

# THE GRAPEVINE



Published by and for Forest Glade, Mutual 14 of Leisure World

No. 9, September 2020

The next Board meeting will be held by Zoom on Oct. 20, at 9:30 a.m.

## The President's Message

Dial by your location  
+1 301 715 8592 US (Germantown)  
+1 929 205 6099 US (New York)  
+1 312 626 6799 US (Chicago)  
+1 669 900 6833 US (San Jose)  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
Meeting ID: 847 6506 6121  
Passcode: 032077

MUTUAL ASSISTANT – Forest Glade has been assigned a new Mutual Assistant. Her name is Alexa Cuque (pronounced “coo-kay”). Yes, I have had to rename my Amazon dot to something other than its given name of Alexa! Jennifer Quinteros has been promoted to a different position at Leisure World Management Corporation. Although I've inquired several times, her new job title and description still defy my skills at description. I'm sure Alexa will do a good job, but this is our fifth Mutual Assistant change in five years. We have protested to Management as this causes no end of upheaval in the administration of our mutual, but our objections have fallen on deaf ears.

As you know, most Mutual matters are handled by our volunteers on the Board of Directors or our Maintenance Manager, Ronny Cabrera. If you have Leisure World questions, you can contact Alexa at [acuque@lwmc.com](mailto:acuque@lwmc.com) or 301-598-1316.

PROPERTY MANAGER – I don't know that this topic has been discussed in recent issues of The Grapevine. A resident asked me to please bring this to the attention of all owners by addressing it in our community newsletter. Mutual 14, aka Forest Glade, is the second largest (non-high rise) mutual in Leisure World. Thus far our community has been self-managed by a league of volunteers. This pool of skilled volunteers appears to be drying up, and the current group are aging out or wish to pursue other activities. When LWMC terminated Ronny, we terminated our Supplemental Management and Operating Agreement with LWMC and hired him directly, but he is not a Property Manager. He is a Maintenance Manager. He assists the mutual with maintenance of our physical structures. He has nothing to do with Mutual budgets, accounting, bylaws, rules, or landscaping. Our employment of Ronny is not a full-time (or full salary) position. Hiring him was a stop-gap measure, and we cannot and should not expect him to continue in perpetuity with only part time employment.



**Budget Committee** Next meeting Thursday, Sept. 24 via Zoom. Details will be announced.



**Building Rep Committee:** Committee meets bi-monthly on second Tuesday. Next meeting is October 13 at 10:00 a.m. via Free Conference Call. 1-425-436-6331 Code = 891183



While I'll continue as a Board member until the Annual Meeting of 2023, this will be my last year as President of the Board.

If we lack sufficient numbers of skilled volunteers to run Forest Glade, we will be forced to hire a Property Manager. This idea has been floated around the mutual for several years. A Property Manager will significantly increase our costs and your condo fees. Finding someone qualified is a very difficult task, and we would probably experience a decrease in our level of satisfaction with the result.

If you have life experiences that you could call upon to benefit the community, please think about volunteering. An email to [m14@mutual-14.org](mailto:m14@mutual-14.org) stating your skills and where you'd like to serve would be most appropriate.

**MASKS** – Wearing masks is still mandatory in all shared spaces. Fifty disposable surgical masks were donated to Mutual 14 by one of our vendors. If you need a mask and don't have one, please contact Ruth Hunter or Roger Blacklow for pickup or delivery.

Ruth Hunter

479-601-2781



**Welcome to Our New Residents...**



Say "Hello" to our new neighbors, Michael Huffman and Patricia Hnat (B15-3D).



**IN MEMORIAM**



Paul Davis (B11-1G) passed away in April at the age of 98! Condolences to his family and friends.

**Notes From the Board**

**Unit Status Report:**

- B13-1C June Cayne to George & Teresa Nagy – Sold 8/28 @ \$185
- B13-2B Shing & Saumay Lee Yau – Sale pending @ \$190 (closing?)
- B13-3D Michael Friedman to Yvonne Johnson - Sold 8/31 @ \$195
- B15-3B Marie Ayton – Sale pending @ \$175 (closing?)
- B15-3D Estate of Aleen Phillips to?? – Sold 9/15 @ \$190

**Smoke detector batteries:**

The Fire Department urges all homeowners to change the batteries in their smoke detectors every year, usually at the same time we adjust our clocks to “fall back” (Nov. 1, 2020). Forest Glade organizes and pays for the replacement of one battery in one smoke detector per unit annually, and this year the project will be done in the week of October 19th, with make-up dates announced afterward. If you miss this mutual-wide service or its ‘make-up date’, you will have to pay for the battery replacement yourself. For those of you who are Covid sensitive, PPD assures us that their employees will follow safety protocols for the very brief time they are in your home.

**Robo-calls:**

The robo-call system is used to alert residents to immediate or imminent situations in Mutual 14 or in Leisure World. It might be a reminder about a building repair that will affect residents’ access to parking or water or elevator service, a last-minute change to a meeting date or place, a known and reported power outage, or even a “silver alert” to be on the look-out for a missing vulnerable resident. The announcements are usually short and to the point. You listen (or not), then you hang up. These calls usually only go to owners and tenants in residence, not non-resident owners. No matter what your status, if you do or do not want to receive these calls, or you want to change or add contact phone numbers to the robo-call directory, send an email to [m14@mutual-14.org](mailto:m14@mutual-14.org) and we will make sure the directory is updated. Don’t do email? Phone or text Kathy Viney at 301-598-2691.

**E-mail:**

We use email more and more often to communicate with both resident and non-resident owners. Maryland law requires us to have your written permission to send official notices by electronic means. If you are not already on our email list, please contact us at [m14@mutual-14.org](mailto:m14@mutual-14.org) and we will send you a document to sign. You can also find the “Email Authorization Form” under Download Common Forms on the Home page of our website at [www.mutual-14.org](http://www.mutual-14.org).

**Grounds:**

McFall and Berry (MFB) provides landscape maintenance, not what most of us consider gardening. Leisure World contracts with McFall & Berry for general garden maintenance, lawn maintenance, and snow removal throughout the entire community. Mutual 14 pays about \$50,000 a year for our share of that contract. (Yes, we could get our own landscape maintenance company, but we’d still have to pay into the MFB contract.) Since we don’t have an individual contract with MFB, we cannot change any of the specifications for the services provided. The grass is to be cut to a length of 3”-3 ¾”, and to a length of 4” during summer stress periods. Each mutual is to be mown every 7-10 days. For every day it rains, and they cannot mow, it pushes their schedule out, delaying Mutual 14’s mowing day (and every mutual scheduled after us). If it’s not raining, they will mow, but, as we know all too well, long, wet grass does not mow well.

We’re seeing more and more crabgrass, nutsedge, spurge and stiltgrass in the lawns and sidewalks. This is a consequence of county law banning the use of toxic chemicals. MFB uses a natural weed-kill product that just doesn’t work as well. We spent some extra money this year on a corn gluten-based crabgrass control product. It doesn’t appear to have done us any good. These weeds hold more moisture than fescue grass, and have a more aggressive growth habit, making them very difficult to manage.

Edging along buildings, poles, benches, etc. is done with every mow. Edging along sidewalks and curbs is done with every other mow but may be done with every mow during rapid growth periods. Despite rumors to the contrary, MFB says they have not cut back on their manpower, for Covid-19 or any other reason. They have the same number in their lawn crews as they have ever had.



We have a very good relationship with MFB management, developed over many years. They have been very responsive to our complaints --- within the constraints of the contract. They sent two guys last week to over-mow a lot of the open lawns and clear out a lot of the clumped grass cuttings --- which they didn't have to do and will not get paid extra. But they can't do anything about the weather. According to the National Weather Service, July and August rainfall was 8.5" above normal (!) and September looks to be at least 4" above normal. Please take that into consideration.

We may not be able to do much about MFB's work in the common areas, but owners can at least take care of their own properties. Gardening is an on-going activity. While you're inside with the air conditioner on, weeds and grass are running riot in your garden beds and plants are dying or dead. Members of the Landscape Committee walk the mutual often. It's apparent that for many of you, out of sight is out of mind, so "friendly reminder" letters have gone out to several owners. But it's not our responsibility to remind you of your responsibilities. Please show consideration for your neighbors and your community by cleaning up your seedy garden beds. We still urge owners who cannot maintain their gardens to sod over their beds. It's a one-time minimal expense and you'll never have to weed or mulch again!

Sharon Moores is our Landscape liaison and your comments, questions, ideas, and complaints should be directed to her at 301-219-1783, or to the Board of Directors at [m14@mutual-14.org](mailto:m14@mutual-14.org).

**WHO TO CONTACT with your property maintenance issues:**

If it's an emergency, call Alexa Cuque at 301-598-1316, or, if she's unavailable or it's after hours, call the Main Gate at 301-598-1044.

All other non-emergency property maintenance issues and questions about ABMs, who pays for what, etc. should be directed by email to [m14@mutual-14.org](mailto:m14@mutual-14.org). If you don't have access to email, phone the mutual president, Ruth Hunter.

Kathy Viney

301-598-2691

Mutual 14 regular trash & recycling pick-up days: Tuesday & Friday mornings

Mixed paper collection is every Wednesday.

Garden refuse pick-up: Monday & Thursday mornings. Call Grounds Dept. at 301-598-1314.



**Reminders & Vital Info**



The month of October is Fire Prevention Month. Leisure World will be holding Fire Prevention activities October 7 and 8. More information will be coming in The Leisure World News.



**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. You may attend by phone. Dial 1-425-436-6398 Code 729411 then press the pound sign (#).

The LWCC Board of Directors will meet on Tuesday, September 29th at 9:30 a.m. via Zoom. The link is in the LW News.

From the Leisure World News: "Executive Committee and Board of Directors meetings are recorded and available to view live or after the meeting at (residents.lwmc.com) >Your Community > LWCC Executive Committee and Board Meeting Recordings. dropdown arrow."

**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.



**Happy October Birthday to:**

Barry Gold (10/28)

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

**Light Bulb out in the Hallway?**

Call Pat Leanza 301-598-4569

**Comcast Issues?** Call 1-855-638-2855

**BOARD OF DIRECTORS**

- President:** Ruth Hunter  
479-601-2781
- Vice President:** Bobbie Palmer  
301-598-7712
- Secretary:** Kathy Viney  
301-598-2691
- Treasurer:** Laura Wiltz  
301-598-0897
- Director:** Roger Blacklow  
240-560-7789
- Director:** Jane Carona  
301-922-2994
- Director:** Gary Leber  
301-822-4686

**COMMITTEE CHAIRS**

- Building Rep:** Kathy Viney
- Budget & Finance:** Laura Wiltz
- Landscape:** Sharon Moores
- Social:** Sharon Moores



TO: Mutual Presidents

CC: Property Managers, Mutual Assistants and Advisory Committee Chairs

DATE: September 3, 2020

FROM: Paul Eisenhaur, Chair, LWCC Board of Directors

SUBJECT: Nominations for Service on 2021 Advisory Committees

It is time to seek residents for the Leisure World Community Corporation Advisory Committees. A list of preferred qualifications for specific Advisory Committees has been developed and is attached (ATTACHMENT A). Please share these qualifications with your current representatives and with anyone in your Mutual who expresses an interest in serving on an advisory committee. Please keep in mind that it is more important for the effective and efficient functioning of each committee, and for the community, to have qualified committee members than it is to have each Mutual represented on every committee.

- Please ask all potential representatives to complete the attached Request to be a Representative on an Advisory Committee form. (ATTACHMENT B) **This is important for both new representatives and returning representatives.**
- Members who are presently serving on a committee still need to resubmit their name by completing the form. **This does not apply to members of the Government Affairs Advisory Committee whose terms run August 1 through July 31. This committee will seek nominations in summer of 2021.**
- Please ensure that your nominee is willing and available to serve on a regular basis. He or she should be advised that a member who misses three consecutive meetings may be dropped from the committee roster, at the discretion of the committee chair.
- Please use ATTACHMENT C for submitting the list of names of all your Mutual's nominations.

You are reminded that, in general, there is only one representative per Mutual on any committee unless:

- (a) the second representative is particularly qualified to serve on the committee; **and**
- (b) the addition of a second representative from a Mutual has been agreed to by the committee chair, Mutual president and Chair of the LWCC Board of Directors.

We would like to have all the names submitted so that the committee lists can be approved at the November 2020 LWCC Board meeting. Therefore, it is important that your list of nominees be submitted to Monica Tejada ([mtejada@lwmc.com](mailto:mtejada@lwmc.com)), LWMC, Administrative Assistant, 3701 Rossmoor Boulevard, Silver Spring, MD 20906, **no later than Friday, November 6, 2020.**

**ATTACHMENTS:**

- A Preferred Experience/Qualifications for Serving on a Committee
- B Request to be a Representative on an Advisory Committee
- C Mutual Residents Nominated to Advisory Committees



ATTACHMENT A -

**Preferred Experience/Qualifications for Serving on an Advisory Committee  
Ability to Communicate via Email is also Preferred for All Committees**

**Audit** - previous experience serving on an "Audit Committee", designing or reviewing and managing or directing operational procedures for 'profit' or 'not for profit' organizations, familiarity with financial operational audit responsibilities of CPA firm, background in finance, accounting, auditing, budgeting, management, law, business and/or contracting for audits

**Budget and Finance** - background in finance, budgeting, business operations.

**Communications** - Ability to communicate via email is essential. Members of the Communications Advisory Committee must also have education, training, and/or experience in journalism and/or communications through any digital, electronic, print, or other channel.

**Community Planning** - The member qualifications most useful in handling the responsibilities of this AC are backgrounds with the professional ability to respond to various project developments and planning scenarios from a community perspective.

**Education and Recreation** - background and/or interest in education, recreation, travel, music, theater, art, interior design or architecture.

**Emergency Preparedness** - background in the preparation, review, or approval of emergency procedures at the federal, state, county, or local level including mutual level, Also, experience in assessing or evaluating various emergency situations that may be encountered by LW residents.

**Energy** - The member qualifications most useful in handling the responsibilities of the Energy Advisory Committee are residents with interest, background, or experience in the field of energy production, distribution, procurement, or energy conservation.

**Golf and Greens** -background in golf course maintenance or design, knowledge of USGA rules, or current or previous golfers.

**Health** - the member qualifications most useful in handling responsibilities of the Health Advisory Committee are professional residents, e.g., physicians, nurses, pharmacists, physical therapists, occupational therapists, social workers, psychologists, or others with experience in health-related settings, including communications, contract administration, performance evaluation, or public relations.

**Insurance** - background in property and casualty insurance, (either at insurance company level or agency level), experience in commercial insurance, risk management, or reviewing claims, data and evaluating insurance coverage.

**Landscape** - The member qualifications most useful in handling the responsibilities of the Landscape Advisory Committee are residents who are master gardeners or a longtime gardener, or have knowledge of landscape design, or have familiarity with perennials, annuals, shrubs and trees, or have knowledge of safe insecticides and fertilizers.

**Physical Properties** - The member qualifications most useful in handling the responsibilities of the Physical Properties Advisory Committee are an understanding of maintenance services, customer services, business planning and operations.

**Restaurant** - background in or prior catering or restaurant experience in any of the following areas: wait staff, cook, or restaurant ownership. It would also be beneficial for a member of this committee to be a frequent user of the Food Services facilities and enjoy culinary activities.

**Security and Transportation** - an understanding of the safety and security issues relating to LW, experience in riding LW buses inside and outside of LW, and, of equal importance, is the willingness to work with other LW residents in a committee environment.

**Tennis and Pickleball** - an understanding of tennis & pickleball court design and maintenance and an active player using the LW tennis & pickleball courts.

