

THE GRAPEVINE



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

No. 1, January 2024

The next Board meeting for Mutual 14/Forest Glade will be **Feb. 20, 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 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

The President's Message

The *Council of Unit Owners of Mutual 14* will hold their annual meeting on April 25th. Now is the time, however, to consider if you would be willing to serve your community by standing for election to the Board of Directors. Carol Ames, Gary Leber, and John Loveday's terms will expire, so this year we will elect three Directors, each for three-year terms.

If you are interested, I urge you to attend the next few monthly meetings to familiarize yourself with what we do. We always need Directors with some knowledge of finance or property management - or just plain common sense.

Wanted: Volunteers to serve during 2024 on the Landscape Committee. The ability to walk the Mutual property, sometimes on uneven ground, is essential. Contact Kathy Viney.

Parking: This continues to be a problem throughout the Mutual. There just aren't enough open parking spots to accommodate residents with multiple vehicles and the caregivers, guests, and contractors who visit every day. Those of you who are using open parking instead of your designated carport – please don't.

- Those of you who are using open parking for vehicles you rarely drive - please consider saving yourself some money by getting rid of those vehicles or finding somewhere else to park them.
- Remember: one-bedroom units may park no more than two vehicles on Mutual property (one in a carport, one in an open lot when available), and two- and three-bedroom units may park no more than three vehicles on Mutual property (one in a carport, the others in an open lot - when available).
- All vehicles must be registered and display a LW RFID tag.



In honor of our first snowfall:

*I walked by a snowman named Fred
Who stood on his twigs and his head
He hid both his stalks
With poorly-matched socks
And showed off his snowballs instead.*

If that's too "racy", how about this one?

An adrenalin rush rocked my head
When I saw a child on her sled.
It made me think, should I go slide?
I'm eighty-two. So, before I'm dead,
Just one more time
Before I'm ridden...in my bed
What could happen... maybe magic?
I'm eighty-two, can you call that tragic?
So here I go, down the hillWheeee!!
Oh my God! ((Tragic))"Peeee"

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

Moving in/out, deliveries/collections, and repairs/construction of any kind are not permitted on Sundays or Holidays! If your vendor arrives at the Leisure World Gates on a Sunday or a Holiday, they will be turned away!!

Property Maintenance:

Most of you never see where your condo fees go. These are just *some* of the routine expenses paid out of our Mutual 14 Operating Funds in 2023 –

- General maintenance: \$46,700
- Electrical maintenance: \$11,000
- Plumbing maintenance: \$17,800
- County and state mandated fire safety inspections: \$15,500
- Elevator inspections: \$7,300
- Uninsured water events: \$44,200
- Bi-annual dryer vent cleaning: \$15,700
- Power washing patio homes & apartment building entries: \$7,550

Then there are the capital projects that were paid out of our Replacement Reserves in 2023 -

- Elevator hydraulic cylinder/jack assembly replacement in Buildings 12 and 14: \$169,938
- Truss repairs in Building 14: \$30,162



- Masonry repairs in Buildings 14 and 15: \$25,000
- Concrete driveways replaced on Vantage Hill Road & concrete collars installed around storm drains: \$53,000.
- Carpeting on apartment stairwell landings: \$8,000

We're starting out 2024 with a very healthy Replacement Reserve balance of approximately \$1.2 million. Much of that money is ear-marked for future projects, like saving up over time to buy Christmas presents. While some high-priced spending is coming up in another few years, we expect only the following in 2024:

- Elevator hydraulic cylinder/jack assembly replacement in Buildings 10 & 17: \$175,000 (these two buildings will complete the project)
- Masonry & concrete repairs: \$50,000

Dwelling Live is now available to all residents. Send your email address to our Mutual Assistant and ask to be sent an invitation and sign-up instructions. It's an easy way for you to get passes for all your guests.

Need to report a problem? Contact our Mutual Assistant who will then follow up by contacting our Property Manager or someone who can address your problem.

The patio homes, particularly those on Vantage Hill Court and some backing the golf course, have significant issues with leaves and other debris in their gutters. If patio home residents note accumulation of debris in their gutters, they should contact our Mutual Assistant who will forward the issue to the Property Manager. Gutters will be cleaned as necessary.

Nancy Sprinkle was introduced as a new Property Manager. She replaces Bob Brunelle, former Property Manager, who retired last year.

Open Forum

An attendee asked if a resident is responsible for having windows washed on the outside if they have an enclosed balcony (on second or third floor). The answer is yes, the resident is responsible for the cleaning of windows both inside and outside.

A resident also asked about what to do when updating their heating and air conditioning. You must submit an ABM to Waleska Carcuz through the ABM email account at ABMsubmittal@lwmc.com.

Unit Status Report as of January 10, 2024

For Sale:

Kern Bldg.12– #2F @ \$175,000

Sold:

Bldg. 10- #3G Pass to Aleksiewicz @ \$250, settled 12/13

Bldg. 11- #3C Marcuse to Richard Thomas @ \$200, settlement expected 2/16

Bldg. 14- #1E Burdick to Richard Peppin @ \$199, settled 12/14

Bldg. 14- #2D Riggles to Nely Nieto Lucas @ \$210, settled 11/16

Bldg. 15- #1C Barbadillo to Menjou Claggett @ \$200, settled 12/1



Bldg. 15- #2F Thoms to Wellington Moy @ \$185, settled 1/5/24
 Bldg. 15- #3D Huffman to Richard Battistelli @ \$205, settled 11/21
 Bldg. 16- #1G Coburn to Don/Lauren Johnson @ \$285, settled 1/10/24

<u>Occupancy:</u>	<u>December</u>	<u>January, 2024</u>
OWNER OCCUPIED	139	140
UNOCCUPIED	19	18
RENTALS	35	35
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TOTAL UNITS	193	193

Delinquencies > 60 days	2	1
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REMINDER!

Water Heater Leak Check:

Water heaters generally have a 10-year life expectancy. Please keep a sharp eye on it and check the pan underneath (if it has one) for water. As soon as it shows signs of leaking, it is imperative that it be replaced immediately. Here’s a useful tip: Place a small post-it note, with the words “Check Water Heater Pan” on it, next to your clothes dryer knob. Every time you turn on your dryer, you’ll see the post-it note, and look into the water heater pan for a sign of water.



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

All your information requests should be sent to 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.



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, Jan. 19, in Clubhouse I. See Leisure World News to access the recording of the meeting.

The LWCC Board of Directors will meet on Tuesday, Jan. 30, 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 available to attend in person or via Zoom unless otherwise stated. Governance meetings are open to all residents unless legally closed."



Happy Birthday!



Happy January Birthday to Patty Arias (3), and Pat Shephard (23). Happy February Birthday to Don Pruett (11), and Jackie Rabinow (17).

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: Jim O'Neil

Social Committee Sharon Moores