

THE GRAPEVINE



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

No. 9, Sept. 2021

The next Board meeting will be October 19 at 9:30 am by Zoom. For details email a request to: m14@mutual-14.org

Or dial by your location:
+1 301 715 8592 US (Washington, DC)
+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: 812 6403 2249
Passcode: 555700



Budget Committee-Meetings are held quarterly. Next meeting tentatively scheduled for October 7



Building Rep Committee: Meetings held quarterly. Next meeting is October 12.

The President's Message

Who pays for damages inside a unit where the cost falls below the master insurance policy's \$10,000.00 deductible? Often, unit owners do! Under Maryland law:

- If a defect originating in the common elements damages your unit, the Mutual must repair that damage and bear the entire cost of the repairs or the Master Policy deductible.
- If a defect originating in another unit damages your unit, the Mutual must repair that damage, but they can charge the owner of the unit where the damage originated up to \$10,000 for the cost of the repairs or the Master Policy deductible.
- If a defect originating in your unit causes damage to another unit, or to the common elements, the Mutual must repair that damage, but they can charge you up to \$10,000 for the cost of the repairs or the Master Policy deductible.

This is why every unit owner should have HO-6 "condominium" insurance - with coverage for the Master Policy deductible in the amount of \$10,000.00, which is a unit owner's maximum liability. (Note that the Master Policy deductible is not the same as the deductible on your personal homeowner's policy.)

Time is critical to lessen further damage. Whether it's a small event or a major catastrophe, the mutual has the "duty to repair", ensuring that 1) all parties are made whole by reputable contractors, 2) those contractors get paid, and 3) we don't have neighbors going after neighbors. The mutual, often in coordination with the Leisure World Insurance Administrator, will be the middleman.

So, if damages to your unit appear to come from the common elements or another unit, or if you are notified that something in your unit is damaging another – please call PPD (or the Main Gate after hours) and the Mutual President.



If you are the owner where the damages originate, call your insurance agent, too.

Resale Fee: The M14 Board approved the proposed amendment to the Leisure World Trust Agreement, allowing the resale fee to be increased from 2% to 3% of the gross sales price, or \$2,000, whichever is greater. It's important to note that the fee is charged to the buyer of the property. However, it is not uncommon for the seller to take on all or part of the fee in order to enhance the sale. The amendment, if approved, will not go into effect until all Leisure World Mutual Boards have voted, the votes tallied, and the amendment ratified at an LWCC Board meeting thereafter. Results will be publicized in the Leisure World News.

Leisure World Advisory Committee Applications: Attached to this edition you will find a list of all the committees that advise the LWCC Board of Directors and the preferred qualifications for membership. If you are interested in serving, or are already serving on one or more of these committees, please complete the application and deliver it to Kathy Viney (by email to m14@mutual-14.org or by hand to B10-1B) **by Monday, October 18th**.

Kathy Viney

Call or text 301-598-2691

Notes From The Board

Carol Ames was confirmed as Chair of the Budget Committee.

At the request of Mutual 14, Mr. Ron Holmes, Mutual 14's Schindler Elevator Rep, phoned into the monthly Board of Directors meeting to entertain questions from the Board and the association members regarding the timing on replacement of elevator hydraulic cylinders in the apartment buildings. Mr. Holmes indicated that he does not support proactive replacement of elevators since there is no way of knowing how many months or years an individual elevator may exceed its projected "life expectancy". Because each replacement is a large investment, he advises using current equipment until it fails. The only drawback to waiting for failure is the wait time to receive replacement parts.

Ruth Hunter, Board secretary, asked if it was feasible to secure replacement parts. Mr. Holmes confirmed that said parts could be stored on the premises to be immediately available when the need arises for a cylinder replacement. He will ask the Schindler parts manager to contact the Mutual president to provide cost breakdown for parts and labor so the board may consider this option.

Ramona Brown asked a question regarding the risk of injury to occupants if a cylinder fails while the elevator is in use. Mr. Holmes assured that the risk of bodily injury is possible but exceedingly rare and has never occurred in one of the ninety plus elevators in use in Leisure World. Diane Reynolds asked if residents could be "trapped" in a malfunctioning elevator. Mr. Holmes advised that this has occurred, meaning the doors failed to open. If this occurs, the fire department is summoned and is experienced in opening the elevator doors and extricating passengers.

Mr. Holmes touched on the fact that our elevators ride "rough" because of the type of rollers that are installed in them. He suggested we replace the rollers in one elevator with different type of roller as



a test case so the community can decide if they'd like these replacement rollers in all elevators. The cost of this option was not discussed.

Ms. Brown also inquired about the absence of currently dated inspection stickers in the elevators. Mr. Holmes explained that the state issues the stickers and delivery of those stickers can lag anywhere between a few weeks and several months after the elevators have been inspected. He assured the Board and association owners that all inspections are conducted in a timely manner. He reiterated that, should an elevator fail any inspection, it would immediately be taken out of service and the Board would be contacted to implement steps to return the elevator to service.

The Board agreed to revisit this topic at the October meeting at which time Ms. Viney will have facts and figures to present to the Board so they can decide regarding ongoing monitoring and maintenance of the elevator hydraulic cylinders.

Ruth Hunter, Secretary



I want to thank everyone who has taken care of their gardens. We are waiting for McFall & Berry to turn some of the gardens back into yards.

The grass has looked bad lately because mowing takes place maybe every seven to ten days. But if it rains, there is no makeup day, so we wait till our turn comes around again and then the mowing leaves large clumps of dead grass. Hopefully, things will improve.

Sharon Moores

301-219-1793

Unit Status Report as of July 12, 2021

Unit(s) For Sale / Rent / Sold:

- B14-3C Azhdam (investor) to Mueller @ \$224.9, closed 9/17
- B16-1B Kendall to Thoms (investors) @ \$130, closed 9/9
- B16-2C Mir (investor) to Brinson @ \$234.5, closing 9/24

<u>Occupancy:</u>	<u>Aug. 6</u>	<u>Sept. 13</u>
OWNER OCCUPIED	146	148
UNOCCUPIED	11	8
RENTALS	37	37
TOTAL UNITS	194¹	193

¹ One unit is both unoccupied and a rental. That is why the total seems incorrect.



Welcome to Our New Residents...



Mutual 14 – Forest Glade extends our warmest greetings to new residents:

Rosemary and Rick Eller (B14-1B)

Janis Jones (B17-2G)

WHO TO CONTACT with your property maintenance issues:

Whether inside a unit or in the common areas, an emergency is defined as an event in which injury to a person, or damage or destruction to property, is imminent. Don't waste precious time calling the Board President or the Mutual Assistant!

** During regular business hours call PPD (Physical Properties Dept.) at 301-598-1500.

** After hours or on holidays and weekends, call Security at the Main Gate at 301-598-1044.

** Dial 911 for fire.

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. If you don't have access to email, phone Kathy Viney, the mutual president.

Kathy Viney

301-598-2691



Social Committee



It is said that you need a village of helpers to make things run smoothly. I have been doing this for 13 years and we have never had this much help. It was wonderful seeing so many people come out to help and everyone had such a good time.

We had two wonderful cooks: Gabriel Arais and Wayne Cunrow. Then there were all the ladies who did such a great job: Patty Arais, Fay Schilling, Cindy Wright, Ellen Wilson, Carol Ames, Judy Block, Ellen Goldman, Geneva Foster, and Trish Stonebanks. Then Charlie Chapman and Gabe moved the grill back to its home.

I think we can still keep doing this for a few more years with this kind of help. Thanks to everyone.

Sharon Moores

301-219-1793



The new Forest Glade/Mutual 14 signs have been installed and painted. Landscaping around the signs is in progress.

Mutual 14 – Forest Glade’s regular trash & recycling pick-up: Tuesday & Friday mornings

Mixed paper collection is every Wednesday.

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


M14 ONLINE  **M14 ONLINE**

Have questions about the Mutual or questions for the Board? Want to submit an ABM? Email 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

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.

Leisure World Executive Meetings: The LWCC Executive Committee met Friday Sept. 17 at 9:30 a.m. in Clubhouse I. See Leisure World News to access recorded meeting.

The LWCC Board of Directors will meet on Sept. 28 at 9:30 a.m. via Zoom: <https://ti-nyurl.com/LWMC-Zoom1>. The ID is 835 046 4611 the password is 3547

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."



Happy Birthday!



John Loveday (9/26), Allyne Ike (9/30).

If you would like to share your birthday, please email us at: 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: Kathy Viney
301-598-2691

Vice President: Bobbie Palmer
301-598-7712

Secretary: Ruth Hunter
240-221-3185

Treasurer: Gary Leber
301-822-4686

Director: Jane Carona
301-922-2994

COMMITTEE CHAIRS

Building Rep: Ruth Hunter
Budget & Finance: Carol Ames
Landscape: Sharon Moores
Social: Sharon Moores



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 active committee member should be an active player in tennis or pickleball. Knowledge of court construction or maintenance would be helpful. All members are expected to be active, engaging in meetings, and contribute constructively to the purposes of the committee.

