

# THE GRAPEVINE



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

No. 11, November 2023

The next Board meeting for Mutual 14/Forest Glade will be **Dec. 19, 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 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 February 13, 2024, at 3:00 p.m.

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Our Mutual Assistant is Danesca Pineda

301-598-1316 or

[dpineda@lwmc.com](mailto:dpineda@lwmc.com)

## The President's Message

Just because the Thanksgiving holiday weekend has passed, it's not too late to say **thank you** to everyone for their efforts on behalf of our Mutual. That is especially true of the volunteers listed at the end of this issue, who get their assigned tasks done month-in and month-out without a hitch (or nagging). A shout-out to Julie Gibbons and Lynelle Simpson (Bldg.15) for "garland-ing" our mutual signs and hanging wreaths last week.

Sharon Moores and the Social Committee are getting ready for our big year-end **Holiday Social**. Sign up and pay up by noon Thursday, December 7 (first day of Hannukah). Late-comers will not be accommodated as this is being catered by an outside vendor, and no "take-home meals" will be permitted.

**The Board approved the new budget at their November 21<sup>st</sup> meeting. You should receive a letter in the mail in late December (or early January) from the Accounting Department with the exact amount of your monthly condo fees taking effect January 1, 2024.**

FYI regarding managing water events: It is the Mutual's responsibility to ensure that clean-up and repairs are done in a timely manner by vendors who are licensed and insured. We make sure those vendors are paid, then request reimbursement from the unit owner where the damage originated. If we are not reimbursed, the mutual can assess the costs against the unit.

*If you have a water event in your unit, especially if it affects another unit, don't assume PPD or anyone else is going to contact the mutual. YOU must contact Mutual Services so our Property Manager can oversee the clean-up and repairs.*

Kathy Viney, President

Call or text 301-598-2691



## Notes From The Board

The Management and Operation Agreement with all Master Meter Mutuals is being revised by Leisure World management. Mutuals are in the process of reviewing.

Bob Brunel is retiring so will no longer serve as our Property Manager. Nancy Sprinkle will take over as senior property manager. She was a manager at Overlook.

On November 28, gutters and downspouts will be cleaned on the patio homes. There was some confusion about whose responsibility it is regarding gutter cleaning and exterior maintenance of the patio homes. Kathy will work with the Property Manager and Administrative Assistant regarding responsibility.

The search for a web site manager continues.

Mutual and Leisure World email and community notices are sent out to owners and residents who have a current email address on file with Mutual 14/Forest Glade. If you are not receiving emails, please send your correct email address and phone number to [m14@mutual-14.org](mailto:m14@mutual-14.org).

Did you know that the stuff you put on your windows and windowsills can be seen by anybody and everybody who walks by? The holes in screens, fogged up glass, broken blinds and sagging and filthy curtains, multiple knick-knacks, dried up fruit and plants, assorted tools, boxes and suitcases, dead bugs, etc. make this place look like a dump! Same goes for the junk on balconies and patios.

**Please walk outside and look at your unit as others see it – then clean it up!**

### Open forum

The question was asked why hooks cannot be reattached to lobby doors to keep them open and make it easier for residents to carry loads to and from their cars to the elevators. The Mutual has a contract with Schindler Elevator Company to maintain our elevators. Schindler advised that lobby doors should be kept closed all year round for proper running of the elevator machinery.

### Fire Safety

- Your smoke detector only alerts you to a possible fire in your unit. It is **not connected** to LW Security or the Fire Department.
- Fire Alarm pulls can be found in the apartments' atrium or catwalks near the stairwells. They alert your neighbors to a potential problem while connecting to our Fire Alarm monitoring service. They will call LW Security and the Fire Department.
- **You should still call 911** if you can give the specific location of the fire.

If you hear the Fire Alarm:

- Leave your unit if you are able and close the door behind you. Do not lock it.
- Do not use the elevator.
- Go to the carport or lobby of the building opposite or next door. Don't get in the way of the emergency personnel. Wait for the "all clear".



- If you are unable to take the stairs and don't want to stay in your unit: Unlock your front door. Go to the stairwell furthest away from the activity. Wait for emergency personnel to come to you.
- **If you are unable to leave your unit, stay inside.** Unlock your front door. Go into a bedroom and close the door. Wait for emergency personnel to come to you.

*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).*

### **Unit Status Report as of November 16, 2023**

**Units for Sale/Rent/Sold**

For Sale:

- Kern – B12-2F @ \$175,000
- Burdick – 14-1E @ \$199,000


Sold:

- B15-1C Barbadillo to Claggett @ \$200,000
- B15-3D Huffman to Battistelli @ \$205,000
- B14-2D Riggles to Lucas @ \$210,000


**Occupancy:**

	<b>November</b>	<b>October</b>
OWNER OCCUPIED	141	142
UNOCCUPIED	17	16
RENTALS	35	35
<b>TOTAL UNITS</b>		
	<b>193</b>	<b>193</b>

Delinquencies > 60 days (as of Sept. 16, 2023)	2	3
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## Social Committee



Our final social of 2023 is our Holiday Party catered by The Big Creek Cafe. It will be held on December 10 at 6:00 p.m. in Clubhouse II. Look for the flyers and sign up by 12:00 noon on Thursday, December 7. Late-comers will not be accommodated as this is being catered by an outside vendor, and no "take-home meals" will be permitted. Bring your friends and enjoy a fun evening with great food. Music will be provided by Stan Jones.



As I have said in the past, it takes a village to have successful socials. I think everyone can agree we have a village of helpers. I want to thank Annette Loveday, Patty and Gabe Arais, Fay Schilling, Wayne Curnow, Myriam Sanchez, Kathy Viney, Diane Reynolds, Judy Block, Geneva Foster, Lynelle Simpson, Ellen Goodman, Trish Stonebanks and Barbara Martin.

We will have our December Ladies Luncheon on Friday, December 22 at noon at Founding Farmers. The flyers will be out soon. We look forward to having a good time.

Happy Holidays to everyone!

Sharon Moores.

301-219-1783



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



Mutual 14 extends a warm welcome to Michelle Lovely: B15-3G



**Senior Call Check** Call 1-866-50-CHECK or visit [aging.maryland.gov](http://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](mailto:ABMsubmittal@lwmc.com).



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](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, Nov. 17, in Clubhouse I. See Leisure World News to access the recording of the meeting.

**The LWCC Board of Directors** will meet on Tuesday, Nov. 28, 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 are open to all unless legally closed."



### Happy Birthday!



Happy December Birthday to Bo Muller (13), and Jacqueline Muller (25).

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



It's time again to thank our 2023 volunteers. These are the people who have served Mutual 14/Forest Glade in a multitude of ways. **If you see them, say thanks!**

Building Reps:

- Chair: Jessie Fitzpatrick
- B10 Jessie Fitzpatrick
- B11 Paulina Garner & Maria Cruz
- B12 Beth Leanza
- B13 Walt Faggett
- B14 Bobbie Palmer
- B15 Julie Gibbons
- B16 Kim Brinson & Don Pruett
- B17 Jane Carona
- Patio Homes Cindy Wright

Budget & Finance Committee: \$\$

- Richard Bambach
- Sheila Becker
- Maxine Hooker

Landscape Committee: 🌳

- Rick Kaiser
- Barbara Martin
- Jim O'Neil

Social Committee: 🍷🍷

- Chair: Sharon Moores
- Gabe & Patty Arias
- Judy Block
- Wayne Curnow & Myriam Sanchez
- Geneva Foster
- Ellen Goldman
- Annette Loveday
- Barbara Martin
- Diane Reynolds
- Faye Schilling
- Lynelle Simpson
- Trish Stonebanks

LW Advisory Committees:

- Jane Carona: Security & Transportation
- Beth Leanza: Entertainment & Recreation
- Kathy Viney: Insurance

Leisure World Community Corp. [LWCC] Board of Directors:

- Kathy Viney
- Roger Blacklow, Alternate

Mutual 14 Board of Directors:

- Kathy Viney, President
- Jim O'Neil, Vice President
- Gary Leber, Secretary/Treasurer
- Carol Ames, Director
- Jane Carona, Director
- Walt Faggett, Director
- John Loveday, Director

The Grapevine: 🍇

- Leona O'Reilly & Cathy Madden: Editors
- Ellen Goldman collects them from the mutual assistant, counts them out, & bags them.
- Gail Rosenberg: delivers them to the couriers:
- B10 Kathy Viney
- B11 Paulina Garner
- B12 Beth Leanza
- B13 Walt Faggett
- B14 Barbara Martin
- B15 Julie Gibbons
- B16 Don Pruett
- B17 Jane Carona & Sailor
- Plaza Homes Myriam Sanchez
- [Grapevine & LW News]

Mutual 💡 lightbulb changing: Pat Leanza

🐾 Pet bag replacements: Maria Cruz

Robo-call 📞 & Directory listings: Kathy Viney  
Website [www.mutual-14.org](http://www.mutual-14.org): Kathy Viney

And let's not forget:

- Mutual Assistants:
  - Danesca Pineda & Waleska Carcuz
- Property Managers:
  - Bob Brunelle & Lee Shields
- Mutual Accountant: Frank Adams
- Frost Cleaning Service crew: Luis & Nora