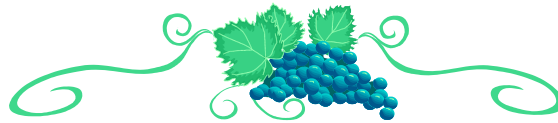


THE GRAPEVINE



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

No. 8, August 2026

The next Board meeting for Mutual 14/Forest Glade will be **September 22, at 2:00 p.m.** in Meeting Room A in the Administration Building and also 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 held on the 3rd Tuesday of every month in the Administration building at 2:00pm.



Building Rep Committee:

Meetings are held in the Potomac Room in Clubhouse I, on the 2nd Tuesday of the month at 3:00 p.m. (January, April, July and October) **

Our Mutual Assistant is
Danesca Pineda
301-598-1316 or
dpineda@lwmc.com

The President's Message

Electricity is getting more expensive every day. Leisure World buys energy in bulk so we can get a better rate, but there was a gap between those bulk buys at the beginning of 2026, leaving us exposed to a much higher rate at the very worst time of year. Our electric bill for February was \$199,997 (compared to December \$93,660 and January \$80,073). Year-end 2025's \$150,984 deficit (also a result of higher electric bills) and that one February electric bill essentially wiped-out financial cushions we have relied on to keep your condo fees manageable. While we haven't begun the 2027 budget process yet, you should be aware that this will be a significant factor in those calculations, and we are already tightening our operations spending. The good news is that when submeters go 'live' we expect to see immediate savings from them.

Once the submeters go 'live', you may want to know if your actual monthly bills are better or worse than the E-rating System's fixed monthly charge. Below is the base rate that each unit type is currently being charged for electricity. You may be charged more or less depending on modifications to your unit.

Apartment units:

A & G \$216.63/mo.

F \$161.87/mo.

B & E \$197.56/mo.

C & D \$207.74/mo.

Patio Home units:

St. Andrews (3BR) \$229.89/mo.

Raintree (2BR center) \$239.65/mo.

Inverness (1BR) \$221.92/mo.

We will start individual billing based on submeter readings in 2027. The separate document delivered with this publication explains how the billing will work.

Our energy supplier declares Red Days during severe heatwaves or peak summer/winter demand. Leisure World residents are asked to cut back on usage by closing blinds, turning off non-essential electronics, and adjusting thermostats. Ever wonder about the financial consequences? Pepco just presented Leisure World with an "energy conservation refund" of \$387,598 for 2025. Mutual 14's share of that refund amounted to \$27,956. So don't ignore those

annoying robocalls! Every little thing you do to lower consumption saves real money. This goes for tenants, too. If you don't conserve, landlords' costs – and your future rents - will be driven up.

Respectfully submitted,
Kathy Viney, President
Call or text 301-598-2691

Mutual President, Kathy Viney, is available for Mutual 14 business Monday through Friday from 9:00am to 6:00pm (and on weekends for emergencies only, please.)



Reminders & Vital Info



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.

Clothes Dryers

We have a responsibility to ourselves and to our neighbors for properly operating and maintaining our dryers. While the Mutual cleans the exhaust lines (vents) every two years, keeping the dryer clean from lint build-up will prevent unnecessary energy use and fire hazards.

- **Lint screens should be cleaned after each use.** Vacuum lint particles that accumulate around and under the dryer to reduce the fire hazard.
- Use of fabric softeners has been found to cause a waxy, invisible substance to build up on the lint screen blocking air flow. Occasional washing of the lint screen with soap and water will prevent this.
- Test for any excess heat while it is running. If you find this to be so, you may need maintenance or a new appliance. Call your appliance repair company.
- Make a visual check of the outside exhaust point to ensure there is no lint built up there and that the flap is operating freely. If there is lint build-up, call PPD to have the vent cleaned. This is the owner's responsibility.

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 off your Air Conditioning
- Turn off circuit breaker to the Water Heater
- Unplug any unnecessary appliances.

Insurance Deductible

Maryland law requires condominium owners to reimburse the Mutual for their deductible, up to \$10,000, "if the cause of any damage to any portion of the condominium *originates* in their unit", regardless of fault or responsibility. The Board strongly recommends that each owner have an **HO-6** homeowner's insurance policy that will reimburse you for this. If you have any questions, please contact your insurance agent.

PETS

Please pick up after your pets. We know that pets can have accidents. You need to clean up after them, especially in the elevator or on carpeting AND IN WALKWAYS. Please be courteous and keep our mutual clean and safe. Thanks!

Robocalls: Our robocall system is set up so that Leisure World management and Mutual 14 can efficiently notify many individual residents with one pre-recorded message via landline, cell phone or text. It's used primarily for time-sensitive or time-critical information. It's important that you're in the system so you can know what's going on! To be included in the Mutual 14 information Robocalls, please contact the Mutual at m14@mutual-14.org with your preference(s). If you choose to receive text messages, and once your cell phone number has been entered into the system, your cell provider will require you to "opt in" (just once) by texting the word Alert to 22300.



Welcome to Our New Residents...



Welcome: Shelby Haggray, 15101 Glade [Bldg.10 #3G)

UNITS FOR SALE / SOLD:

For Sale: Bldg. 12 #1G (Wilson) @ \$235,000
Bldg. 15 #2E (Gold) @ \$180,000

Sold: Bldg. 14 #2G Palmer to Kwok @ \$264,000 (8/31/2026)
Bldg. 16 #2D Iezzi to Peterson @ \$220,000 (9/20/2026)

Unit Status Report as of August 13, 2026

<u>Occupancy:</u>	<u>August</u>	<u>July</u>
OWNER OCCUPIED	154	154
UNOCCUPIED	9	10
RENTALS	30	29
TOTAL UNITS	193	193

Delinquencies over 60 days: 1. \$7,677.00 (Lien)
2. \$8,935.00 (Lien as of July 16, 2026)



Social Committee



When we had our picnic, I said we needed a village to have a great function which we did. Then we had a wonderful pizza and Bingo party. I was told the gang was all there to do this. We want to thank Preston Williams, who won 50/50 for \$119.00. He donated this back to the Mutual Social Committee, and it has gone into the 50/50 pot that we are using to pay for the band "2nd Soul" for the Holiday Party.

The gang that stepped up to make this a great party were Annette Loveday, Patty Arias, Myriam Curnow, Julie Gibbons, Diane Reynolds, Lynelle Simpson, Barbara Martin, Jan DeJong, John Loveday, Wayne Curnow, Gabe Arias, Gerben DeJong, Steve Hatos and Scott Cameron. For all of you who don't know Scott, he is our energizer bunny. He asked which car was being loaded to take everything back and I said I would pull my car up. Before anyone knew my car was totally loaded instead of two cars. Room cleaned and we all left. Thank you to all for the great help/work. I didn't know where anything was until I started unloading my car the next day and I found the raw onions. Made me empty the car faster. Hope everyone had a great time, and we will see you at the September picnic.

Our next function is on Saturday September 19th at Vantage Hill Court. It will be a picnic with hot dogs, hamburgers, appetizers, salad, baked beans, dessert, water, soda, Orange Crush or BYOB. Euclid will be playing music if you want to dance. All you need to do is bring a chair, meet your neighbors and friends and party. Watch for the flyers to be posted soon. The time has been moved up a half hour just so it doesn't get dark too soon.

Ask a neighbor who you know doesn't come because it is hard to come alone when you don't know anyone or what is happening.

We look forward to seeing everyone and having another good time.

M14 LADIES' LUNCHEON

The M14 Ladies' Luncheon is held on the **fourth Friday** of every month. Keep an eye out for flyers posted in the lobbies or delivered to your home about a week and a half beforehand. Come enjoy a delicious meal, warm conversation, and a wonderful time with friends and neighbors. This month we are heading to Uncle Julio's Rio Grande Cafe on August 28th. This is a new restaurant for us so you can look up their menu online.

Sharon Moores 301-219-1783

Mutual 14 Information Requests

If you need information or you see something around our Mutual that needs attention, contact our Mutual Assistant, Danesca Pineda, at 301-598-1316 or dpineda@lwmc.com.

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.

Applications for Building Modification (ABM's) Should be submitted to Monica Tejada through the ABM email account at ABMsubmittal@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'.



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 call them.

Light Bulb out in the Hallway?

Call Pat Leanza 301-598-4569

Comcast Issues? Call 1-855-638-2855

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

All Zoom attendees will be placed in the Zoom waiting room for admittance. Please type in your first name, last name, and mutual number to prevent delay in access to the meeting.

From the Leisure World News:

Zoom and Phone

To attend remotely by phone: Dial (+1 301 715 8592)

To attend remotely by video: Visit (<https://bit.ly/3MzN2dy>)

The meeting ID is (842 7874 9395) and the passcode is (3547) for both phone and video.

All Zoom attendees will be placed in the Zoom waiting room for admittance. To prevent delay in access, make sure to identify yourself on screen by first and last name as well as by your mutual.

If planning to attend via Zoom using a phone, email Jeena Osmani, executive assistant, at (josmani@lwmc.com) before the scheduled session, with the phone number you will be using, your name and mutual to ensure access to the sessions.



Happy Birthday!

September Birthdays: John Loveday 9/26

If you would like to share your birthday, please email us at: grapevinem14@gmail.com



BOARD OF DIRECTORS

President: Kathy Viney
301-598-2691

Vice President: Julie Gibbons
301-233-6636

Treasurer/Sec'y: John Loveday
603-540-6101

Director: Jane Carona
301-598-2131

Director: Steve Hatos
301-946-1135

Asst. Treasurer: Annette Loveday

COMMITTEE CHAIRS

Building Rep: Beth Leanza

Social Committee Sharon Moores