

THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

No. 3, March, 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,
April 17, 2018
Administration
Building at 9:30 a.m.



**Property Maintenance
Committee**, 1st Thursday,
April 5, 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

This will be my last President's Message as I will be retiring from the Mutual 14 Board. I have served six years on the board and seven on the PMC. When I moved in eight years ago, the Mutual and Leisure World were trying to recover from the recession and M-14 was in need of some serious updating and maintenance.

Because the Mutual was (and is) financially healthy, I offered some suggestions for updates. The Board appointed the Architectural Design Committee and asked for a plan to update the interior lobbies and exteriors of the eight condo buildings. The plan included adhering to the contemporary design of the buildings, selecting neutral colors, and eliminating accessories that did not match the décor.

With the completion of the updates, we have focused on masonry, concrete and asphalt work.

Our plumbing and electrical systems are 42 years old and our board must be vigilant and respond to minor and major repairs. Because the Mutual was constructed before there were strict building codes, we have many inconvenient "surprises."

The high rise Mutuels have property managers and building engineers to help with operating and maintaining the buildings. The Master metered low rise Mutuels, like Mutual 14, depend on their boards and property maintenance committees, if they have one. Mutual-14's PMC has been capable of assessing problems and making appropriate recommendations to the Board to seek professional help for our aging buildings. Committee Members Pat Leanza, Harold Crisp, Richard Bambach, Barbara Martin, and Don Emel, have also kept the focus on maintaining the harmonious design we have achieved. They have shared their expertise and energy with me and, recently, Rick Kaiser to make decisions which have benefitted the entire Mutual.

Mutual 14 is experiencing turnover in units that have been occupied by longtime residents. We hope our new residents will take the time to learn about Mutual 14 and want to share in the self-governing aspects and maintenance of the community.

Leisure World is a great place to live for mature, independent adults. It has abundant amenities, beautiful green space, helpful management, and its' own Physical Properties Division. The Mutuals are not landlords. They are run by resident volunteers, who have varying skills and expertise. Complaints and threats are not effective motivators. In order to survive an aging and changing population plus aging buildings, boards need positive reinforcement, support, volunteers, financial reserves, and continued help from management.

Respectfully submitted,

Linda O'Neil

301-438-3232

Notes from the Board

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. We will select three members to serve on the Board of Directors for a three - year term. The Social Committee will be serving light refreshments.

We have five candidates running for the Board of Directors. They are: Roger Blacklow (B-14 2A), Rick Kaiser (Patio Homes 8-B), Ron Krams (B-15 1F), Kathy Viney (B10-2B), and Laura Wiltz (B-16 3G).

You can meet all the candidates running for the Board at our "Meet and Greet" on April 3 at Clubhouse I in the Chesapeake Room. The time is 6:30 p.m. to 8:30 p.m.

Individual energy credits: Individual credits will be given for new energy efficient windows and doors. If you have replaced any of these, submit your E Rating Request Change Form and ABM form to: **PPD, Attention Marian Altman and Nicole Gerke by August of 2018.**

Reminder about dogs: Dogs have been seen peeing in the atriums of the buildings and on plantings. Please STOP! Be thoughtful and walk your dogs away from the buildings and onto the grass. Carpeting and plants are not to be used as dog pee pads.

Needed: someone to deliver the Grapevine to the building reps on the 3rd Friday of the month.

Thanks to Maria Cruz for volunteering to keep the pet stations supplied with plastic bags.



Welcome Our New Residents...

Tom Ryan, B-16, 2A

Mutual 14 has a new resident who doesn't have to conform to Leisure World's over-55 restrictions. Our new resident just turned two years old on February 5, and is a black Labrador retriever named Sailor. Sailor is partnered with Jane Carona, who has recently moved into Building 17, 1G. Carona is blind, and was partnered with Sailor when she attended training at the Seeing Eye, the nation's oldest guide dog training center.



Please remember the "rules" that help Sailor do his job. If he is wearing his guide harness, he is "on duty" and should not be spoken to, looked in the eye, or touched. It is so tempting to praise him and tell him what a good dog he is, but such things distract him from his duties and endanger Jane. Please see page one in the current issue of *Leisure World News* for more information.



E & R Committee

The E&R Advisory Committee recommended accepting the proposed contract for Motivational Fitness – the current providers of trainers in the Fitness Center.

After all site plan presentations are completed, there will be a joint meeting of the Community Planning and Security & Transportation Advisory Committees on March 22. They will review the site plan's layout of parking and traffic flow. Members of the E & R and Restaurant Advisory Committees are encouraged to attend. Nicole Gerke will be presenting a compilation of feedback to the LWCC Board of Directors.

A First in Leisure World: The E & R Department presents an Ovation Murder Mystery Dinner Theatre on Sunday April 22. For \$42 per person, you can get a three-course meal and have fun playing a murder mystery game! Doors open at 5:30 p.m. Get your tickets at the E & R Office in Clubhouse I.

Beth Leanza



Property Maintenance Committee

Broken Pipes Forest Edge- Residents expressed concern about the timing of water shutoffs. The time problem was caused by the difficulty of the repairs.

Fire Alarm Update- Buildings 10 and 11 are to be inspected. This will complete the installation.

Pat Leanza

Reminders & Vital Info



Cleaning ladies: Please don't ask the cleaning ladies to do personal tasks for you between 8:00 a.m. and 3:00 p.m. They work for Mutual 14 during those hours.

Hours for moving/deliveries: Hours for moving in or out of a house or an apartment, deliveries, and repair and renovation work are permitted between 8:00 a.m. and 7:00 p.m., Monday through Saturday ONLY (no Sundays or Holidays). The Mutual President may make an exception but only if you make your request in advance.



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



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 Mar. 21, 22, 23 OR the LWCC (full) Board of Directors meeting April 2, 4, and 6. 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 April Birthday to:

Kathy Viney (4/2), Ellen Wilson (4/4), Pearl White (4/20), Diana Kennedy (4/28)

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