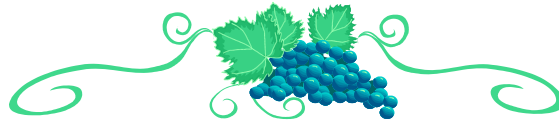


THE GRAPEVINE



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

No. 7, July 2023

The next Board meeting for Mutual 14/Forest Glade will be **Aug. 15 at 2:00 p.m.** in the Administration Building Sullivan Room and by Zoom.

For details email a request to: m14@mutual-14.org

The Zoom meeting ID is **862 9527 1805**. The 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.

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Our Mutual Assistant is Danesca Pineda

301-598-1316 or dpineda@lwmc.com

The President's Message

The Budget and Finance Committee will meet in early August to begin deliberations on our 2024 budget. We'll be working blind in some respects because we don't yet have audited numbers of what we spent last year or the Leisure World portion of the 2024 community budget, but we can make a start. All the parts of the budget come together in September, so we need to be ready.

We'll have the answer to one of the biggest unknowns at month's end when the LWCC Board accepts the renewal of our Master Insurance Policy. The critical number will be how big an increase we'll have to absorb for property insurance. I expect it to be bad.

There will also be an increase in our contributions to our Reserve Funds. We've received our updated Reserve Study which includes a building element never included in the Reserves' calculations before: common area light fixtures. They're 50 years old and in dire need of replacement.

And I'm looking forward to recommendations from an energy working group regarding the installation of electric sub-meters in every unit. They'll require short-term pain, but long-term gain because we'll finally pay only for electricity that we actually use.

Our webmaster, who was hired over 13 years ago by Jackie Rabinow (Bldg.13), is retiring. He did a great job designing and maintaining our website at a very reasonable price. Now we'll have to find another webmaster or pass our site on to LW before the new year. If anyone has thoughts on this matter, I'd like to hear from you.

WANTED: a resident who can type, who knows how to save and transfer electronic files by email, and who is proficient with Microsoft Word, willing to update our Mutual Telephone Directory.



I just found a penny in my dryer's lint trap. I can't figure out where it came from, but that's ok, I love it when the world just makes cents.

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

Rules and Regulations Proposal

The Board voted to propose to limit the number of vehicles per unit parked on Mutual Property. Mutual 14 has limited open parking spaces for residents in the apartment buildings. It is proposed that units with one bedroom be allowed two cars; units with two or three bedrooms be allowed no more than three cars. The proposal will be mailed to owners for comment.

FYI

Currently there are zero units available to rent in all of Leisure World.

Dryer vent cleaning!

NOTE: the cleaning of dryer vents was completed last month. August 31 is the deadline for having your dryer vent cleaned and paid for by the Mutual. After that it is the responsibility of the owner to pay for the service of having your vent cleaned. Call PPD to make an appointment NOW.

Elevator Refurbishing

The work on the elevators in Buildings 12 and 14 has been completed. Next year Buildings 10 and 17 elevators will be overhauled and that will finish the project for all the Buildings.

Painting

Palmer Brothers will return to Mutual 14 to do some warranty work. They will repaint stair treads, and they will add grit to the paint to make them less slippery. They will also paint decking and bare plywood that was missed earlier.

Open forum from July 18 Board Meeting

An attendee asked if we could use a different color for catwalk carpeting. It's too late as the color has already been chosen and approved.

Two residents inquired as to when they might see their E-rating reimbursements. E rating reimbursements are still pending. We are working with our property manager and the accounting department for resolution.

A new CFO for Leisure World is starting soon. The name of the new hire has not been announced.



Correction

Last month, in our note about the Comcast rep for Leisure World, we did not give the complete phone number for Kevin Wilson. Contact him at 410-610-4255.



Jose Barbadillo (B15-1C) died recently. We offer our sincere condolences to his wife, Maria, and family.

Sandy Coburn (B16-1A) passed away on July 15. We offer our deepest sympathy to her husband, Russ, and family.



McFall & Berry are waiting for the weather to improve so the tree and shrubbery removal/replacement project can occur in optimal conditions for new plant growth.

The Landscape Committee pulled dead plants and did extensive pruning of shrubs in the apartment atriums.

Unit Status Report as of July 14, 2023

Units for Sale/Rent/Sold

For Sale: B13-3D Francis @ \$210,000

Sold: B16-1A @ \$220,000 Taylor to Diane Orr-Fisher 5/19/23

Sold: B17-1B @ \$190,000 DeLeon to Alvin Portis 6/30/23

Sold: B17-1F @ \$160,000 Killerlain to Mary Mainz 6/20/23

Occupancy:

	<u>July</u>	<u>June</u>
OWNER OCCUPIED	142	140
UNOCCUPIED	15	17
RENTALS	36	36
TOTAL UNITS	193	193

Delinquencies > 60 days (as of April 2023)	2	2
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Social Committee



We have had one picnic and it was well attended. Everyone had a good time and danced the night away.

We have planned four more functions for the year:

August 4 - Pizza party on the Court

September 15 - Picnic on the Court

October 28 - Pot luck with chicken and bingo in the Activities Room in Clubhouse II.

December 10 - Holiday Party catered by Little Greek Cafe with music.

I'm asking a favor of everyone who attends our functions. When you sign up for a social, please list each person with their first and last name. This will make it easier for the committee member who is printing the name tags. Please list your guest and mark as "guest".

We will have music at all functions except for bingo.

Ladies Luncheons

There are no dates reserved for the luncheons. However, they will be held toward the end of the month on a Friday. Flyers will be distributed to the lobbies in the apartment buildings and to the patio homes. Please call the number on the flyers to attend.

Sharon Moores.

301-219-1783



Senior Call Check Call 1-866-50-CHECK or visit aging.maryland.gov

A daily call to verify your well-being, at a time scheduled at your convenience.

Register today or tell a loved one about this program!

It's FREE for MD residents 65+.

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 our Mutual Assistant.

Applications for Building Modification (ABM's) Should be submitted to Waleska Carcuz through the ABM email account at 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

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'.



Reminders & Vital Info



Lost Keys! If you have found car keys in the parking area of Building 12, please contact Young Kang at 240-372-0375. Thank you.

Going away on summer Vacation

Depending on how long you're going to be away this **summer**, avoid wasting energy by taking these steps before leaving:

- Turn up or turn off your Air Conditioning
- Turn off the circuit breaker to the Water Heater
- Turn off the water at your main valve
- Unplug any unnecessary appliances.

STOP! Do not dump your potted plants and potting soil in the atrium gardens!



M14 ONLINE



M14 ONLINE

Have questions about the Mutual or questions for the Board? 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 was scheduled to meet Friday, July. 14, 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, July 25, 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 August Birthday to: Beth Leanza (9), Gerald Ungar (15), and Jim Reilly (17).

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: 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