

# THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

No. 4, April, 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,  
May 21, 2019  
Administration  
Building at 9:30 a.m.

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**Property Maintenance  
Committee**, 1<sup>st</sup> Thursday,  
May 2, at 10 a.m.,  
Harbor Rm, Clubhouse I



**Building Rep Committee**  
June 11th, at 10 a.m. Annapolis Rm, Clubhouse I

## The President's Message

### Annual Meeting 2019

April 22nd marked the 42nd Annual Meeting of Mutual 14. After oral reports from Mr. Flannery and officers of the Mutual Board, Mr. Flannery announced the results of the election of officers. Congratulations to our new officers Bobbie Palmer (41%) and Richard Saunders (41%).

### From the President

The Mutual has benefited from the completion of both major and minor projects. Without the guidance of the various committees and the volunteers who served on them, projects would not have been started or completed. We painted car port beams, replaced trash and storage room doors and installed new locks. We replaced concrete curbs and storm water catch basins. The floors in our lobbies suffer from heavy use and the impact of move in/out. Floors were retiled with commercial grade tiles. Other maintenance and repair work was done to and around the buildings and plaza homes.

The Board passed a revision of the Rules and Regulations to bring the document into compliance with our Bylaws and The Condominium Act.

One disappointment this year was that the Rental Restriction Bylaw did not pass. Hopefully this will not have a negative impact on our community with an increase of rental units.

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I want to recognize those who have volunteered time and energy on our committees.

The Physical Properties Committee (PMC), chaired by Harold Crisp, has served as the moving force for the overall maintenance and upkeep of our buildings. The committee has worked closely with the Special Projects Manager, Ronnie Cabrera.

The Architectural Design Committee, (subcommittee of the PMC) chaired by Linda O'Neil, sees that our buildings are attractive and welcoming.

The Building Representatives Committee, chaired by Laura Wiltz, serves as the eyes and ears of our community. The reps offer a warm welcome to new residents.

The Landscape Committee, chaired by Sharon Moores, ensures that our community is green and attractive to residents and visitors by the choice of plants and shrubs.

The Social Committee, chaired by Sharon Moores, offers a variety of events to bring residents together informally for food and fun.

The Budget Committee chaired by Richard Bambach, continues to keep us financially sound.

There are other individuals who perform behind the scenes support: Maria Cruz, who purchases the pet bags; Mary Vaughan, deliverer of the Leisure World News to the plaza homes; Bea Blacklow delivers the Grapevine to the buildings, Ed Andrews delivers it to the plaza homes; and Cathy Madden and Leona O'Reilly who are the editors of our Grapevine Newsletter.

Rick Kaiser spent many hours poring over Bylaws, the Condominium Act, Maryland Law, and worked in consultation with a lawyer to bring our Rules and Regulations into compliance.

Particularly I want to thank the Board members with whom I have worked this past year. Their dedication, time, and energy have helped the Board meet its responsibilities. I could not have done my job without their assistance.

I am grateful for the opportunity to have served as your president. There have been, many successes, frustrations, joys, and rewards. I have enjoyed meeting and working with our residents who make this a vibrant place to live. Thank you!

John Radcliffe

<h3>Notes from the Board</h3>
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We need committee volunteers to help keep Mutual 14 running. We particularly need new members for the **Property Maintenance Committee**. Volunteers should be physically able to do inspections in all areas of the Mutual. They should have at least some experience or knowledge of what it takes to maintain a home or building. Submit your name to Kelly Barton, our Mutual Assistant.



Here are all the Mutual 14 Committees and their meeting dates:

\*Property Maintenance Committee (PMC) meets the first Thursday of the month at 10:00 a.m. in the Harbor Room of Clubhouse I.

\*The Architectural Design Committee (ADC) meets on an as needed basis.

\*The Social Committee meets at the beginning of the calendar year to plan the events for the year.

\*The Budget Committee meets on an as needed basis.

\*The Landscape Committee meets on the third Monday of each month (during the growing season) at 1:30 p.m. in the Annapolis Room of Clubhouse I.

\*The Building Rep Committee meets the second Tuesday of every other month at 10:00 a.m. in the Annapolis Room of Clubhouse I.

For all the information about our Committees, see the document: *Rules and Regulations, Council of Unit Owners of Mutual 14 Condominium of Rossmoor Inc.* If you are interested in serving on any of these committees, submit your name to Kelly Barton, our Mutual Assistant.



### E & R Committee



Report of April 2, 2019 E & R meeting

Leisure World has hired Project Manager, Michael Rice. Mr. Rice has experience overseeing large facilities, including a good deal of hands-on work.

MedStar will have a trial period for using the social pool for physical therapy. The trial will run from April 16 to June 1 and will use half of the pool from 8:00 – 10:00 a.m. from Tuesday to Friday. Ninety-five percent of the patients who go to the medical center are LW residents.

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](mailto: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**



A proposal to remediate the ponding of water behind Building 14 has been passed by the Board. The work will include installing storm water catch basins and drain lines from all downspouts and condensate lines. Grading the ground will direct water into the catch basins.

If you missed the clean out of your dryer vent or condensate line when a PPD representative came around the first or second time, it is THE OWNER'S responsibility to get them cleaned. Call PPD to schedule a cleaning. The charge for PPD to come out is their regular rate.

We are awaiting the announcement of work dates for PPD to come and change our Smoke Alarm batteries.



**Landscape Committee**



Spring has sprung and the Landscape Committee meetings have started again. We meet the third Monday at 1:30 p.m. in the Annapolis Room. All are welcome to attend.

We did a walk around Monday, April 8<sup>th</sup>, looking at the Mutual as a whole. We are taking down one large tree near Building 15 (G side) that is too close to the building and are trimming another one away from the roof. Most of the atriiums look pretty good but we do have some dead bushes that will be replaced.

The Winter Jasmine bushes that are at the corner of North Leisure World Boulevard and Interlachen Drive will be cut back to about two feet soon. The bushes won't look pretty for about six months but we have to expose the inner branches to sunlight so they can regrow and fill in the center. Please know that in time they will look beautiful again.

Please attend to your gardens soon as we will be walking around looking at them.

Sharon Moores

301-438-0048

**WANTED!** We need two Grill Meisters to cook our burgers and dogs at the Picnic on May 29<sup>th</sup>. One grill is for hotdogs, the other is for burgers and veggie burgers. Grills will be provided. Call Sharon Moores (301-438-0048) if you can help us out and thanks!



**Social Committee**

Our next social will be a picnic on Wednesday, May 29 (rain date May 30). It will be at 6:00 p.m. with burgers and dogs on the grill. Look for the flyers and sign up by the deadline. If by the cutoff date we don't have 50 people signed, we must cancel. We need 50 people to sign up for any function to make a go of it. If that number isn't met, then we have to cancel.

Please call me with any ideas at the number below. If you have any party ideas for something you think might interest more people, just remember that the cost must be kept in line with what we normally charge.

Due to lack of interest we cancelled The Subs and Bingo social.

Sharon Moores

301-438-0048

**NOTICE !!**

If you want to put in pavers instead of plants or grass, you may do so but you can only go out four feet and must put them in sand not concrete. You must install edging at the perimeter of the pavers to prevent them from moving. Guidelines for installing pavers are being developed and will be issued soon. Before you begin any work, please contact Sharon Moores of the Landscape Committee to discuss the appropriate options: 301-438-0048.



**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:**

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.

Run your dishwasher once a week even if you don't regularly use it. 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.

**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, call PPD to schedule a repair visit. This is the owner's expense

### **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 almost 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. You should have your air conditioner serviced at least every other year to inspect refrigerant and electrical systems.



**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 April 24, 25, 26 OR the LWCC (full) Board of Directors meeting May 6, 8, and 10. 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 May Birthday to:**

Gerry Windham (5/29).

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

**BOARD OF DIRECTORS**

- President:** Leona O'Reilly  
240-401-8901
- Vice President:** Richard Saunders  
301-822-4116
- Secretary:** Roger Blacklow  
240-560-7789
- Treasurer:** Laura Wiltz  
301-598-0897
- Director:** Beth Leanza  
301-598-4569
- Director:** Bobbie Palmer  
301-598-7712
- Director:** Rick Kaiser  
301-943-0063

**COMMITTEE CHAIRS**

- Building Rep:** Roger Blacklow
- Budget & Finance:** Richard Bambach
- Landscape:** Sharon Moores
- Property Maintenance:** Hal Crisp
- Social:** Sharon Moores
- Architectural Design:**
- (Subcommittee of PMC)** Linda O'Neil