

THE GRAPEVINE



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

No. 1, January 2026

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

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 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

Wreaths and garlands on our mutual signs and lobby doors made our neighborhood look festive during the holidays. A big thank you to Julie Gibbons and Lynelle Simpson for putting them up – and taking them down - without needing to be reminded. And we should also thank Sharon Moores and the other neighbors in her crew for all their hard work in setting up the social events we have enjoyed throughout the year.

Building 11 was the guinea pig for our Flexcrete application project. As [bad] luck would have it, the second half of November and most of December brought holidays, rain, and colder than normal temperatures that held up the work. We weren't happy with how the initial application looked or felt and the contractor suggested 'grittier' quartz for better traction, so Building 11 was given another application (at no further cost) during a brief lull in the weather. The only thing left to do in Building 11 is to install carpet back in the three Ts. Most resident reviews are positive. I want to thank everyone in Building 11, especially those on the first floor, for their cooperation and patience. Building 12 will be next - when the temperatures rise.

I'll mention again that if you aren't receiving robocalls and emails from Mutual 14/Forest Glade it means I don't have your current phone number or email address. Robocalls can be annoying but consider the alternative. If you're not receiving robocalls or emails, how will you know what's going on if there's an emergency? You always have the option of hanging up. Please contact me to get on the robocall list!

The proposed new parking rules have been tabled until next month when the board will have more time to discuss them and several suggested amendments.

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

WHO TO CONTACT: Don't complain to your neighbors. Don't assume somebody else reported it. Don't assume we're mind-readers; we're not. Call or send an email to our Mutual Services Department and be specific.

- Danesca Pineda at 301-598-1316 or dpineda@lwmc.com is our Administrative Coordinator aka Mutual Assistant. Call her about everything. If it's not something she handles, she knows who does or can find out.
- Perla Alvarez 301-960-5100 or palvarez@lwmc.com is our Property Manager. She addresses all property complaints and arranges for repairs.
- Vince Caraballo 301-598-1380 or vcaraballo@lwmc.com is our Project Manager. He oversees the contractors hired by the mutual.
- Pat Leanza 301-598-4569 leanzap@yahoo.com changes light bulbs in common areas and elevators. He's a neighbor, not a contractor.
- Kathy Viney 301-598-2691 or kathyviney@comcast.net, also a neighbor, is the president of the Mutual Board of Directors.
- Reception@lwmc.com Leisure World Administration 301-598-1000, 301-598-1001 or administration@lwmc.com for all queries about Leisure World.

ABOUT MUTUAL RULES:

- The most common questions posed to the mutual president are about renting a unit, pets, and home improvements. Do not call the president or our Mutual Services team until you **READ THE RULES!** If you can't find your hard copy, look online at <https://www.mutual-14.org/wp-content/uploads/M14-Rules-Procedures-Rev.2023.pdf>
- Except in the case of an emergency, if a unit owner or resident asks PPD [Physical Properties Department] or any other contractor to perform work normally the responsibility of the Mutual, then that work will be paid for by the unit owner or resident.



Reminders & Vital Info



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

Condo Fee payments:

If you are new to Leisure World, you can sign up for automatic debit payment of your condo fees by contacting Sayed Abbas in Accounting. **If you are selling your unit**, you have to contact him 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 sabbas@lwmc.com or 301-598-1362.

Avoid kitchen drain back-ups & odors:

Unclogging drains is an all too common event, with considerable costs to us all. Regular running and flushing of the garbage disposal (*whether you use the disposal or not*) is the simplest way to avoid a clog and cure a slow-draining sink, and is the responsibility of all residents. Maintain your disposal by regularly grinding up pieces of lemon or orange peel and ice cubes. To clear the unit, just run COLD water for 15 seconds while the unit is running, and 15 seconds after you turn the unit off.

Please: NO GREASE or oil, egg shells or coffee grounds, potato or banana peels, onion skins, celery, bones, fruit pits, corncobs, or nut shells.



Toilet back-ups are really nasty and expensive, too. NEVER put baby wipes, Depends, sanitary pads, condoms, dryer sheets, paper towels, Swiffer pads, or the like into the toilets or down the drains! **Toilet paper only, please!**

Water Valve Test

Residents are urged to test their water valves to make sure they can be turned off in the case of an emergency. The main shut off is usually behind the dryer or washing machine; also check under bathroom sinks, behind toilets, and under the kitchen sink. All of them should be in the normal, fully "open" position. Turning them to the right (clockwise) will close the valve.

If the valve drips or will not turn, contact a plumber! This is an owner's responsibility.

Washing Machine Hoses

If your washer hoses are 10 years old or older, they are liable to burst and cause a great deal of inconvenience and damage from flooding. Better to be safe than sorry. Call PPD to inspect and replace any hoses that are in bad shape. This is an owner's responsibility.

Water Heater Leak Check:

Look for the installation date on the side of the appliance. Water heaters generally have a 10-year life expectancy. Please keep a sharp eye on it and check the pan under it 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.

Pets

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

Unit Status Report as of January 2026

UNIT(S) FOR SALE / RENT / SOLD:

Sold: 15101 Glade Dr. #3D Friedrich to Coleman/Durham @ \$230

Sold: 15111 Glade Dr. Dupree to Oh/Han @ \$225

Sold: 15121 Glade Dr. McDonald to Sitzer @ \$180

For Sale: 3500 Forest Edge (15-2F) @ \$185,000

For Sale: 3500 Forest Edge (15-2E) @ \$160,000

Delinquencies over 60 days: As of 12/6/2025

1. \$11,244 [Lien]

2. \$10,346 [Lien] **PAID IN FULL**, December 2025

3. \$ 3,013 [Lien]



 **IN MEMORIAM** 

George Nagy [15121 Glade #1B] died on December 19th and is survived by his wife Theresa.

Tom Fisher [3501 Forest Edge #3E] died recently and is survived by his wife Jenise Bobo.



Social Committee



Welcome to 2026!

We're excited for another year filled with community spirit and great gatherings. Our social calendar is set, and while we know not every date will work for everyone, we hope you'll join us whenever you can and enjoy time with our wonderful neighbors.

2026 Community Events

- **Summer Picnic:** Saturday, June 20
- **Pizza & Bingo Party:** Saturday, August 8
- **Late-Summer Picnic:** Sunday, September 20
- **Fall Happy Hour:** Saturday, October 24
- **Holiday Party:** Saturday, December 12

We're still smiling from the success of our 2025 Holiday Party, which truly took a village to pull together. One hundred neighbors came out to enjoy delicious food, festive drinks, and an evening of dancing that carried on well into the night.

We look forward to making more great memories with you throughout 2026!

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.

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 .

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

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, January 27th 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 ecas-tillo@lwmc.com before the scheduled session with your name, phone number, and mutual to ensure access to the session."



Happy Birthday!

Happy birthday to Don Pruett on February 11th.

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: Boris de Souza
301-806-9151

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

Landscape: Sharon Moores

Social Committee Sharon Moores