

THE GRAPEVINE



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

No. 2, February 2025

The next Board meeting for Mutual 14/Forest Glade will be **Mar. 18 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.



Building Rep Committee:

Meetings are held quarterly in the Potomac Rm., Clubhouse I. The next meeting will be held

April 8 at 3:00 p.m.

**

Our Mutual Assistant is Danesca Pineda

301-598-1316 or

dpineda@lwmc.com

The President's Message

Owners recently received the **Call for Candidates** to fill three seats on the Board of Directors. It is important to know that Directors must have access to email and must attend most meetings in person. They must also take a County-mandated on-line course on "Community Governance Fundamentals" within 90 days of being elected.

The role of a director, making financial decisions about capital projects and delinquent accounts, and enforcing our bylaws and rules, is paramount in maintaining our community's property values.

Please don't assume the current directors will run again. We only have a five-person board, so filling every seat is critical. The deadline for nominations sent to dpineda@lwmc.com is Wednesday, March 12th.

We are still working with our attorneys to review and update **Mutual 14 Bylaws**. This has turned into quite a project, with a number of amendments expected (after 45 years). It looks like this will be a topic for discussion - and for the ballot - at our Annual Meeting.

The Board confirmed the **capital projects** we will undertake this year. Our Property Manager, Perla Alvarez, will bring the Board options and pricing for the following:

- 1) new elevator cab finishes
- 2) new roofs for Buildings 13 and 14
- 3) the repair of the first-floor apartment building concrete walkways, making them more attractive and providing traction. Once we have that information – and residents' feedback - we can decide the main question: to carpet or not to carpet.



Noise complaints are still regularly reported by residents. Please be aware that our apartment buildings are not as solid as you might think. They are wood frame with only a façade of brick. There is no massive concrete slab between floors, just plywood. So loud music or televisions, slamming doors, and *barking dogs* can be heard by your neighbors. Please do your best to eliminate these nuisances.

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).

Kathy Viney, President

Call or text 301-598-2691

Notes From The Board

Correction: Last month in reporting the names of the new members of the Building Representative Committee, we inadvertently omitted the Building Rep for the Patio Homes.

The Building Rep for Patio Homes is Cindy Wright.

Unit Status Report as of February 13, 2025

Sold: 15121 Glade Dr. (B13-3B) - Thoms to Pontigo, settlement 2/6

<u>Occupancy:</u>	<u>February</u>	<u>January</u>
OWNER OCCUPIED	149	149
UNOCCUPIED	9	9
RENTALS	35	35
TOTAL UNITS	193	193

Delinquencies over 60 days \$13,008 (on repayment plan)

Hours for moving in or out of a house or an apartment, deliveries, and repair and renovation work are permitted between **8:00 a.m. and 7:00 p.m., Monday through Saturday only (no Sundays or Holidays)**. The Mutual President may make an exception, but only if you make your request *in advance*.



Reminders & Vital Info



Fire Safety

- Your smoke detector only alerts you to a possible fire in your unit. It is not connected to Leisure World 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. The monitoring service 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.

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'.

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 Waleska Carcuz through the ABM email account at 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

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.

The LWCC Board of Directors will meet on Tuesday, February 25, 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: "If planning to attend via Zoom using a phone, please email Angela Muse, the executive assistant, at amuse@lwmc.com before the scheduled session with your name, phone number, and mutual to ensure access to the session."



Happy Birthday!



Happy March Birthday to Annette Loveday (3), Jane Carona (9), Ilene Weiss (11), Jim Oneil (21), Linda Oneil (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

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

Director: Jane Carona
301-598-2131

Director: Leona O'Reilly
240-401-8901

Asst. Treasurer: Annette Loveday

COMMITTEE CHAIRS

Building Rep: Beth Leanza

Landscape: Sharon Moores

Social Committee Sharon Moores



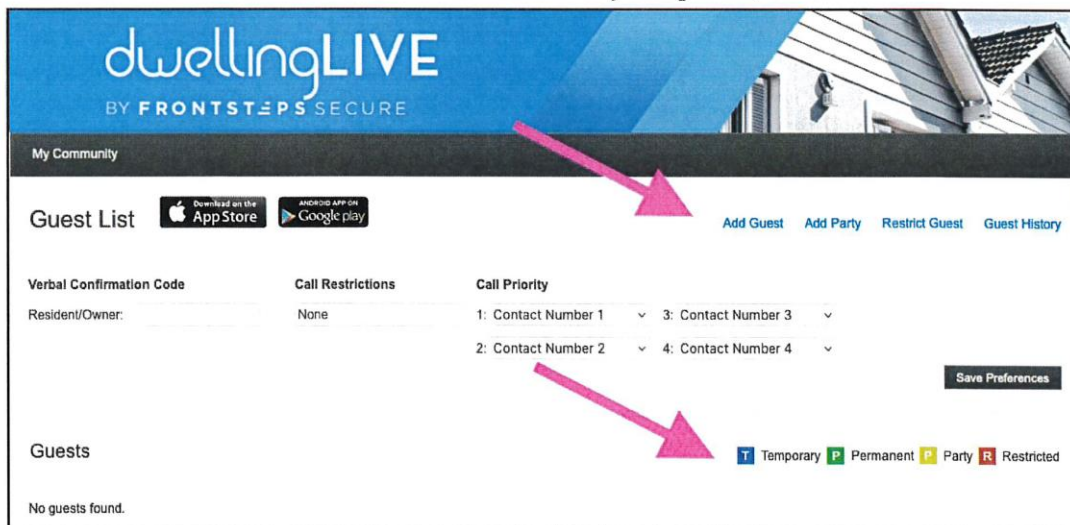
Leisure World of Maryland Corporation
3701 Rossmoor Boulevard
Silver Spring, MD 20906

November 2023
Dear Residents,

You now can quickly and easily register your guests to allow them access to Leisure World. You can do so via computer, tablet or smartphone 24 hours a day, seven days a week, through a system called DwellingLive. (This is the same system that allows registered Leisure World residents' vehicles to come through entrance gates using an RFID tag affixed to the vehicle.)

Here are some instructions to help you use this system to allow guest access:

1. Go to www.dwellinglive.com. Click on "Login"
2. In dropdown menu, click on "Security & Access"
3. **Enter your email and password** in the Login fields. Your email address is the one on file with the Mutual property management office, and your password is "lw" followed by your resident ID number (found on your Leisure World ID card). Make sure your property Manager has your correct email and ID number in your file.
4. You'll be presented with a guest registration portal, where you can register four different types of guests:
 - Temporary – There are no restrictions on the number of your temporary guests
 - Permanent – Limited to eight per resident per year
 - Party – Click on "Add Party" to create a party title and date
 - Restricted – Click on "Restrict Guest" to restrict entry of a person/vehicle





Leisure World of Maryland Corporation
3701 Rossmoor Boulevard
Silver Spring, MD 20906

4. (*cont.*) Note: If you would like the gate attendant to contact you when your guest arrives, complete the "Verbal Confirmation Code," "Call Restrictions," and "Call Priority" sections.

5. Click on "Add Guest"

6. Select the guest type:

- Temporary Guest
- Permanent Guest
- Party Attendee

7. Select Pass Type from the dropdown menu:

- Golf Course
- Guest
- Single Entry

8. Fill in the information fields:

- Guest's first and last name
- Company (if applicable)
- Whether to email the pass to your guest
- Whether to text the pass to your guest
- Notes for the gate attendant (if applicable)
- For a Temporary Guest: The start and end dates for your guest's entry
- For a Permanent Guest: Which days of the week they are permitted entry
- For a Party Attendee: Select the party title you have entered

9. Click "Save." Your guests are now entered into the system and will be cleared when they come through the visitor gate. They should provide their name and their guest pass, if on hand, and any information the gate attendant may have been instructed to request.

You can download the DwellingLive app for an iPhone or iPad at the App Store, and for Android devices at Google Play.

For security reasons, residents are encouraged to change their default password immediately. To do this, once logged in, go to "My Account" on the home page and edit your user profile. In your user profile, you also can sign up for email and text notifications to alert you when your guest arrives at the gate.

If you have issues logging into DwellingLive or registering your guests please contact Security: Karen Arevalo at 301-598-1329 or Jim Rudnick at 301-598-1002.