

# THE GRAPEVINE



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

No. 2, February 2026

The next Board meeting for Mutual 14/Forest Glade will be **March 17th 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](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 in the Potomac Room in Clubhouse I, on the 2<sup>nd</sup> Tuesday of the month at 3:00 p.m. (**January, April, July and October**)

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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

Owners recently received a **Call for Candidates** to fill two 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 online course on "Community Governance Fundamentals" within 90 days of being elected. The certificate earned is good for three years.

The role of 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](mailto:dpineda@lwmc.com) is Thursday, March 12.

Moving in or out of a unit, deliveries (other than UPS, Amazon, Giant, & USPS), contractors, and repairmen are not permitted and will not be allowed entry on Sundays or holidays. Residents of Mutual 14 have **Monday through Saturday 8:00am to 7:00pm to make these arrangements**. *I do not appreciate being asked to make a last-minute exception on a Sunday morning - and will refuse entry.*

We've had several pipe breaks in the past month due to these unusual temperatures. Unfortunately, "wear & tear" is not covered by insurance, so repairing these damages will be paid from our operating funds or from Contingency Reserves, where our current balance is \$209, 809:

- Bldg.10 Supply line leak under unit: American Leak \$1,850, Jiffy Plumbing \$14,822.88, A&A Restoration \$3,011.62, Carpet replacement \$947.00 = **\$20,631.50 Paid>Contingency**
- Bldg.12 Water main break: Jiffy \$89,320.00 + Portable toilets \$879.67 + bottled water \$120.00 + PPD \$?
- Bldg.14 Backflow pipe crack: Magnolia Plumbing +/- \$5,000
- Bldg.15 Sprinkler valve in trash room: PPD **\$269.52 Paid>Operating funds**
- Bldg.16 Backflow pipe crack: Magnolia Plumbing +/- \$5,000
- Bldg.17 Hose bib break, damage inside unit: PPD + A&A + replace flooring [Estimated @ \$10,000]

One event involved a frozen spigot that caused damage inside a unit. Remember that if you have any kind of water event affecting your unit you must contact Mutual Services during business hours so they can coordinate mitigation and repairs. Do not assume that Security or PPD or A&A Restoration Services will do that for you.

In 1976 when this mutual came into being, people generally did not have two or three vehicles as they do now. We don't have enough room for that many vehicles plus caregivers, contractors, and visitors. At Tuesday's meeting, **the Board of Directors approved the final draft of amended parking rules, which will take effect March 15, 2026.** The new rules are attached to this edition, and you should keep them with your copy of the Mutual 14 Rules & Procedures [rev.2023].

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).***



**Annual meeting date: Thursday, April 23, 2026, at 3pm**

### **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 hazard.

- **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 have 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 assure there is no lint build up there and that the flap is operating freely. If there is lint build-up, call PPD to have the vent cleaned. This is an owner's responsibility.

### **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.

### **Heating your unit**

Air Conditioners are not heaters. It is extremely inefficient and costly to run an air conditioner or its fan during the winter months. All it does is suck cold air into the unit, which then has to be heated; it's like opening the windows and turning on the heat. Turn your air conditioner off and turn your baseboard heating on.

### **A Friendly Reminder to Our Dog-Loving Neighbors**

We all enjoy living in a clean, welcoming community, and that includes keeping our shared spaces free of pet waste. Recently, there has been an increase in dog waste left on the ground throughout M14. Besides being unpleasant, it creates health concerns and makes our walkways and green areas less enjoyable for everyone.

If you walk a dog—big or small—please remember to bring bags and pick up after your pet every time. It only takes a moment, and it makes a meaningful difference in keeping our neighborhood looking its best.

Thank you to all the responsible pet owners who already do their part. Let's work together to keep M14 clean, safe, and enjoyable for all our neighbors.



### Welcome to Our New Residents...



Min Young Oh & Kyeong Kuem Han 15111 Glade Drive [Bldg.12] #3D  
 Brian Coleman & Barbara Durham 15101 Glade Drive [Bldg.10] #3D  
 Jeremy Sitzer 15121 Glade Drive [Bldg.13] #2F  
 Hope Levy 3500 Forest Edge Drive [Bldg.15] #2F

#### Delinquencies over 60 days:

1. \$11,653 [Lien]
2. \$ 2,702 [Lien]



### IN MEMORIAM



Jeanne Rossomondo [15133 VHR], resident since 2005, died on February 1, 2026.



### Social Committee



### 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 headed to Regina's Restaurant in Wheaton ON February 27th.

Sharon Moores      Annette Loveday  
 301-219-1783      (603)703-8282

### 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](mailto: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](mailto: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](mailto:M14@mutual-14.org)  
[www.mutual-14.org](http://www.mutual-14.org)

Our Web Site:

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 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, February 24<sup>th</sup> at 9:30am 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 Ernesto Castillo, the executive assistant, at [ecastillo@lwmc.com](mailto:ecastillo@lwmc.com) before the scheduled session with your name, phone number, and mutual to ensure access to the session."



**Happy Birthday!**



Happy birthday to Annette Loveday on the 3<sup>rd</sup>, Jane Carona on the 9<sup>th</sup>, Ilene Weiss on the 11<sup>th</sup>, Jim O'Neil on the 21<sup>st</sup> and Linda O'Neil on the 26<sup>th</sup>.

If you would like to share your birthday, please email us at: [grapevinem14@gmail.com](mailto:grapevinem14@gmail.com)

**BOARD OF DIRECTORS**

<b>President:</b>	Kathy Viney 301-598-2691
<b>Vice President:</b>	Boris de Souza 301-806-9151
<b>Treasurer/Sec'y:</b>	John Loveday 603-540-6101
<b>Director:</b>	Jane Carona 301-598-2131

<b>Director:</b>	Steve Hatos 301-946-1135
<b>Asst. Treasurer:</b>	Annette Loveday
<b><u>COMMITTEE CHAIRS</u></b>	
<b>Building Rep:</b>	Beth Leanza
<b>Landscape:</b>	Sharon Moores
<b>Social Committee</b>	Sharon Moores



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