

# THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

No. 5, May, 2019

## Mark Your



## Calendar

\*\*\*

### 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,

June 18, 2019

Administration

Building at 9:30 a.m.

\*\*\*



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

June 6, at 10 a.m.,

Harbor Rm, Clubhouse I



#### **Building Rep Committee**

June 11th, at 10 a.m. An-

napolis Rm, Clubhouse I

## The President's Message

Jennifer Quinteros is our new Mutual Assistant. Jennifer has extensive experience working with Mutuels. Welcome aboard, Jennifer. We look forward to working with you. You can contact Jennifer at 301-598-1369.

Susan Galbraith from PPD presented much needed information to the Board and visitors at the May meeting. She explained the need for HO-6 insurance. Susan offered to provide expertise as needed. Thank you, Susan, for sharing your knowledge and time.

The Board approved the formation of an Ad Hoc Committee to review the Rental Policy. The committee members are: Earl Armstrong, Roger Blacklow, Jessie Fitzpatrick, Sharon Moores, and Bobbie Palmer.

Due to personal and family commitments, Ms. O'Reilly resigned as President of the Board. She will remain on the Board as a Director for the remainder of her term.

A Director stepped down from the Board last month. Ruth Hunter was appointed to take the vacant Board position.

Due to the circumstances above, Mutual 14 has two new officers. Richard Saunders was elected President. Ruth Hunter was elected Vice President.



## Notes from the Board

The Board passed a resolution that all committees will hold meetings in meeting rooms in Clubhouses I or II.

Cindi Wright will represent the Plaza Homes on the Building Rep Committee.

A Community Survey will be coming to your mailbox soon. Leisure World's Special Strategic Planning Committee (SSPC) will use the results of this survey to plan the future of our Leisure World community. The SSPC has been working with George Mason University to develop the survey. You should expect this survey to arrive around the second week of June. It will take about 30 minutes to complete and provides an area for input and opinions. Please complete the survey and return it in the self-addressed self-stamped envelope.

The drainage problem in the back of Building 14 has been solved. Repairs look good and McFall and Berry will be landscaping the area soon.

Susan Galbraith, Insurance Administrator in PPD spoke to the Board and attendees at the May meeting. As an expert, she says all condo owners should have an HO-6 Insurance Policy. This policy will pay the first \$5,000 should a flood or fire occur in your unit whether it's your fault or not. She recommends that your policy state "replacement costs" and not "actual cash value." Replacement costs will replace what you lost while cash value will not. If you ever have water or fire damage, call Susan at 301-598-1091 or email her at [sgalbraith@lwmc.com](mailto:sgalbraith@lwmc.com) and she will help you manage your restoration process. She urged everyone to get that HO-6 policy as it is critical!

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.**

New members to the Property Maintenance Committee include Julie Gibbons and Kathy Viney. Ruth Hunter will serve as the Board liaison to the PMC. We still need more 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 Jennifer Quinteros, our Mutual Assistant.

## Architectural Design Committee

The Architectural Design Committee (ADC) will present at the June 6<sup>th</sup> PMC meeting to discuss the complex decisions that have to be made when painting the buildings.

*continued next page*



1. The **contemporary style architecture** must be considered.
2. The wide railings on the catwalks were originally wood and replaced with fiberboard that faded to pink. They should not be painted a dark color that draws attention to them.
3. The lower metal railings and fascia could be painted a different color. Downspouts and trim around windows and doors are considered as well.
4. The trim on the back of the buildings cannot be too dark because it will highlight the variety of railings and enclosures.
5. Any painting must be coordinated with roof colors, carpeting, and canopies.

Paint changes color depending on lighting and position of the surface. Vertical surfaces look different from flat surfaces.

Linda O'Neil, Chair



### E & R Committee



The E & R Advisory Committee met on May 7, 2019.

The 4th of July celebration this year will be more fun, and fewer (shorter) speeches, prayers, etc. Plan to come! The Parade steps off at 9:30 a.m. and can be viewed from Veteran's Park (the circle at the entrance to Clubhouse I).

At the June meeting, the E & R committee will be reviewing the upcoming (2020) budget.

The E & R department is looking for suggestions of equipment purchases for both clubhouses.

Beth Leanza

### Emergencies

If you have an emergency:

1. **Call our Mutual Assistant**, Jennifer Quinteros at 301-598-1369 or email her at [jquinteros@lwmc.com](mailto:jquinteros@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 was approved by the Board to repave Forest Edge Drive between Buildings 14 and 15 plus the spur going out to Interlachen between Buildings 14 and 17. It includes working on drain catch basins and replacing the entrance ramp into Building 15. Date of work to be announced.

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

The Board has approved a proposal to repair the first floor glass lobby doors on all buildings. Dates are not yet set.

Trash Room Ceiling repairs have been approved by the Board.



**Landscape Committee**



This is the last notice about weeding your gardens as it has been nice enough for everyone to get weeding done or hire someone to do it. The next step is we send out letters with the time table for you to clear your weeds or we have it done and send you the bill. So please, let's get those gardens weed-free.

This is a reminder to all that NO artificial flowers are allowed in the gardens. Thanks!

Sharon Moores

301-438-0048



**Social Committee**



By the time you read this, the cutoff date for the picnic sign-up will have come and gone. For those who DID sign up, please remember to bring your own chair. There is no parking on Vantage Hill Court so park on Vantage Hill Road or Leisure World Boulevard.

Our next event will be on July 10<sup>th</sup>. It's an Ice Cream and Bingo Social for only \$5.00. It will start at 7:00 p.m. in the Activities Room of Clubhouse II. Watch for the signup sheets coming in June.

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.

**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 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.**

***Please!! Pick up after your pets. This is a safety and health issue for you and your pet and your neighbors.***



**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 June 19, 20, 21 OR the LWCC (full) Board of Directors meeting May 27, 29, 31. 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 June Birthday to:**

Ralph Romano (6/26), and Sylvia Pachenker (6/30).

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

**BOARD OF DIRECTORS**

- President:** Richard Saunders  
301-822-4116
- Vice President:** Ruth Hunter  
240-221-3185
- Secretary:** Roger Blacklow  
240-560-7789
- Treasurer:** Laura Wiltz  
301-598-0897
- Director:** Beth Leanza  
301-598-4569
- Director:** Leona O'Reilly  
240-401-8901
- Director:** Bobbie Palmer  
301-598-7712

**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