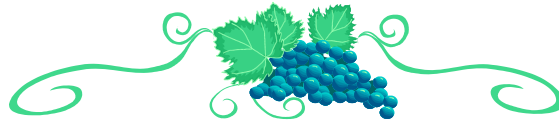


THE GRAPEVINE



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

No. 2, February 2024

The next Board meeting for Mutual 14/Forest Glade will be **March 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

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 tentatively set for May 14, 2024, at 3:00 p.m.

**

Our Mutual Assistant is Danesca Pineda

301-598-1316 or dpineda@lwmc.com

The President's Message

Owners have received the official **Call for Candidates** for the three openings, each for three-year terms, on the Board of Directors. Carol Ames, Gary Leber, and John Loveday have completed their terms. Danesca must receive nominees' resumes by March 14th at the Mutual Services office in the Administration Building (next to the Post Office).

The Board's responsibilities include:

1. Preparing annual budgets
2. Overseeing monthly expenditures relating to the care and upkeep of mutual property
3. Establishing and enforcing mutual policies and Rules and
4. Appointing members to standing and ad hoc committees and evaluating and implementing their recommendations

Please consider serving your community and having a say in its operation.

Committees:

A call for volunteers for the **2024 Landscape Committee** was put in the January Grapevine and at our meeting this week the Board approved the members: Sharon Moores, Chair (PH), Barbara Martin (B14), and Preston Williams (B12). They begin their work in March and will serve until the end of the year.

I am also **calling for volunteers for the Budget Committee** and the **Building Rep Committee**. These committees' annual terms will end in May with the new Board's approval of new members. If you would like to volunteer for either of these committees, please contact me to receive more information about their duties and requirements.

Property Management:

Property management will always be a group effort. The responsibilities of the Mutual Services Department include regularly inspecting our common elements, ordering repairs where necessary,



overseeing the work of our vendors and working with the Board of Directors to implement capital improvement projects scheduled in our Reserve Study.

They will also be your point of contact if you have property damage as a result of water or fire events. However, this is your home. *If you see something, you have a responsibility to say something!* Please report to Danesca (301-598-1316) and she will determine who should address the issue.

We met Senior Property Manager, Nancy Sprinkle, at our January Board meeting. She will oversee the office, which consists of the Mutual Assistants and two Assistant Property Managers, Lee Shields and **Perla Alvarez**. Perla, who has been Property Manager at The Greens for the last two years, is now assigned to Mutual 14 for day-to-day management. **We welcomed her to the team at our February meeting and look forward to working with her.**

A minister, a priest, and a rabbit walk into a Red Cross donation center. The nurse asks the rabbit, "what's your blood type?" The rabbit replies, "I'm a Type O."

Kathy Viney, President

Call or text 301-598-2691

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

Property Damage:

Delivered with this edition of *The Grapevine* is a document entitled "Managing Property Damage – Information for Residents". This was developed by the Leisure World Insurance Committee in conjunction with all relevant Leisure World departments. It will be familiar to those residents who have had drain backups or pipe bursts or any other sort of property damage event – and will be helpful to any of you who may have a similar problem in the future. Please take a moment to read through it.

Parking:

If you notice a vehicle that is parked on our property and hasn't moved an inch in a long time... We have no rule that says a vehicle has to move once a week or once a month or once a year. It may be annoying and take up our limited parking space, but a vehicle is legal as long as its registration is current, has a LW RFID tag (decals are no longer valid), and doesn't exceed the number of vehicles allowed per unit.

Patios and Balconies:

1. "No storage of any kind is permitted on the general common elements or in open view on limited common elements, which include the carports, first-floor patios and the second and third floor balconies (whether open or enclosed) ..."
2. "Storage is defined as the stationary placing or maintaining of vehicles, miscellaneous goods or materials, individually or in assorted containers, on a semi-permanent or long-term basis."



This rule applies to units on all floors of the building. Just because you're on the 3rd floor doesn't mean we can't see your stuff. The only things that should be seen on any patio or balcony (open or enclosed) are patio-style furniture and some pots for plants. If you choose to use this area for storage you must keep curtains or blinds closed at all times. We don't want to see your junk!!

Owners of any vehicle (including electric cars, bikes, golf carts, scooters and so on) with lithium batteries should charge their vehicle outside their garage. As has been reported, lithium batteries can catch fire while charging and rapidly cause extensive damage. Owners of these vehicles should check with their insurance provider to ensure that they have coverage should the battery catch on fire and cause damage to their home and neighbors' property.

Does security have a key to the front door of your home? If you have an emergency requiring the Fire Department or Ambulance to enter your home, and they do not have a key or you cannot unlock or open the door, emergency personnel will force open the door. This can cause extensive damage to your door and be very expensive to replace (owner's responsibility). Security will not give your key to anyone except emergency personnel.



Welcome to Our New Residents...



Mutual 14/Forest Glade extends a warm welcome to:

- Marcia and Peter Aleksiewicz (pronounced "alex-shevitz") B10-3G
- Rich Peppin B14-1E
- Mary and Tina Claggett B15-1C
- Wellington Moy B15-2F
- Don and Lauren Johnson B16-1G

Unit Status Report as of February 15, 2024

For Sale:

Kern Bldg.12– 2F @ \$175,000

Sold:

- Bldg. 11- 3C Marcuse to Richard Thomas @ \$200,000 settled 2/16
- Bldg. 15- 3F Bolin to Ramona Scott @ \$135,000 settled 2/15

Occupancy:

February

January, 2024

OWNER OCCUPIED	143	140
UNOCCUPIED	15	18
RENTALS	35	35

TOTAL UNITS 193 193

Delinquencies > 60 days 1 (\$13,082)



Social Committee



Save the date! The Social Committee is planning a Happy Hour for April 27 in Clubhouse II. This will be for Mutual 14 residents ONLY, no guests. The cost will be \$5.00 per person. Flyers will come out in March with all information in the March Grapevine. The last social was cancelled because people did not sign up on time. Please sign up early!

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, will be 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

If you see something that needs attention or you need information, contact our Mutual Assistant, Danesca Pineda, 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 Waleska Carcuz 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'.

**IN MEMORIAM**

We send sincere condolences to the family and friends of Mutual 14 resident John Pflieger. According to his son, John Pflieger Jr, he lived here since around March 2013, and was 96 years old. He was a retired Army Military Colonel.

**Reminders & Vital Info****Auto payment of Condo Fee**

If you are new to Leisure World, you can sign up for automatic debit payment of your Condo Fees by contacting Sayed Abbas in the LW Accounting Department. Additionally, if you are selling your unit, you have to contact Sayed at least a week before the end of the month of your settlement so your account is not debited at the beginning of the following month. The cancellation form can be sent to you by email or you can pick it up at the Administration Building. Contact Sayed at sab-bas@lwmc.com or 301-598-1362.

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. This is a health and safety issue! Please be courteous and keep our mutual clean and safe. Thanks!

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. Renters should also be sure that they have insurance coverage for their possessions in their unit.

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! In order 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.



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, Feb. 16, in Clubhouse I. See the latest issue of Leisure World News to access the recording of the meeting.

The LWCC Board of Directors will meet on Tuesday, Feb. 27, at 9:00 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 available to attend in person or via Zoom unless otherwise stated. Governance meetings are open to all residents unless legally closed."



Happy Birthday!



Happy March Birthday to Annette Loveday (3), Jane Carona (9), Evelyn Perlmutter (11), Ilene Weiss (11), Jim O'Neil (21), and Linda O'Neil (26).

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: Sharon Moores

Social Committee Sharon Moores