

THE GRAPEVINE



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

No. 9, September 2023

The next Board meeting for Mutual 14/Forest Glade will be **Oct. 17 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

The President's Message

Got a problem with late payments and fees? Condo fees are due on the first of the month. The Leisure World Accounting Department posts payments to your account on the date they are received. Payments received after the 15th of the month - even by one day - are considered delinquent, incurring a late fee of \$30.00. Don't ignore those letters, and don't expect *us* to call *you*. Call 301-598-1078 (not me) and our new Mutual Accountant, Frank Adams, will try to get you straightened out. It's your responsibility to pay the fee or submit proof of timely payment to the Board with a written request for a waiver.

If you sign up with Leisure World's Accounting Department for "ACH" payments (electronic checks for moving money from one bank to another), you will never incur late fees or need to adjust the payment amount every January. To sign up, call Sayed at 301-598-1362 or szaidi@lwmc.com.

Those of you with garden beds should be cleaning up weeds, grass, and dead plant material as we move into autumn. Tenants are responsible for their garden beds unless their landlord and lease say otherwise. Those who have allowed weeds and grass to grow to unacceptable heights during the past few months can expect a letter from me by the end of the month. You will be given the option of cleaning up and weeding yourself – immediately – or having me contact McFall & Berry to do it - at your expense.

Myrtle May, Kathy Viney's much-loved 15-year-old cat companion, died on August 26th.

Kathy Viney, President

Call or text 301-598-2691

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 November 14 at 3:00 p.m.

**

Our Mutual Assistant is Danesca Pineda

301-598-1316 or dpineda@lwmc.com



Mutual President, Kathy Viney, 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

The Board approved a proposal to power wash patio home siding, entry ramps in the apartment buildings and atriums. The Mutual will try to notify residents in advance.

Also approved was the proposal for four patio homes to have full or partial replacement of drive-ways.

New emergency lights will be installed in the apartment buildings. Our insurance company advisor found a number of lights were not working and should be replaced.

The insurance adjuster also saw fire pits and grills too close to the back of some patio homes. Montgomery County regulations state that open flame grills and fire pits must be at least 20 feet away from the building or home.

The next phase of construction of the new Administration building will involve taking up more parking spaces and also digging across Leisure World Blvd for utility work.

Open forum

It was brought to the Board's attention that there are a number of patio enclosures with windows that have fogged up. These need to be replaced. The Board was asked to take action. Letters will be sent to the owners.

 **Social Committee** 

Our next Social is going to be a Potluck with Bingo on Saturday, October 28th in the activities room of Clubhouse II.

The social committee will provide fried chicken and we are asking you to bring a salad, veg, or dessert that serves from six to eight people.

When you sign up, please list each person separately as we will be asking your preference of white or dark meat. Watch for flyers in October.

If there is anyone interested in calling bingo for us, please let me know.

Sharon Moores.

301-219-1783



Unit Status Report as of September 14, 2023

Units for Sale/Rent/Sold

For Sale:

- Kern – B12-2F @ \$175,000
- Riggles – B14-2D (price not available)
- Burdick – 14-1E @ \$229,000

Sold:

- B15-3G Makfinsky to Lovely @ \$249,000
- B11-2F Windham to Moss @ 171,000
- B15-2F Krams to Thoms @105,000

<u>Occupancy:</u>	<u>September</u>	<u>August</u>
OWNER OCCUPIED	141	141
UNOCCUPIED	17	16
RENTALS	35	36
TOTAL UNITS	193	193

Delinquencies > 60 days (as of Aug. 16, 2023)	2	2
---	---	---



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'.

News from Leisure World:

Flu Shots

To make an appointment to get a flu shot at Leisure World, call 301-598-1005 weekdays from 9:00 a.m. to 5:00 p.m. You can make an appointment for indoors or curbside. For complete information see the Leisure World News, page 3 of the September 15 edition.

Covid Vaccines

Updated Covid vaccines are available at doctors' offices and pharmacies. Call 800-232-0233 or use your computer and surf to search.vaccines.gov for locations nearest to Leisure World.

Shredding Day

Have papers and documents cluttering your desk or file cabinet? Saturday, October 7, is Community Shredding Day. Because of construction, the trucks will now be at the Clubhouse II parking lot from 10:00 a.m. to 2:00 p.m. or until the trucks are full.

Lifestyle Department

--The committee met and had a presentation by Jamie Driggs about the proposed updating of the Clubhouse I lobby.

--Stan Jones reported that stage one of the new sound system in the auditorium is complete.



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, Sept. 15 in Clubhouse I. See Leisure World News to access the recording of the meeting.

The LWCC Board of Directors will meet on Tuesday, Sept. 26, 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 October Birthday to Gabe Arias (19), Carl Alan Bolin (26), and Barry Gold (28).

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



Who Pays for What – Repairs, Maintenance and Replacements

Air conditioning ducts	(R)
Air conditioning filters	(R)
Air conditioning system service	(R)
Air conditioning condensation lines serving only one unit	(R)
Air conditioning condensation lines serving more than one unit	(M)
Carport, lower cabinet	(R)
Carport, auto fluid leaks —clean	(R)
Circuit breaker box and panel	(R)
Circuit breakers	(R)
Doorbell or button	(R)
Door, front exterior	(R)
Door, garage door for car	(R)
Door, garage side door for pedestrian	(R)
Door, sliding glass, exterior and interior	(R)
Door, locks and knobs for the front exterior	(R)
Door, locks and deadbolt	(R)
Door, screen and storm	(R)
Door, all interior doors	(R)
Dryer, clothes vent pipe (except Mutual cleans in 2 year cycles)	(R)
Dryer, clothes vent pipe cap	(M)
Fireplaces and Chimneys,	(R)
Fixtures, interior, electrical, plumbing, toilet, sink, tub & shower	(R)
Florida Rooms, Enclosed Balconies & Enclosed Patios	(R)
Mail box keys, locks (Apartment Buildings)	(R)
Pests, Wild Animals & Insects — control, removal & spraying:	
In common/limited common areas	(M)
In residences	(R)
If threat to structural integrity	(M)
Plantings and beds within four feet of the foundation	(R)
Plumbing, pipes, and drains, inside walls, floors, ceilings that serve one unit	(R)
Plumbing, pipes, and drains, inside walls, floors, ceilings serving more than one unit	(M)
Plumbing, Sewer & Drain Stoppages In Event of Emergency	(M/R)
Smoke Detectors – every 10 years	(M)
Washing Machine — Wall mounted cut off valve:	
Replace original Symmons valve with Watts valve	(R)
Replace Watts valve with Watts valve	(R)
Water, main shut-off valve to one unit	(R)
Water, faucets, exterior silcocks that serve more than 1 unit	(M)
Water, faucets, exterior silcocks that serve one unit	(R)
Weather stripping, door sweeps	(R)
Windows, regular and storm	(R)
Wiring in walls, electrical that serve one unit	(R)

M = Mutual **R** = Resident or Owner

M/R = will be paid by the Mutual or the resident/unit owner depending on the circumstances.