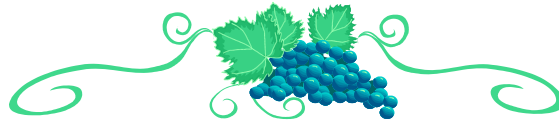


# THE GRAPEVINE



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

No. 6, June 2023

The next Board meeting for Mutual 14/Forest Glade will be **July 18 at 2:00 p.m.** in the Administration Building Sullivan Room and by Zoom.

For details email a request to: [m14@mutual-14.org](mailto:m14@mutual-14.org)

The New Zoom meeting ID is **862 9527 1805**. The New Password is: **500040**. If you would like to join by phone the number is:  
301-715-8592

## JOIN US!

We encourage all residents to attend Board and Committee Meetings.



**Building Rep Committee:**  
Meetings are held quarterly in the Potomac Rm., Clubhouse I.  
Next meeting is August 8 at  
3:00 p.m.  
\*\*

Our Mutual Assistant is  
Danesca Pineda

301-598-1316 or  
[dpineda@lwmc.com](mailto:dpineda@lwmc.com)

## The President's Message

The new rules regarding the **charging of electric vehicles** were adopted by the Board at Tuesday's meeting and they'll become effective July 7, 2023. Thank you to everyone who sent in comments and suggestions. We reviewed them all and incorporated some. EVs are still a new technology and how we regulate them in our community is also new.

While we've tried to cover all the bigger issues, we couldn't possibly list every eventuality. They are rules of conduct for our neighborhood that depend on residents abiding by them in good faith. Ultimately the Board is the final arbiter of what is appropriate, what is a violation, etc. The Board can and probably will amend these Rules over time. Meanwhile, we think we've made a good start. Cathy Madden gets a big "thank you" for her assistance!

Electricity and water damage are two of our greatest expenses. **If you're going to be away for more than a few days**, you can save energy and avoid disaster by doing these three simple things before you walk out the door:

- 1) set the air conditioner to 85 degrees or "off",
- 2) flip the circuit breaker for your water heater to "off", and
- 3) shut off the water supply to your unit at the main valve (clockwise all the way = "off").

You may not know it, but your neighbors are watching out for you. We recently asked **Security to do a welfare check** by climbing in an unlocked window. Why? A package was left outside the door for over a week.

The car hadn't moved. Nobody answered the home phone, and we didn't have a cell phone number. We had no emergency contact



information. The key held at the Main Gate worked for the bottom lock, but the resident had also locked the dead bolt. Any of this sound familiar? The lesson is to give your nearest neighbor or Building Rep a simple 'heads-up' if you're going away, make sure Security has a key for ALL your locks, and update your emergency contact information. **Please talk to your Building Rep about updating your 'green sheet'.**

I've received several calls about a very dusty car with no license plate in the lot at the end of Building 11. The owner died and the title to the car could not be found. A new title has been applied for, but it will take some time. This is what happens when you don't keep your important papers where your family can find them.

Kathy Viney, President

Call or text 301-598-2691

Kathy is available for Mutual 14 business Monday through Friday from 9:00 a.m. to 6:00 p.m. (and on weekends for emergencies only, please).

## Notes From The Board

### **COMCAST**

Want to talk to somebody about your cable or internet issues? Kevin Wilson is Leisure World's Comcast rep. You can contact him at 410-610-425 or kevin\_wilson7@comcast.com. You can also visit him in person in the Harbor Room of Clubhouse I, Mondays from noon to 2:00 p.m. and Wednesdays from noon to 3:00 p.m. Residents have reported that Ammar Chaudry (703-817-6989) is another good contact.

Other Comcast contacts: 855-638-2855 or email comcast\_leisureworld@comcast.com.

**ATTENTION ALL LANDLORDS!** Rental units in Mutual 14 *must* have a current Montgomery County rental license. The only exceptions are units occupied by immediate family members of the non-resident owner. The County renewal period begins July 1, with a July 31, 2023 deadline. If you already have a license, you will receive renewal information in the mail. If you do not have a license, you must contact the County at <https://montgomerycountymd.gov/dhca/housing/licensing/fees.html>.

### **Correction**

Last month, in our birthday column, we inadvertently omitted that the birthdays announced were for the month of June.

## **Mutual Service Department Service/Information Requests**

To ensure a prompt response to your service request, we ask that all phone requests/questions be placed through the main **Mutual Services phone line - 301-598-1375**. The calls will then be logged and forwarded to the appropriate party for response/action.



If you have an after-hours or weekend emergency service request, please contact the **Main Gate at 301-598-1044**. The Main Gate will contact the appropriate Leisure World party to handle the call at that time.

Non-emergency service or information requests may be emailed to the Mutual Assistant assigned to your Mutual.

**Applications for Building Modification (ABM's)** Should be submitted to Waleska Carcuz through the ABM email account at [ABMsubmittal@lwmc.com](mailto:ABMsubmittal@lwmc.com).

**Robert Brunelle**, PCAM CMCA  
Senior Property Manager  
Leisure World of Maryland Corporation  
Mutual Operations  
Office: (240) 560-5565  
Email: [rbrunelle@lwmc.com](mailto:rbrunelle@lwmc.com)



**IN MEMORIAM**



Our condolences go out to the family and friends of Jim Foster (Bldg.17- 3D), owner since 2007. Jim died on May 22nd.

Our sympathies go out to the family and friends of Michael Pass (Bldg.10- 3G), who died in Houston, TX on May 23<sup>rd</sup>. He inherited the unit from his mother, Charlene Pass, who bought it in 1996.

And finally, we have lost another long-lived resident, Allyne Ike (Bldg.11- 3B), owner since 2008. She was 100 years old and died on June 10th. Our sincere condolences go out to her family and friends.



**Landscape Committee**



The Board approved the proposal submitted by McFall & Berry to remove and replace the trees and shrubbery as reported in last month's Grapevine. These new plantings include:

- Two sunset red maple trees
  - Two barberry shrubs
  - Three gold mop cypress shrubs
  - Three Canadian cherry trees
  - One white dogwood
- The proposal for watering the above new plantings was also approved.



## Unit Status Report as of June 14, 2023

### Units for Sale/Rent/Sold

Sold: B16-1A @ \$220 Taylor to Diane Orr-Fisher 5/19/23

For Sale: B17-1B @ \$190 (settlement expected 6/30)

For Sale: B17-1F @ \$160 (settlement expected 6/20)

<u>Occupancy:</u>	<u>Jun</u>	<u>May</u>
OWNER OCCUPIED	140	140
UNOCCUPIED	17	17
RENTALS	36	36
<hr/>		
<b>TOTAL UNITS</b>	<b>193</b>	<b>193</b>
Delinquencies > 60 days (as of April 2023)	2	2

### **Recycling Fair**

Do you sometimes suffer "Recycling Angst"? Who amongst us hasn't hovered over the recycling bin, mixed plastic container poised in hand, racked with doubt, wondering if the object we hold belongs in the blue bin or the trash? Help is on the way.

Leisure World Progressives are sponsoring a recycling fair in the Crystal Ballroom, Thursday, July 20, 7:00 to 8:30 p.m. It will offer a presentation by Jessica Panicola, Recycling Program Specialist, Montgomery County Department of Environmental Protection. Ms. Panicola will inform us of the best recycling practices we can take as environmentally conscious citizens, answer residents' recycling questions, and tell us about upcoming developments in Montgomery County's recycling program and some of the technological improvements in recycling efficiency and effectiveness on the horizon. We encourage all interested Leisure World residents to attend and bring their recycling questions.

Charles Chapman (B15-1G)

### **NON-EMERGENCY Service Calls:**

If you or a neighbor needs help getting up after a fall (and it's not a medical emergency), or if the elevator is out and you need assistance getting up or down the stairs, *Leisure World Security cannot help you*. But you can call the number below and tell the dispatcher what service you need. To reach Montgomery County Public Safety Communications:

Dial 301-279-8000, press '1'.



Mutual 14  
Treasurers Report and  
Financial Statement Review

Statement Date: 31-Mar-23

Total Annual Assessment: 2,285,544

Total Cash Balance

3/31/2023 1,604,452

Total Cash Historical Perspective

3/31/2023 1,604,452

6/30/2023

9/30/2023

12/31/2022

YTD Income vs. Expense

Total Income to Date : \$566,389

Total Operating Expenses to Date: \$606,024

YTD Net Income (Loss) (\$39,635)

Delinquencies

3/16/2023 Total Delinquencies with percent of Assessments at: 0.74% \$16,837

Delinquency Historical Perspective

Total Delinquencies 3/16/2023 \$16,837

Total Delinquencies 6/16/2023

Total Delinquencies 9/16/2023

Total Delinquencies 12/16/2023

Investments

Money is held in :

1	Checking Account		\$32,648
1	Non Allocated Money Market	2.20%	\$109,240
5	Money Market Accounts with an average Interest of:	1.07%	\$500,747
5	Certificates of Deposit with an average interest of :	1.87%	\$518,924
4	T-Notes with an average interest of :	4.32%	\$428,807

Cash

Current Operating Cash \$141,888

Current Replacement Reserve \$1,462,564

Operating Cash

	Suggested	Actual	Difference
2 Month:	\$380,924.00	\$141,888	-\$239,036.00
15%	\$342,831.60	\$141,888	-\$200,943.60



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](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)

**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 was scheduled to meet Friday, June. 16, at 11:00 a.m. in Clubhouse I. See Leisure World News to access the recording of the meeting.

**The LWCC Board of Directors** will meet on Tuesday, June 27, at 9:30 a.m. in Clubhouse I and via Zoom. See Leisure World News for access info to the meeting.

**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) >Governance > LWCC Executive Committee and Board Meeting Recordings. Governance meetings open to all unless legally closed."



**Happy Birthday!**



Happy July Birthday to: Pat Leanza (13) and Stephen Weiss (21).

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:** Kathy Viney  
301-598-2691

**Vice President:** Jim O'Neil  
301-438-3232

**Secretary/Treasurer:** Gary Leber  
301-822-4686

**Director:** Carol Ames  
240-970-5105

**Director:** Jane Carona  
301-598-2131

**Director:** Walter Faggett  
202-403-4039

**Director:** John Loveday  
603-540-6101

**COMMITTEE CHAIRS**

**Building Rep:** Jessie Fitzpatrick  
**Budget & Finance:** Gary Leber  
**Landscape:** Jim O'Neil  
**Social Committee** Sharon Moores