

THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

No. 4, April, 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,
May 15, 2018
Administration
Building at 9:30 a.m.



**Property Maintenance
Committee**, 1st Thursday,
May 3, at 11 a.m.,
Harbor Room, Clubhouse I



Building Rep Committee
June 12 at 10 a.m.
Annapolis Rm Clubhouse I

The President's Message

Annual Meeting 2018

The 41st Annual Meeting of Mutual 14 was held on April 26 in Clubhouse I. After reports from Kevin Flannery and the Board of Directors, Linda O'Neil announced the results of the election of new Board members. Congratulations to Laura Wiltz, Roger Blacklow, and Rick Kaiser.

Officers of the new Board are President: John Radcliffe, Vice President: Leona O'Reilly, Secretary: Laura Wiltz, and Treasurer: Bobbie Palmer. Directors are Beth Leanza, Rick Kaiser, and Roger Blacklow.

President's Report

This marks our 41st Annual Meeting. We were established as the Council of Unit Owners of Mutual 14 Condominiums of Rossmoor on November 1976. Management of the Mutual over the years by its boards and committees has kept the Mutual strong and healthy both structurally and financially. While serving on the board, I have been proud to be part of the substantial **updates** to our buildings both aesthetically and structurally.

We replaced roofs, siding, and carpeting with neutral colors that complement the contemporary style of our eight condo buildings. All 24 interior lobbies were updated and we are finishing the retiling of the 2nd and 3rd floor lobbies. (Move in/move outs and the elements are hard on our lobby floors.)

We've completed major projects involving installation of helical piers to support buildings, repaving of streets, concrete walkways, and driveways.

As a result of the fire two years ago that affected three units in Building 10, the Board approved the installation of an updated fire alarm system that was just completed. Our old system sounded an alarm but was not connected to emergency services. Residents still had to make calls to the fire department and security. Building 10 recently found out that our new system works when the alarm was



set off. Most residents evacuated the building quickly and handicapped residents were reassured that it wasn't a real fire. The alarm sent a message to the monitoring company, Dynalectric, who determined that it *could* be a fire and called the fire department and LW Security. It was not a fire. Thanks to Harold Crisp who has been very instrumental in overseeing the proposals and installation of this system.

We are an aging community and, we are encountering age related structural problems.

One of these is the rusting of our balconies that have been enclosed. Standards for these enclosures were different 40 years ago. They have not been water tight and some were built incorrectly on top of the balconies. This allowed rusting of the steel channel support beams and deterioration of some of the concrete floors of the balconies. We have already repaired two balconies and will be repairing four more this year. We cannot let the deterioration continue. An engineering study in 2013 discovered the rusting and we have had an engineer and the Special Projects Department from PPD helping us with the repairs. Not all balconies have the problem

Our water service and drain pipes are rusting, clogging, and breaking. We have main pipes and individual pipes. When units sit vacant for long periods it affects the pipes. Disposing of certain materials wreaks havoc on the pipes. We encounter many surprises when we make repairs.

Our elevators had an extensive overhaul, but outdated parts still need to be replaced. We have identified those parts and are in the process of scheduling repairs. Because they are hydraulic they are sensitive to weather and creak and limp along in the cold, just like us. Sometimes they don't ride smooth and are noisy, but we've been assured that they are safe.

Every year has its challenges. Our rental bylaw did not pass by only one percentage point. Other Mutuels pass bylaws that restrict rentals, I hope we will not see a significant increase in rental units. We dealt with another CCOC complaint and the PMC made modifications to be in compliance.

The good news is that we have a healthy reserve fund and were given a "clean" audit with no red flags. We have adequate reserve funds for the purpose of making repairs and updates. We have contracted for a new reserve study that will help us plan for future maintenance and funding needs.

The board is made up of your neighbors who volunteer to serve three-year terms. You elect them to conduct the business of our Mutual (governance and maintenance). Every resident does their part by being responsible for their individual units.

The "Mutual" is all of us. There is no they. We are responsible for our units. When we update and maintain our property and our Mutual, we all benefit. If we neglect and ignore our property it affects all of us. This is multi family living with lots of rules and benefits. We are self-governing and we need to get involved, participate, and be responsible for our community.



I thank the Board for its hard work and efforts in dealing with the many difficult issues.

Jim Moores is retiring from our Board of Directors. He was elected to the Board in 2009. He served as Vice President in 2016. He has served on the Emergency Preparedness, Transportation and Safety, and Restaurant committees for Leisure World. He has been very supportive of updates to the eight condo buildings and he is a fine Bingo caller for Mutual 14. We thank you, Jim, for your dedication and service.

Barbara Martin is also retiring from the Board. She was appointed to the Board when a Director left. She was elected for a full term in 2015. Barbara has been "Ms. Mutual 14". She has served on the property maintenance committee, social committee, landscape committee, the architectural design committee, and has been a building rep. Barbara helped in many situations like checking out blown off shingles, looking at rusted balconies, spotting damaged masonry, orienting new residents, and just being a positive steward of Mutual 14. Thank you, Barbara, for your dedication and service.

We have many people who help make Mutual 14 a nice place to live. Thank you to our standing committees.

The Property Maintenance Committee has acted as a property manager in many situations. All the high rise Mutuels have property managers and building engineers who assist boards. Even though we receive help from PPD Special Projects Manager, our committee needs additional help. Thank you Pat Leanza, chair, Harold Crisp, and all the committee members. Thanks also to the Architectural Design Committee a sub-committee of the PMC that focuses on the aesthetics of the Mutual.

Thank you Building Reps and Beth Leanza, chair. You are the eyes and ears of our buildings.

Many thanks to Sharon Moores, chair of the Social Committee, and its members. You have provided many outstanding social events. Mutual 14 has garnered quite a reputation for good food and entertainment especially with our Mutual Picnics.

Thank you Landscape Committee. You keep our Mutual plantings healthy and looking beautiful. Thank you Sharon Moores, chair, and all the members for your routine walk-arounds.

Thank you to our Budget Committee which is chaired by Richard Bambach.

Thank you to our Grapevine editors Cathy Madden and Leona O'Reilly, who have given the Grapevine new energy. Please read the Grapevine it is a source for Board news and happenings. In most buildings the reps deliver the Grapevine though in B-10 and B-16 it is Jackie Butler and Don Pruett.

Thank you to Jim O'Neil, pet bag person, who recently handed over the task to Maria Cruz.



Thank you Mary Vaughan and Leona O'Reilly for delivering The Leisure World News to plaza homes.

Finally, I have served on the Board of Directors for six years. I have served as Vice President and President. I have been on the PMC for seven years and the Architectural Design Committee. I have enjoyed talking to and meeting so many residents. I've learned more about stand pipes, valves, back flow prevention, balconies, helical piers, and ABMs than I ever wanted to know. I think it's time to pass the "plunger" to new people.

The one sad thing in an age restricted community is that you lose your cherished and longtime members each year. They are truly missed and our thoughts are with their families.

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. In order to serve an aging and changing population plus aging buildings, boards need positive reinforcement, support, volunteers, financial reserves, and continued help from Leisure World management.

Respectfully submitted,

Linda O'Neil

301-438-3232

<p>Notes from the Board</p>

TILE in the 2nd and 3rd floor lobbies of buildings 10, 12, 14, and 16 will be replaced.

July 4th Parade- The parade entry form with information is available from Jocelyn, our Mutual Assistant.

Smoke Detector batteries will soon be replaced.

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

The entire document of the recent CCOC decision is posted on the Mutual 14 website home page on the side bar under "useful links" at www.mutual-14.org

Reference **Bylaws Article IX, Section 1 – 3, pages 22, 23**

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.
- 3. If a resident of a unit who is 55 years of age or older dies or ceases to be a resident, and the other resident of the unit is at least 50 years of age but not yet 55, then that resident may be permitted to remain if at least 80% of the units in the Mutual meet the age restrictions.



Social Committee

Our next social is a Picnic on Vantage Hill Court on Wednesday, June 20th at 6:00 p.m. If you are new to our Mutual please come and have fun, meet your neighbors, and get plenty to eat and drink.

Let's not forget neighbors who live outside Mutual 14 and who like to be social; they are also invited. More information will be coming to you via flyers.

Our last social was cancelled because we had fewer than 50 people sign up. It is the first time in 10 years this has happened, maybe we need to have some new ideas. If you have an idea for something new, please let us know.

Sharon Moores

301-438-0048



E & R Committee

Ray Desir was introduced as the Interim Assistant Director of Communications, Education and Recreation.

2019 Budget:

Very soon the budget for 2019 will be set. So, if you or any club/organization you belong to has a "wish list" get it in to the appropriate advisory committee – NOW!

Beth Leanza

Landscape Committee



We were to have a walk around the Mutual on Monday, April 16, but we were rained out. If the weather permitted, you would have seen us walking on Wednesday, April 25.



The inspection included all private gardens. When the weather breaks please attend and maintain them. Remove all dead plants, flowers, and weeds.

We will be sending out reminder letters if they aren't taken care of.

Sharon Moores

301-438-0048



Property Maintenance Committee

Fire Alarm Update.

The fire alarm system is now complete. The system is monitored by Dynalectric.

Pat Leanza



Building Rep Committee

The Mutual 14 Directory has been updated. The Mutual Assistant, Jocelyn, will be distributing it soon.

The Mutual is looking at new mats for the building entryways.

Beth Leanza

Reminders & Vital Info



This is a reminder about watering plants on your balcony or inside your sunroom. Over-watering and allowing water to run out on the floor is prohibited. Water is the cause of the rusting of the steel support structure of the balcony and deterioration of the concrete.

Water running down the walls or ceiling from your balcony or enclosure to your neighbors is damaging to the structure of the building. The repairs for this are very expensive, tens of thousands of dollars, and owners can be assessed a portion of the damage. The Mutual has paid for repairs in the past, but will not pay for repairs to units where over watering of plants contributes to the structural damage.

Three pots that are no more than 17" in diameter are the maximum amount of weight that can be placed on balconies and in enclosures.

Your cooperation will save the Mutual and you thousands of dollars.

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 with ice cubes. To clear the unit, just run COLD water for 15 seconds while the unit is running, then 15 seconds more 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, too. NEVER put baby wipes, Depends, sanitary pads, condoms, dryer sheets, paper towels, Swiffer pads, or the like into your toilets or down your 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, 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 all other water valves.

Exterior Water Valves

Exterior water valves (for the garden taps) can be turned **ON** now. At the interior access panel, open the valve by turning the faucet handle to the left or **counter-clockwise**.

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. 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 immediately replaced! 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.

Air Conditioner Preparations

Hot weather is here. If you placed the air conditioner filter in a plastic bag for the winter, now is the time to remove it. If the filter is dirty, it should be replaced before the start of the season. Please be certain to turn OFF the heat *before* you turn ON the air conditioner.



IN MEMORIAM

Condolences go out to the friends and family of **Frank Rossomondo**.

Restaurant Committee

The Clubhouse Grille now has expanded hours, menus, and specials. New hours of operation are Tuesday through Saturday 4:00 – 9:00 p.m. Reservations can be made at 301-598-1330.

Tuesdays: \$7.00 tacos and \$5.00 margaritas

Wednesdays: Wine by the glass is \$5.00 or half price by the bottle

Thursday: \$5.00 martinis and all appetizers on the menu \$7.00

Friday: All seafood entrees are \$16.00, draft beers are \$2.00, bottled beers \$3.00

Saturday: Steak Night – all steak dinners are \$16.00



Happy Hour – Tuesday through Saturday 4:00 – 6:00 p.m. in bar area only
\$3.00 beer, house wine, and rail drinks, Special \$6.00 appetizers

Early Bird Specials are Tuesday through Saturday from 4:00 – 6:00 p.m.

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 May 16, 17, 18 or the LWCC (full) Board of Directors meeting April 30, May 2, and 4. 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:** John Radcliffe
301-233-0093
- Vice President:** Leona O'Reilly
240-401-8901
- Secretary:** Laura Wiltz
301-598-0897
- Treasurer:** Bobbie Palmer
301-598-7712
- Director:** Beth Leanza
301-598-4569
- Director:** Roger Blacklow
240-560-7789
- Director:** Rick Kaiser
301-943-0063

COMMITTEE CHAIRS

- Building Rep:** Laura Wiltz
- Budget & Finance:** Richard Bambach
- Landscape:** Sharon Moores
- Property Maintenance:** Pat Leanza
- Social:** Sharon Moores
- Architectural Design (Subcommittee of PMC)** Linda O'Neil



Happy May Birthday to:

Gerry Windham (5/29)

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