

THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

No. 8, September, 2019

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,
Oct. 15, 2019
Administration
Building at 9:30 a.m.



**Property Maintenance
Committee**, 1st Thursday,
October 3, at 10 a.m.,
Harbor Rm, Clubhouse I



Building Rep Committee
October 8, at 10 a.m. An-
napolis Rm, Clubhouse I

The President's Message

We're in the waning days of summer, and autumn is nearly upon us. Our picnic on Monday, September 23, will usher in the diurnal equinox, the day when the sun is at its' closest point to the equator. For us, that just means autumn has arrived and the days are becoming noticeably shorter and cooler.

Once again, July 2019 was the hottest July ever. All the more reason to take care of our air conditioners! At my house when I no longer need cooling, I put a piece of masking tape over the A/C thermostat to remind myself. Through the winter I need to use the individual heat thermostats in each room to activate my baseboard heating units. I also enclose the A/C filter in a plastic bag and put it back in the wall to prevent my heat escaping through there and cold air entering. The tape on the thermostat reminds me in the spring to change the filter and call PPD for annual service on my unit. My unit is quite old, so I baby it along. PPD annual A/C maintenance costs about \$100, but a replacement A/C unit can cost \$7,000! I figure preventive maintenance is cheap insurance towards avoiding that catastrophic expense.

I want to shine a light on some of our neighbors. I call them the trash room angels. They are the unsung heroes who take it upon themselves to make our Mutual a more pleasant place to live. They break down the boxes their neighbors refuse to deal with. They remove the non-recyclable items from the recycling bin and put them in the trash. They mop up whatever that liquid is on the lobby or elevator floor. (Eeewww!)

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I know some of these angels by name, and I know there are many more who quietly make things better while receiving no recognition. You know who you are. Thank you.

The Board welcomed a resident onto the Board position vacated in July. Jane Carona (Building 17) will serve as a Director until the Annual Meeting in 2020. We appreciate you stepping up and volunteering, Jane.

The end of September is the time to say “shana tova” (Happy New Year) to our Jewish neighbors. We are so fortunate to live in peace and harmony in such a diverse community. See you at the picnic on Monday!

Ruth Hunter

479-601-2781

Budget Committee Notice

Our condo fees will be higher in January 2020.

WSSC has changed their rate structure for water and sewer usage. The master-metered mutuals' combined consumption runs between approximately 95,000 and 108,000 gallons per month. In the past WSSC charged a combined rate of \$9.53/1,000 gallons for consumption up to 99,000 gallons and \$10.85/1,000 gallons for consumption over 99,000 gallons. The new rate structure went into effect in July 2019, placing the master-metered mutuals in a single category where we are charged a combined rate of \$13.30 for consumption of 81,000-166,000 gallons. Mutual 14's budget will have to reflect our share of that approximate 25% increase, amounting to \$11.00, from \$45/unit/month in 2019 to \$56/unit/month in 2020. Other than breaking away from the master-meter group by spending hundreds of thousands of dollars to install individual meters in each of our 196 units, there's not a lot we can do about this increase to our utility bill. What the Budget & Finance Committee has done is to offset this increase by reducing what we budget for electricity - but we can't depend on doing that in future.

As you probably know by now, the Leisure World Community Corp. Board of Directors has approved a new contract with Comcast. This contract will cover basic cable television usage AND internet access. Everyone in Leisure World will pay an extra \$29.25/unit/month for the service, starting in January 2020, whether they use it or not.

If you already have Comcast/Infinity as your internet service provider, you'll go from paying Comcast directly to paying Comcast through your condo fee. If you have a service provider other than Comcast, and you choose to keep them, you'll have to pay for both. If you don't use the internet at all, you still have to pay. Comcast has set up a permanent office in the Harbor Room in Clubhouse I if you want to talk to them about their services and fees. They have scheduled equipment installations in Mutual 14 for mid-November and you should receive a postcard in the mail in October. Also, read the *Leisure World News*.



Between the water & sewer increase, the Comcast Infinity contract, and the \$15 minimum wage, it seems like there's not a lot of good news. However, the Mutual 14 Budget & Finance Committee met recently and was able to keep the *Mutual's* increases to an all-time low. *On average*, the Leisure World portion of your monthly fee will increase \$31.39 while the Mutual 14 portion will only increase .5% or \$3.83, for a total average increase of \$35.22. Your individual charges may vary.

Did you know??

Comcast is offering a seminar for Mutual 14 on Wednesday, October 2, in the Maryland Room (Clubhouse I) at 1:00 p.m. Comcast will provide snacks and information about all things Comcast and Xfinity: cable TV, Digital Video Recorders (DVR), remote controls, internet access, and phone service. We hope to see you there!



E & R Committee



The E&R Advisory committee met September 3rd.

The outdoor pool closed right after Labor Day because of the expense of keeping it open. The committee is hoping that in future years it will be possible to keep it open after Labor Day for at least one week.

Other events: be on the watch for popular programs with musical groups.

Next Meeting: October 1, 2019

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
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 summer months have seen several big projects completed. Forest Edge Drive was re-paved. New catch basins were installed behind Building 14 and all the downspouts were connected to eliminate the standing water problem. (The grass is taking some time to grow in after re-grading and seeding, but that's because we've had so little rain.) One of the Plaza Homes also had a major drainage repair. The glass lobby doors have been readjusted, so hopefully they open and close properly now. And Building 16's elevator got a new hydraulic jack casing. Buildings 14 & 15 will be done shortly, making for a smoother ride. What's still pending? An architect has been hired to devise the standards for all future construction of balcony and patio enclosures. Some of the trash room ceilings are falling down and we're working on getting someone to repair them.

The PMC meets on the first Thursday of the month at 10:00am in Clubhouse 1 (room to be determined). All residents are welcome!



IN MEMORIAM



Our sincere condolences go out to the family and friends of Ethel Lagos (Bldg. 10), who passed away on July 15. Ethel was 96 years young.

Our sympathy goes out to the family and friends of Alfred Garner (Bldg. 11), husband of Paulina. Alfred passed away August 21.

Also, we send our sympathy to the family and friends of Jim Wheat (Bldg. 15), who passed away early September.



Landscape Committee



It's still hot and muggy and weeds and grass are still growing. Go outside your unit and look at your planting beds. Some are a real mess! We don't like to send letters, but we do (and will) when residents are delinquent in caring for their properties. Please clean up your beds and patios so we don't look (as one resident commented) like "the projects". Thank you!



Reminders & Vital Info



This is costing you money!

Recently the Mutual was charged over \$1,600.00 for work performed to snake out pipes in one of our buildings.

WHY?? Wipes and large amounts of grease were put down the sinks and toilets. THIS IS AN AVOIDABLE COST!

Each individual should pay closer attention not to put wipes or kitchen grease down the pipes. Then we would not be paying good money for something that is very avoidable. If you are a caretaker, please put all wipes in the trash not in the toilet - even if it says "flushable".

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.

Please: NO GREASE or oil, egg shells or coffee grounds, potato or banana peels, onion skins, celery, bones, fruit pits, corncobs, or nut shells!

Test your water valves

Mutual 14 is urging residents to test their water valves to make sure they can be turned off in 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.

You are responsible for the water valves in your unit.

Moving in and out

Moving in or out of a house or apartment, deliveries, and repair & 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

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 September 18, 19, 20 OR the LWCC (full) Board of Directors meeting September 30, October 2, and 4. 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



Welcome to Our New Residents...

Ana I. Garcia, Building 11, 2A

Angelo and Betty Pace, 15149 Vantage Hill Rd.



Happy October Birthday to:

Barry Gold (10/28), C. Alan Bolin (10/26).

Happy Belated August Birthday to James Reilly (8/17).

If you would like to share your birthday, please email us at: grapevinem14@gmail.com

BOARD OF DIRECTORS

- President:** Ruth Hunter
479-601-2781
- Vice President:** Bobbie Palmer
301-598-7712
- 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:** Jane Carona
301-922-2994

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'Neill