

# THE GRAPEVINE



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

No. 7, July 2024

The next Board meeting for Mutual 14/Forest Glade will be **Aug. 20, at 2:00 p.m.** most likely in the new 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 quarterly in the Potomac Rm., Clubhouse I. The next meeting will be held October 8<sup>th</sup>.

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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

Many thanks to Leona O'Reilly who was appointed to fill the seat on the Board vacated by Walter Faggett. She will serve for the next nine months, until the 2025 Annual Meeting elections. She was the only person from our 193-unit mutual willing to step in to complete our five-person Board.

Most of our planned capital projects for this year have been completed: masonry repairs, concrete aprons around drains, gutter and downspout filters and access points on the Plaza Homes.

Still pending are the elevator upgrades for Building 17 and 10. Unfortunately, as of this writing, we still don't have a firm start date.

Areas of concern that are scheduled for a few years from now have to be addressed more immediately. They are our emergency lighting, catwalk light fixtures and the outdoor carpeting.

Carpeting is the biggest source of complaint because they are dirty and have white stains and growing moss. Even if we install new carpeting, those problems will continue to plague us. The Board has agreed to try no carpeting on the ground level. Our Property Manager, Perla Alvarez, will request proposals to remove the first-floor carpeting, in four buildings or in all buildings, and leave the concrete 'naked'. Once we know what it costs, we can make a decision. If you have some thoughts or suggestions on the carpet topic, send them to [m14@mutual-14.org](mailto:m14@mutual-14.org).

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).*



And now something to make you smile:

- What do you get when you cross an elephant and a fish? Swimming trunks.
- Why aren't lobsters generous? Because they're shellfish
- What do you call an anxious mosquito? A jitterbug.
- What sits on the seabed and has anxiety? A nervous wreck.
- Why did the whale blush? It saw the ocean's bottom.
- What kind of sandals do frogs wear? Open-toad.

## Notes From The Board

The proposed July replacement of the elevator cylinders in Building 17 is temporarily on hold. Parts are ordered and waiting for delivery. Residents will be notified before the project starts.

The contract with Frost Cleaning Services has been renewed for the coming year.

Furniture, artwork and other items are being removed from the current Administration Building to the new building. Staff are eagerly looking forward to moving in.

A special thank you to the volunteers who pick up, sort, and deliver the Leisure World News, The Grapevine and various flyers to the apartments and patio homes, especially in this heat!

### Open Forum

A question was asked concerning having hooks to keep the lobby doors open when residents are bringing groceries, etc. into the building. Schindler, our elevator company, and the fire department have said repeatedly that doors must not be propped open. If there is a fire in the elevator stack, closed doors keep the smoke from spreading to apartments.

Residents may purchase their own door stopper and use it to prop open the doors when bringing their items in or out through the lobbies. Door stoppers must be removed when the task is completed. Stoppers that are left to keep doors propped open will be removed and not returned.

What is a "Certificate of Insurance" and why should I get one? Residents and mutuals using a contractor other than PPD should always ask for a copy of their home improvement contractor, electrician, plumber, or HVAC license and a Certificate of Insurance ("COI") before signing an agreement. These documents are for the protection of both residents and mutuals.

The COI must name the unit owner, LWMC, and your mutual as "**additional insureds**". A COI that simply names a "certificate holder" only verifies that the contractor you are hiring has coverage and that you will be notified if the coverage is cancelled. In contrast, "additional insured" entitles all parties (the contractor, the unit owner, LWMC, and your mutual) to the same liability benefits provided in the contractor's policy in the event the contractor's work causes damages.

Note: Rev. Jo Grossheim who died June 22 was a former resident in Mutual 14. She moved to assisted living about three years ago.




**Unit Status Report as of July 10, 2024**


For Sale:     Schechter Bldg. 11-3A \$230,000

<b><u>Occupancy:</u></b>	<b><u>June</u></b>	<b><u>July</u></b>
OWNER OCCUPIED	148	148
UNOCCUPIED	10	10
RENTALS	35	35
<hr/>		
<b>TOTAL UNITS</b>	<b>193</b>	<b>193</b>

Delinquencies > 60 days    1 (\$18,488)



## Building Rep Report



The first gathering under new Chair, Beth Leanza, was a short meeting. The chair distributed up-dated records of residents in each building.

The Reps asked what they should do if a problem is discovered. Residents should email our Mutual assistant Danesca Pineda [dpineda@lwmc.com](mailto:dpineda@lwmc.com)

**Editors' Note:** Building 17 is still in need of a Building Rep. If you would like to be more involved in your community by serving as a Rep, contact Kathy Viney, 301-598-2691.

**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 see something that needs attention or you need information**, 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 Waleska Carcuz through the ABM email account at [ABMsubmittal@lwmc.com](mailto:ABMsubmittal@lwmc.com).



### Reminders & Vital Info



### **File of Life - Keep it up to date and on your refrigerator!**

Do you have a red vinyl "File of Life" magnetically attached to the outside of your refrigerator? If your answer is "YES", this is a reminder to update the information on it. If you don't have a File of Life, ask the Leisure World Medical Center for one (free!).

In order to periodically update the information on this sheet, it is advised that you fill it in, in pencil.

What is the File of Life? This is an information sheet that contains your known medical problems, the current medications you are taking, your primary doctors, and family members or others to be notified in case of serious illness. This information is exceedingly important to an emergency crew when they are called in due to a sudden illness. In times of confusion, your spouse or housemate might have difficulty supplying this information and you may be unresponsive. The rescue crew will check your refrigerator door for the File of Life.



### **Senior Call Check**

Call 1-866-50-CHECK or visit [aging.maryland.gov](http://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+.



**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)

**Our Web Site:** [www.mutual-14.org](http://www.mutual-14.org)

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 were to call them.

**Leisure World Executive Meetings:** The LWCC Executive Committee was scheduled to meet Friday, June 19, in Clubhouse I. LWCC policy does not permit recording of governance meetings.

**The LWCC Board of Directors** will meet on Tuesday, July 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 August Birthday to Beth Leanza (9) and Jim Reilly (17).

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

**Budget & Finance:** To be announced

**Landscape:** Sharon Moores

**Social Committee** Sharon Moores