

# THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

No. 5, May, 2018

## Mark Your



## Calendar

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### JOIN US!!!

All unit owners and residents are encouraged to attend Board meetings and Committee meetings.

### MEETINGS



#### **Mutual 14 Board**

3<sup>rd</sup> Tuesday,

June 19, 2018

Administration

Building at 9:30 a.m.

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#### **Property Maintenance Committee, 1<sup>st</sup> Thursday,**

June 7, at 11 a.m.,

Harbor Room, Clubhouse I

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#### **Building Rep Committee**

June 12 at 10 a.m. Annapolis Rm Clubhouse I

## The President's Message

Many thanks to our previous Board members for your service, time and contributions. We appreciate your dedication to Mutual 14.

We welcomed the new Board members on May 15 at the monthly board meeting. The year ahead is going to be a very busy one.

We have a number of big projects coming up: replacing sections of our roads, quarterly sprinkler system testing, and the issue of addressing the county minimum wage raise.

Mutual 14 is one of the most popular mutuals in Leisure World to move into due to our reasonable rates and carport parking. Additionally, residents and prospective buyers find Mutual 14 very attractive because we are surrounded by the golf course and our landscape is so well maintained.

Mutual 14 is fortunate to have volunteers who support the Board and the Mutual. We need a few volunteers for the Property Maintenance Committee.

A big Thank You to Bea and Roger Blacklow for volunteering to deliver The Grapevine.

On June 29th WTTG's Fox 5 Morning Show will be on location to feature a segment about Leisure World. More details will be available soon.

Respectfully submitted,

**John Radcliffe**

**301-233-0093**



**Notes from the Board**

**Smoke Detectors and Batteries**

If you weren't home when PPD came to check and replace batteries in your smoke detector, you should call 301-598-1500 to make an appointment.

If you call before May 25, the service will be paid for by the Mutual. If you call after May 25,<sup>th</sup> you will have to pay the standard labor rate for the service. One smoke detector service call is \$20.00 labor plus the cost of the battery. If it is determined your smoke detector needs to be replaced, it would cost you \$45.00 labor plus the cost of the smoke detector. So CALL before May 25!

**Please: NO GREASE or oil is to go down our drains!** We had some very expensive plumbing repairs and days where our water was shut off because pipes were blocked and backed up. Large clods of grease were pulled out of the condo pipes. Please dispose of grease in some other way rather than pouring it down your sink. Two suggestions are to put the grease in a jar or can, wait til it hardens and then put it in the trash. Another suggestion is to put the grease in a zip lock baggie, freeze it, and then put the frozen grease in the trash.

**PPD call center hours are changing.** Beginning Monday, May 21, the call center is closed daily from noon to 1:00 p.m. If you call during that time you will get the after-hours recording.

A Health Fair will be held on May 24, in the Crystal Ballroom from 10:00 a.m. to 1:00 p.m.



**Welcome Our New Residents...**

Benjamin Jackson: Building 16 1E

Paula Michelle: Building 16 2D



**Social Committee**

Our first picnic of the season will be held Wednesday, June 20,<sup>th</sup> at 6:00 p.m. at 1 Vantage Hill Court. This is for residents and their guests. The cost will be \$10.00 per person. Flyers will be coming out soon. Remember to bring your own chair. Please sign up by the cutoff date so we know how much food to buy.

Sharon Moores

301-438-0048



### E & R Committee

E & R meeting of May 1, 2018

Nicole Gerke presented a site plan for the proposed new parking lot. It uses one way driving. Security and Transportation Advisory Committee examined it on May 3 and will present its recommendation to the Leisure World Board of Directors later in May.

They are still looking for entries for the 4<sup>th</sup> of July parade.

It has been recommended to re-locate Bocce and Shuffle Board courts to a green strip alongside the Lawn Bowl field, moving it further away from the Clubhouse.

Beth Leanza



### Property Maintenance Committee

**Trash Room Ceilings** – are going to be repaired with new drywall. Residents will be notified.

Pat Leanza, Chair



### Landscape Committee



We did our walk-around the Mutual and it is looking very good. We have a lot of weeds but they can't be treated until the weather stays hot for at least three days.

We know everyone loves their pets but those who have pets must be considerate of everyone who lives in this Mutual. When it is bad weather you CANNOT let your dog urinate on the bushes at the end of the buildings. Each one of those bushes (boxwoods) cost \$250.00 and Buildings 14 and 17 had the worst abuse.

If you happen to be in the park, the tall stalked plants are called "allum" and they are getting ready to bloom. Take a look, they are amazing.

We will be sending out letters to the owners of gardens that need some work.

New trees and bushes will be going in soon after all the flowers in Leisure World are planted.

Sharon Moores

301-438-0048



## Reminders & Vital Info



### **Fire Safety**

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.

### **Going away on summer Vacation**

Are you planning to be away for more than a few days this summer? Before you leave, use this REMINDER as a guide to prepare your residence for your absence:

1. Turn your Air Conditioner up to 85 degrees.
2. Turn off the switch (circuit breaker) to the Water Heater.
3. Unplug your TV set, Stereo, Radio, Toaster, computer, printer or other unnecessary appliances.
4. Leave your name, address, dates you will be gone, and destination on a 3x5 card with the Main Gate, as well as the name, address and phone number of the person who has your key.
5. Leave similar information, plus key(s), with a neighbor.

**THIS IS VERY IMPORTANT. It protects you and your neighbors from emergencies such as a water leak or fire**



## Emergencies

If you have an emergency:

1. Call our Mutual Assistant, Jocelyn Ruiz at 301-598-1338 or email her at [jruiz@lwmc.com](mailto: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](mailto:M14@mutual-14.org)

**Our Web Site:** [www.mutual-14.org](http://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 May 28, 30, and June 1. 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

<b>President:</b>	John Radcliffe 301-233-0093
<b>Vice President:</b>	Leona O'Reilly 240-401-8901
<b>Secretary:</b>	Laura Wiltz 301-598-0897
<b>Treasurer:</b>	Bobbie Palmer 301-598-7712
<b>Director:</b>	Beth Leanza 301-598-4569
<b>Director:</b>	Roger Blacklow 240-560-7789
<b>Director:</b>	Rick Kaiser 301-943-0063

### COMMITTEE CHAIRS

<b>Building Rep:</b>	Laura Wiltz
<b>Budget &amp; Finance:</b>	Richard Bambach
<b>Landscape:</b>	Sharon Moores
<b>Property Maintenance:</b>	Pat Leanza
<b>Social:</b>	Sharon Moores
<b>Architectural Design (Subcommittee of PMC)</b>	Linda ONeil



### Happy June Birthday to:

Ruth Boyd (6/25), Ralph Romano (6/26), Sylvia Pachenker (6/30).

*If you would like to share your birthday please email us at: [grapevinem14@gmail.com](mailto:grapevinem14@gmail.com)*



**??? Did You Know ???**

**It is the policy of this Mutual**

1. to provide housing for older persons. 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

**Mutual 14 is so conveniently located** within Leisure World that all social activities, amenities, Clubhouses and shopping are within walking distance! What a great benefit!

**Our next Mutual 14 Board Meeting** will be held on June 19, in the Administration Building. Come see how our Mutual Operates and the issues that face our community.

**Thank You to our Mutual 14 Building Reps.**

These dedicated volunteers do behind-the-scene tasks that aren't always readily visible. Some examples are: they inspect the common areas to see if mats need replacing, they monitor the trash rooms, they help track the move-in/ move-out of residents.

Our Building Reps are:

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

**Memorial Day Ceremony at Veteran's Park.**

On Monday, May 28, Memorial Day, there will be a wreath laying ceremony at the Veteran's Park in front of Clubhouse I. The ceremony begins at 9:00 a.m. For more info see The Leisure World News April 20, page 18.