

# THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

No. 9, October, 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,  
Nov. 19, 2019  
Administration  
Building at 9:30 a.m.

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**Property Maintenance  
Committee**, 1<sup>st</sup> Thursday,  
November 7, at 10 a.m.  
Chesapeake Rm,  
Clubhouse I



**Building Rep Committee**  
December 10, at 10 a.m.  
Annapolis Rm, Clubhouse I

## The President's Message

Comcast is in our community and in our Mutual, installing the new modems, cable boxes, and phone service. If you've misplaced your postcard (or didn't get one) advising you to phone for an appointment, the number is 855-638-2855. They also will be offering hands-on training and education at the Comcast office in the Aspen Hill shopping center. I attended a session today and I highly recommend it! It is much better than what they provided us here in Leisure World. The group size is limited to 15, they have a big screen TV for illustrating what they're saying, and you get to practice with the remote. A few weeks after they complete the installations in our Mutual they'll be sending post cards inviting you to sign up for the class at Aspen Hill. Don't miss this opportunity to increase your understanding. I like to think I'm a techie, but I learned a lot!

We had a presentation regarding the proposed automated gate opener program that is coming to Leisure World next year. Norbeck will become an un-manned, residents-only access point. Be sure to check out the Leisure World newspaper for all the details.

There are a few official mailings coming to your mailbox soon. You should receive two next week. Both are important! One explains a Bylaw amendment we hope you'll endorse. In the last year, our rental units have increased by more than 25%. We hope you agree with us that owner-occupied units protect property values for all of us. Please read the mailing for more information.

The second mailing is an update to the Rules and Regulations regarding our collection methods. "Bad debt" costs us all money, as any fees that aren't collected from a delinquent owner must be covered by the other owners in the Mutual. We're seeking to tighten up our collection procedures to keep our losses to a minimum and our condo fees as low as possible.



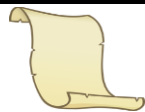
The third mailing will arrive in early November. It will contain the official Ballot for voting on the By-law amendment, and – it will also provide you the opportunity to vote for YOUR choice of a nickname for our Mutual! Don't miss this opportunity to weigh in on what we'll call our Mutual.

Richard Bambach has stepped back from being the chairman of the Budget Committee but is staying on the Committee as a member. This allows him to relinquish responsibility while still providing continuity to the Committee. Carol Ames has volunteered for that Committee and upon Board approval is taking Russ Coburn's position. Russ has stepped down in order to serve our community on the ad hoc collections committee. Laura Wiltz volunteered to Chair the Budget Committee and the Board confirmed her for this position.

Last month, Harold Crisp has resigned as Chairman of the Property Maintenance Committee. We understand his desire to move on with his retirement and thank him for his many years of service to our Mutual. The members of that Committee nominated Kathy Viney to assume that Chairmanship, and the Board confirmed her for the position. Harold will continue to serve the Mutual in his position on the PPD Advisory Committee.

Ruth Hunter

479-601-2781



## Announcements



### **The Architectural Design Committee**

The ADC will hold a joint meeting with the Property Maintenance Committee and Board on Thursday, November 7<sup>th</sup>, at 10:00 a.m. in the Chesapeake Room, Clubhouse I. A long term plan for the exterior paint colors, carpet and awnings for Buildings 10 – 17 will be presented. All residents are invited to attend.

### **Also from the ADC**

Residents: Please do not put used or unwanted items (especially furniture) in the lobbies. In addition, someone took three plants from our corner shelves in the lobbies! These items are property of Mutual 14!

We have a committee which takes care of the lobbies. We appreciate your cooperation.

### **Note**

OVERWATERING plants on your balcony and letting the water run over the edge to the balcony below can cause damage to the steel beam that supports the balcony. Plus your downstairs neighbor does not appreciate getting a soaking as it pours down on them. Please – be conscientious and give your plants only the water they need.

**Comcast** is *already upgrading* our service in Mutual 14. Whether you received a card in the mail or not, go ahead and call 1-855-638-2855 to schedule a visit to your unit.

On the day of your service visit, answer all phone calls because the Comcast Rep will be calling from his or her own cell phone perhaps with a different area code. You don't want to miss the call.



If you need any assistance you can go to the Harbor Room in Clubhouse I and they will help you get a “set up appointment” and answer all your questions. Comcast installation is FREE! If someone offers you cheap installation costs as a Leisure World resident, don't accept. IT IS A SCAM! Do not get fooled!

**CALLING ALL VETS!**

If you're a veteran, we'd like to buy you lunch. Leisure World is providing a free lunch to any vet on Veterans Day, Monday, November 11. Please join your fellow servicemen and women in the Ballroom (Clubhouse I) at noon for a free lunch. We remember.

**Also**

If you see strangers wandering around this weekend (October 18-19), they're probably looking for the estate sale at Joan Reynolds' unit. Joan is doing well in Bedford Court, but she will not be returning to Building 13, 2A. Her daughter, Kelly, is selling some of her furniture and the unit is being listed for sale. Feel free to visit the estate sale on Friday or Saturday, 10 a.m. to 3 p.m., and be helpful to strangers seeking to visit the sale. They could end up being our new neighbors!

**Budget Committee Notice**

The Mutual 14 Budget Committee will hold budget meetings on a quarterly basis. Here are the dates for each quarter. All residents are invited to attend.

Each session will occur in the Potomac Room, Clubhouse I, 10:00 a.m. – noon.

November 11, 2019	January 13, 2020	April 13, 2020
July 13, 2020	October 12, 2020	


**E & R Committee**


A new club was approved: Mindful Meditation. The club's purpose is to teach and give opportunities to people to learn about and practice “Mindful Meditation”. Watch the LW News for more details.

Greeters: Being a greeter at an E & R event is a fun way to meet and see lots of people as well as enjoy events here in LW, from movies to musical and/or dance programs.

You do not have to be on the E & R Committee to volunteer to be a Greeter. You are the first friendly face people see as they come into an event. Contact the E & R Office if you'd like to participate.

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



At our October 3rd meeting, the Committee finalized recommendations for a few big enhancement projects to begin in 2020.

Something that should make a lot of residents happy is the installation of vinyl soffits. These are panels that will cover the galvanized metal ceilings of the 1st and 2nd floor catwalks. Take a look at the catwalks in Mutual 15 [Twin Branches] or under the eaves of the Plaza Homes and you'll see what we mean. The intention is to scrape-away of all the loose, hanging, paint [but no priming or painting] before installing the panels. All the buildings will be done at one time, and then we'll never have to look at peeling paint again! It will be a large one-time expense, but the PMC and Budget Committees believe that the cost over the long term will be offset by the reduction in the cost of annual touch-ups and the 8-10 year painting cycle. The proposal was presented to the Board for approval.

It's been seven years since our last major painting project began. The Committee has recommended that a new 'cycle' begin in 2020. The proposed schedule is as follows:

[2020] B16 & B17	[2021] B12 & B13,
[2022] B10 & B11	[2023] B14 & B15.

This will be a comprehensive project that will include painting the exterior of your doors, door and window trim, balcony ceiling pans [sorry, no soffits here], balcony and catwalk railings, downspouts, stairwells, etc., [but not the brick]. We still have to send out "RFPs" [requests for proposal]. Once a vendor is approved we have to get on their work schedule, so we can't tell you exactly when the project will get started but we're hoping both painting and vinyl soffits can be done in the spring. This preliminary information should at least give everyone something to look forward to.

In other business, the Committee unanimously nominated Kathy Viney to be the Chair, and the Board of Directors made the appointment official at their recent meeting. If you have questions or problems related to the maintenance of our common property, you can contact Kathy at [kathyviney@comcast.net](mailto:kathyviney@comcast.net).



The Property Maintenance Committee meets on the first Thursday of every month at 10:00 a.m. in Clubhouse I. We'll be in the Chesapeake Room for November & December. All residents are welcome. Minutes of all PMC meetings can be found on our website at <http://www.mutual-14.org/committee-meeting-minutes/>



**IN MEMORIAM**

Our sincere condolences go out to the family and friends of Mary Lou Franke, wife of Sonny Franke (10-1C). Mary Lou passed away September 28<sup>th</sup>.



**Social Committee**

We hope that everyone who came to the picnic had a great time. I want everyone who sees Pat Leanza to thank him for cooking your burgers and dogs. He saved all of us. The last function of the year will be coming soon. We are doing something different as so many clubs are using the Activities Room and it is getting hard to book the space. We are calling it our "Hallo-Thanks-Mas" Party because we are celebrating several holidays all at once. The party will be held on Sunday, November 17<sup>th</sup>, at 6:00 p.m. in the Activities Room of Clubhouse II. It will cost \$15.00 per person and will include food from The Big Greek Café, wine, and a band. Please bring your friends: the more the merrier. Look for the sign-up sheets soon.

Sharon Moores

301-438-0048



**Landscape Committee**

As everyone knows we have had a very strange summer, weather-wise: hot, cold, rain, and then drought. The strain on the bushes and grass is very evident. We have lost old and new plants and don't have the budget to replace everything as we don't know what is going to happen in the future.

We are working with McFall and Berry to come up with plantings that will last.

Sharon Moores

301-438-0048



## Reminders & Vital Info



### **Exterior Water Valves**

Exterior water valves (for the garden taps) can be turned **OFF** now. At the interior access panel, close the valve by turning the faucet handle to the right or **clockwise**.

### **Lobby Doors**

The heat soon will be **ON** in the lobbies. When the heat is on, please keep the doors closed!

### **Your Air Conditioner is not a Heater!**

Now is the time to turn off your air conditioner and house fan. Air conditioners defeat the use of your heating units. Using your A/C and your baseboard heat together increases our costs in electricity.

Some residents also use the air conditioner's fan, thinking it's only circulating the inside air. Actually it's bringing in cold air from the outside, so it's like turning on the heat and leaving your windows open!

### **Keep Us Neat...**

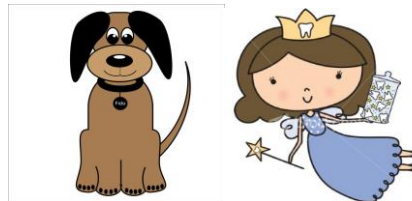
The carport spaces are for motorized vehicles (including golf carts), bicycles, and shopping carts (folded, please). Anything else needs to be put out of sight, including furniture, bags of potting soil, boxes (filled or not), etc.

### **And Safe!**

The hallways must be kept clear for emergency crews. The inside hallways can have a small item, such as a small table, but nothing that could block a firefighter or ambulance stretcher. The outside hallways likewise can have furniture that would not be a problem in an emergency such as a fire. Use your common sense.

Someone has "keyed" a car near Building 13. If anybody sees anything call John Roberts at 202-409-3459. This is the third time this has happened to his car.

## **There's No Such Thing as The Poop Fairy**



Only you can make your pet's waste disappear.  
Pet poo has parasites and harmful bacteria. These make people and pets SICK!  
**Scoop it. Bag it. Trash it!**



**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 October 23, 24, and 25 OR the LWCC (full) Board of Directors meeting November 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 November Birthday to:**

Judy Block (11/4), Joanne Riggles (11/13).

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

**Landscape:** Sharon Moores

**Property Maintenance:** Kathy Viney

**Social:** Sharon Moores

**Architectural Design:**

**(Subcommittee of PMC)** Linda O'Neill

## Montgomery County Fire & Rescue Service

tells Leisure World:

***“Your Fire Safety Is So Important That We’re Dedicating a Full Day to It!”***

### 2019 FIRE SAFETY SYMPOSIUM – FIRE SAFETY DAY AT LEISURE WORLD

Wednesday, October 23

**10:00 a.m. - 12:00 p.m.** — “Interactions Between MCFRS and the Citizens of Leisure World” by MCFRS Fire Chief Scott Goldstein.

***Chesapeake Room, Clubhouse I.*** Followed by a Demonstration in Clubhouse I Parking Lot.

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**1:00 p.m. - 3:00 p.m.** — “Changes to Fire Codes and Building Construction and what this means to Leisure World” by State Fire Marshal Brian Geraci.

***Chesapeake Room, Clubhouse I.*** Followed by a Demonstration in Clubhouse I Parking Lot.

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**6:00 p.m. - 7:30 p.m.** — “Who are the First Responders Who Come to Leisure World?” by Kensington Volunteer Fire Department Chief Jamie Heflin and Sandy Spring Volunteer Fire Department Chief Mitch Dinowitz.

***Activities Room of Clubhouse II.*** Followed by a Demonstration in Clubhouse II Parking Lot.

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***IMPORTANT: After each session, attendees will have an opportunity to talk to MCFRS personnel AND to submit written questions or comments to MCFRS.***

All sessions are Free, but please call E & R Office (301-598-1300) to register. Leisure World residents may bring guests from outside Leisure World if guest names are given to the Main Gate (301-598-1044) in advance.

EMERGENCY PREPAREDNESS ADVISORY COMMITTEE