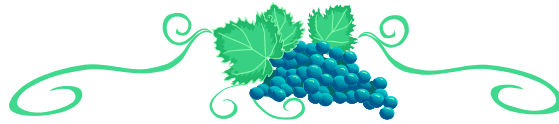


# THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

No. 3, March, 2019

## Mark Your



## Calendar

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### JOIN US!!!

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

### MEETINGS



#### **Mutual 14 Board**

3<sup>rd</sup> Tuesday,

April 16, 2019

Administration

Building at 9:30 a.m.

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

April 4, at 10 a.m.,

Harbor Rm, Clubhouse I

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#### **Building Rep Committee**

April 9th, at 10 a.m. An-

napolis Rm, Clubhouse I

## The President's Message

Thank you, Dawn Gaynor, for your explanation and review of the Mutual 14 budget. We appreciate your time and expertise.

There are four candidates running for the two open slots on the Mutual 14 Board of Directors. They are: Jim O'Neil, Bobbie Palmer, John Radcliffe, and Richard Saunders. Attend the Meet and Greet on April 3 to speak with the candidates.

Within the next week, owners will receive in the mail, the proposed update to our Rules and Regulations including the updated Who Pays List. Please review the material as stated in the packet. Send comments to our Mutual Assistant, Kelly Barton, by April 8. You may also provide comments at the April 16 Board meeting.

The Mutual 14 Board of Directors is comprised of seven volunteers who dedicate much of their time to the governance of the Mutual. These volunteers work hard and give many hours and energy to best serve the common needs of our community. They may not always agree but they disagree professionally. Additionally, there are many committees also made up of volunteers who work to make this an attractive community and a pleasant place to live.

Unfortunately we have a resident in the Mutual who through email, unofficial newsletters, and insults has attempted to create an atmosphere of negativity between Board members and the community. While it is stated in the newsletter, that the comments provided are "unofficial opinions" by the author, the opinions are disparaging, belittling, and disrespectful. The resident offered to hold a "tutorial" about the budget for members of the Board "on condition that it is not mentioned to John (President) and Leona (Vice-president)". What is the purpose of not having all Board members take part in a "tutorial" concerning the Mutual budget? Is it to divide the Board? Constructive criticism helps. Criticism that is meant to insult does not.

**John Radcliffe**

**301-233-0093**



## Notes from the Board

The audit of Mutual 14 shows that we are on sound financial standing.

Kevin Flannery, General Manager of Leisure World, reported that Leisure World has entered into a contract with George Mason University to conduct a community wide survey to develop a Strategic Plan.

This Plan will be used to guide Leisure World management in planning for the future. The survey will be distributed to households sometime mid-April. Volunteers are needed to assist residents in completing the survey. Announcements will be sent out in the coming weeks regarding how to volunteer.

The schedule for painting doors, shelves, and framing will be posted in the lobbies before painting begins. There should be little disruption to residents. Residents need to be mindful that surfaces will be wet with paint.



HOW MANY PEOPLE DOES IT TAKE TO CHANGE A LIGHT BULB???



### **O-N-E!**

Call Pat Leanza at 301-598-4569. Pat will change out lightbulbs for free! He also gets it done faster than calling PPD. In fact, there's no need to call PPD as they charge us quite a fee. So for fast, free lightbulb swap outs, call Pat and you'll be shining again.

### **Dates to Remember**

On April 3<sup>rd</sup> there will be a Candidate for the Board "Meet and Greet". This event will occur in the Maryland Room at 3:00 p.m.

The Mutual 14 Annual Meeting will be held on April 22<sup>nd</sup> at Clubhouse I in the Baltimore Room. You are invited to the Social Hour which will begin at 2:00 p.m. at the same location.

## Architectural Design Committee

A neutral color for the doors and shelf in the lobbies has been approved. It will be "anew gray" by Sherwin-Williams and will complement with the tile in all lobbies.

Our lobbies receive much wear and tear due to move in and move outs, deliveries, and resident traffic. The tile is gouged, scraped and scratched. Temperature changes and excessive water contribute to the damage. Doors are bumped and mistreated. Therefore we must replace and repair tiles



and paint sooner than the normal life expectancy of these items. We choose commercial grade materials to try to extend the replacement cycle.

We have difficulty finding contractors who will work in Leisure World due to the lengthy waiting period to approve contracts, disperse deposits, and receive final payment.

The Architectural Design committee will hold a meeting In April to discuss future projects that the PMC is contemplating. Date TBA

Linda ONeil

Chair, Architectural Design Committee

	<b>E &amp; R Committee</b>	
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There will be two community fairs: May 2 and October 23. This is an opportunity to see the clubs and organizations that Leisure World offers.

There will be a Flea Market on April 13 – a good place to sell stuff you no longer need!

An Orientation for new residents will be held in May. New to Leisure World? Watch for the date and time in the Leisure World News then come and learn all about Leisure World.

A committee will begin planning for the July 4<sup>th</sup> parade. Please consider participating in this wonderful event!

The two Leisure World TV channels: 972 and 974 post expected closures in the event of bad weather. Also, an alert will be on the home page of the residents' web site.

*www.residents.lwmc.com*

Beth Leanza

<b>Emergencies</b>
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If you have an emergency:

**Call our Mutual Assistant**, Kelly Barton at 301-598-1338 or email her at [kbarton@lwmc.com](mailto:kbarton@lwmc.com)

When our Mutual Assistant is not available **Call Physical Properties** 301-598-1500

After Hours and Weekend Emergencies **Call the Main Gate** 301-598-1044



**Property Maintenance Committee**



March is the time to have your annual Air Conditioning service. Residents need to pay attention to their air conditioning units. PPD found many units with dirt caked on the AC coils and dirty filters. Please inspect your filter before you turn on your AC for the season. Also inspect the coils especially if your air conditioner is more than three years old. Dirty filters and coils degrade the efficiency and shorten the life of the unit. Call PPD for this service. This is the owner's responsibility. And remember to turn off the heat before you turn on your Air Conditioner.

Smoke detector batteries will be replaced by PPD this spring. Batteries will be changed only in the hardwired smoke alarms; one per unit. Please note: this committee recommended to the Board that Carbon Monoxide detectors be installed in units with fireplaces and attached garages. This is an owner expense.

Dryer vent cleaning "go back" visits will occur when PPD has time to put it on their schedule. The same applies to the AC condensate line inspections.

Our plumbing is very old. Here's what you can do to help prevent pipe backups. Put only small particles of food in your disposal. Larger food waste should go into your trash. Wipe as much grease as possible from skillets and pans with a paper towel and put it in the trash. Grease in our pipes has been costing us a lot in backups and repairs.

Run the disposal once a day and thoroughly flush it with the water running for at least 15 seconds. Grind up some ice cubes occasionally as the ice shards will help scrape the drain. Run your dishwasher once a week. This helps flush out that side of your drain. Running the dishwasher also keeps the seal on the dishwasher door from becoming dry and brittle.



**Landscape Committee**



Spring has almost sprung and this means so have our gardens. We will be doing a walk around on Monday, April 8<sup>th</sup> at 10:00 a.m. If you would like to join us, we will meet at Building 10 at the "G" end. Please start cleaning your gardens as we don't like sending reminder letters.

On your walks, if you notice how bad the back of Building 14 looks including the gardens, it is because that area is going to be getting new piping to get rid of all the standing water which is causing the ground to sink. Remember to call Grounds Department at 301-598-1314 if you have yard waste to be collected. The pickups are Monday and Thursday mornings.



We had our Happy Hour on March 15<sup>th</sup> and everyone who attended had a good time.

We are having a hard time scheduling rooms for our functions so some of the parties are occurring close together. When I put out a calendar for our 2019 socials we nicknamed the last one of the season "Hallo-thanks-mas". We couldn't get a room for Halloween or our holiday party so we are combining Halloween, Thanksgiving, and Christmas. Now the name makes sense.

Our next gathering is our Eighth Annual " Subs, Salad, and Bingo" on April 11<sup>th</sup>. The cutoff date for sign ups is on April 5<sup>th</sup>! We need 50 people to sign up to make it a "go". So sign up as soon as the sheets come out.

Please note: The Board of Mutual 14 has ruled that ALL SOCIALS ARE ADULT ONLY!

A big thank you to Laurie Burdick for getting us to go green and for being on the Social Committee. She has too many things going on right now to continue, so Ellen Goldman has agreed to step in to help us. Thanks to both these volunteers.

We also want to thank Bunny Gold for all her work on the Social Committee. She has decided to step down so Julie Gibbons will sit in with Ruth Hunter to collect the money for our events.

And last but not least, I want to thank Judy Block, Susan Bambach, Julie Gibbons, Ellen Wilson, and Carol Lee Simms for fixing all the food and cleaning up afterward. We wouldn't have these delightful socials without our wonderful volunteers who make this happen.

Sharon Moores

301-438-0048



**PLEASE pick up after your pets:** THIS IS YOUR RESPONSIBILITY!! Not cleaning up after your pet is a health hazard and also attracts rodents.

**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.



**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)

Mutual 14 is also on the Leisure World Residents' website at:

[mutual14.lwmc.com/HomePage/38013](http://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 March 20, 21, 22 OR the LWCC (full) Board of Directors meeting April 1, 3, and 5. 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 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](mailto: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:** Hal Crisp
- Social:** Sharon Moores
- Architectural Design:**
- (Subcommittee of PMC)** Linda O'Neil