

THE GRAPEVINE



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Mark Your



Calendar

JOIN US!!!

We encourage all unit owners and residents to attend Board meetings and Committee meetings.

MEETINGS



Mutual 14 Board

3rd Tuesday,

Feb. 19, 2019

Administration

Building at 9:30 a.m.



Property Maintenance Committee, 1st Thursday,

Feb. 7, at 10 a.m.,

Harbor Rm, Clubhouse I



Building Rep Committee

February 12th, at 10 a.m.

Annapolis Rm, Clubhouse I

The President's Message

Before you start any major projects, please remember to submit an Application for Building Modification (ABM). You can obtain an ABM from Kelly, our Mutual Assistant, or download it from the Leisure World or Mutual 14 website. Complete the ABM form with all information, drawings, licenses, and attachments and submit to PPD.

We encourage you to read the Rental Policy proposal which owners received in the mail. Complete the Ballot and either mail it in or turn it in to our Mutual 14 Assistant in the Administration Building. The Board encourages you to vote YES for the change.

January 31 is the date for the open meeting on the Rental Policy Bylaw. It will be held at 7:00 pm in The Montgomery Room, Clubhouse I

Correction: Don Pruett remains on the Emergency Preparedness Advisory Committee. He has retired from the Fire and Safety Advisory Committee.

Jane Carona will be tracking major projects for the Board and the PMC.

The PMC and the Board have scheduled a work session on February 8 at 1:30 in the Annapolis Room to discuss the Who Pays List. They will also discuss changes to the Rules and Regulations. This will be an open meeting.

John Radcliffe

301-233-0093



Notes from the Board

Rental Proposal

The proposed changes to Article IX, Section 2, we believe, would stem the trend of investor buying in Mutual 14. It will help maintain a majority of owner occupied units and maintain property values in Mutual 14.

Some of the other Mutuels have passed similar amendments to assure a balance between rental and owner-occupied units. Since Mutual 14 doesn't have such a Bylaw amendment, investor interest has increased in Mutual 14.

For the past several years we held meetings with residents, received written comments, and responded to concerns about the increasing number of rental properties.

Please note that this amendment includes the following additions to Article IX, Section 2:

- + **(a)** - requires that a unit be owned for 24 months before being rented;
- + **(b)** - responds to the wish of residents to safeguard their heirs' right to own and rent;
- + **(c)** - allows current *landlords and tenants* to continue renting their unit; and
- + **(d)** - allows enforcement options
- + **(e)** – prohibits rentals for less than one year. *The Board believes that short-term rentals of less than one year are not in the interest and security of our residents*
- + **Article IX, Sec. 2, last sentence** would be changed to read, "No condominium unit within the condominium shall be rented for less than one year."

The Board of Directors of Mutual 14 proposes the amendment to our Bylaws *as the best way to protect property values*.

The Board of Directors unanimously recommends a "Yes" vote.

* * *

Dates to Remember

April 23 is the Mutual 14 Annual Meeting.

Balconies are not for storage

Please note that nothing should be stored on balconies and catwalks. Crates, packing boxes, saws etc. must all be stored in your storage unit.

Car Titles

Do you know where the title to your car is? To sell or donate a car, you must have the title. If you don't have the title, you can go to the DMV and apply to get a new one. It takes several weeks for the title to be issued.



From the Mutual 14 Archives

Mutual 14 photographs from the 1970's and 80's have been found during storage cleanout. If you would like to have the pictures please contact Leona O'Reilly (240-401-8901) by January 31st after which time they will be discarded.



E & R Committee



Items on the agenda included:

Renewing the Eyre travel group contract.

The Ping Pong club has moved into the former gym. There are three new tables for the club and other equipment has been ordered as well.

The Pickleball Club has had court lines painted in the activity room. Both the Pickleball and Ping Pong clubs are seeing a growth spurt in their memberships.

E & R is looking for volunteers to be greeters and ticket takers at all events. Contact E & R at 301-598-1300.

Beth Leanza

Emergencies

If you have an emergency:

1. **Call our Mutual Assistant**, Kelly Barton at 301-598-1338 or email her at kbarton@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



Property Maintenance Committee



The committee discussed a proposal from PPD to clean all condensate lines, in the 168 apartment units and 25 patio homes,

Completed Projects

- Storm drain repair in driveway near Building 10
- Vantage Hill Court storm drain
- Power wash patio homes
- Entrance ramps painted
- Storage rooms cleaned out

**IN MEMORIAM**

Our condolences go out to the family and friends of former resident Ellen Mehallick. She died right before Christmas. She lived in Building 17, 2G.

**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. Pipes are old and cannot handle very much waste.

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.



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

Mutual 14 is also on the Leisure World Residents' website at:
mutual14.lwmc.com/HomePage/38013

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 January 23, 24, 25 OR the LWCC (full) Board of Directors meeting February 4, 6, and 8. All broadcasts at 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



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

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:** Leona O'Reilly
- Social:** Sharon Moores
- Architectural Design:**
- (Subcommittee of PMC)** Linda O'Neil



The following Amendment to the Mutual 14 Rules & Procedures was approved by the Board at the December meeting.

Amendment to the November 1, 2013

Mutual 14 Rules & Procedures December 18, 2018

Resolution of Disputes Brought by Owners

In the event an owner wishes to file a complaint with the Board of Directors on a Mutual 14 matter, the following procedures apply:

1. The owner must present the complaint(s) to the Board of Directors by submitting it to the Mutual 14 Assistant:
 - a. In writing,
 - b. providing the facts, dates, and other pertinent information relating to the complaint, including appropriate references to sections of the Mutual 14 governing documents, and
 - c. stating the relief or remedy requested.
2. If the owner does not agree with the Board of Director's decision regarding the complaint, the owner may request a hearing before the Board of Directors:
 - a. a hearing must be scheduled following the close of the next regular board meeting, or
 - b. at a special meeting held for that purpose, and
 - c. the owner must be notified in writing of the date, time, and location of the hearing. The notification can not be less than 10 days from the date of the hearing.
3. After consideration of the written submission or after a hearing, the Board of Directors shall render a decision on the complaint within 15 days, and shall promptly respond in writing to the owner to:
 - a. providing a detailed dated explanation of the Board's decision, signed by the president or vice-president of the Board, with the owner signing an acknowledgment of receipt of the Board letter and
 - b. advising the owner of their right to appeal the decision to the Commission on Common Ownership Communities (CCOC).