual operations without a property manager, board members must **participate** in every aspect of the operations. Responsibilities must be **shared**. The high rise mutuals have property managers and building engineers to help with maintenance, but the 17 low rise mutuals depend on their **volunteer boards** and LW management. It is the onsite support of resident's "eyes and ears" and **follow up** with issues that are essential to keep our community vital and thriving.

Mutual 14 is fortunate to have committees that support the Board - now we just need a few new leaders.

Respectfully submitted,

Linda O'Neil

301-438-3232



Notes from the Board

In a complaint to the CCOC, the Property Maintenance Committee of Mutual 14 was declared to be illegally constituted because it did not have an odd number of members. Additionally the PMC was not recording votes on decisions and did not have an appeal process regarding its decisions.

Board Response to CCOC Conclusion

The committee will be appointed with an odd number of members and all vote tallies will be recorded and reported. The president of the Board may attend PMC meetings (or any committee of the mutual) but will not vote.

Residents will be notified of decisions by the PMC and may attend a Board meeting to discuss the decision. All decisions relating to ABMs made by the PMC, both for and against, will be reported at Board meetings. Residents may attend the Board meeting if they wish to dispute a decision.

Wanted: a person to order pet waste bags and to refill the pet stations. That's all you'd need to do – no cleanup. The billing automatically goes to the Mutual 14 accountant. Contact Linda O'Neil.

The Annual Meeting of the Council of Unit Owners of Mutual 14 will be held on Thursday, April 26, 2018 at 3:00 p.m. in the Baltimore Room (Clubhouse I). The Agenda will be open to any matter relating to the condominium. You will also select three members to serve on the Board of Directors for a three - year term. This is a call for nominations for those three seats.

If you know someone who would be a good candidate, you may nominate them (as long as they agree) or you may nominate yourself. Nominations should include a brief description (preferably on one page) of the candidate's work and life experience, a statement telling why the candidate would like to serve on the board, and a passport-like "head-and-shoulders" photograph. Nominations should be submitted no later than March 12, 2018 to our Mutual Assistant, Jocelyn Ruiz.



Social Committee

On Tuesday, March 20, we will have Bingo Social with sub sandwiches. Watch for further details coming soon.

Sharon Moores

301-438-0048



Welcome Our New Residents...

Jane Carona: Building 17-1G

Sau King Lai and Chun Hing Lai: Building 12-3E



E & R Committee

The E & R Committee met February 6. Kevin Flannery reported that the former Fitness Center will be refit to accommodate the Ping Pong players. Scrabble players will be relocated to the room now used by Ping Pong Players.

Eyre Travel, in Clubhouse I, now is open on Tuesday, Wednesday, and Friday. We were reminded that they are a full travel agency and can help plan your next vacation even getting your plane and train tickets!

Sergeant Brandon Pellecchia (preferably just Brandon) wants to meet you, mostly one-on-one, at a fun activity, like a game of chess! The Police Department wants to interact with the community more; especially with the elderly who are underserved.

The indoor pool hours have been restored to an 8:00 p.m. closing to accommodate residents who are still working.

Beth Leanza



Property Maintenance Committee

Fire Alarm Update - Buildings 12-17 are complete. Phone dialers are installed and monitoring is established. Inspection is set for week of 2/5. Buildings 10 and 11 are awaiting plumbing and electrical work.

PMC response to CCOC - The PMC discussed the factual errors in the CCOC decision. Minutes are always presented to the Board and attendance is always included. The Committee agreed that the Board act to officially appoint the members. To simplify the ABM process, the chair asserted that he would no longer sign off on the form.

Landscape Committee



We welcome two new members to our Landscape team! Spring is just around the corner when we will begin our walks through the Mutual.

Sharon Moores

301-438-0048



Reminders & Vital Info



Fire Safety

- Your smoke detector only alerts you to a possible fire in your unit. It is not connected to LW 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 LW 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 have 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 it is running. Alert our Mutual Assistant 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, "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.

Emergencies

If you have an emergency:

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



Building Rep Committee



In April, the mutual will hold its **Annual Meeting**, and election of board members: Beth urged the Reps to look around, and if they sense that someone might be a good candidate for the board, to tell them about the elections.

Beth recently noticed that a sign in her building was out of date. It listed as a Building Rep a person who had moved out; also incorrect was a listing of the name of a former Mutual Assistant. Beth urged the Reps to check the **signs in their lobbies** for accuracy and that they are current.

There was a discussion about **committees**; that they should be keeping proper **minutes**. It was also suggested that they do not have to be strictly "Roberts Rules" but could be somewhat more casual.



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 Feb. 21, 22, 23 OR the LWCC (full) Board of Directors meeting March 5, 7, and 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.

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 March Birthday to:

Evelyn Perlmutter (3/11), Jim O'Neil (3/21), Linda O'Neil (3/26).

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