

THE GRAPEVINE



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

No. 6, June 2024

The next Board meeting for Mutual 14/Forest Glade will be **July 16, 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 will be announced after the new Committee elects a chair.

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Our Mutual Assistant is Danesca Pineda

301-598-1316 or

dpineda@lwmc.com

The President's Message

I'd like to thank **Walter Faggett** for his two years' service on the Board of Directors. Walter has resigned his seat for health reasons, but he'll remain as Building 13's Rep and *Grapevine* courier.

The Board must nominate a replacement director for the next ten months. If you're interested in serving on the Board, please contact me. Ideally, you should have some familiarity with the mutual and the Board, have access to email, and be available on the 3rd Tuesday of every month at 2:00 p.m. for our in-person meetings.

DO NOT FEED THE WILDLIFE! Any food and water - whether left in a container (bird feeders and bird baths) on your balcony or patio or garden bed or in the trees and bushes, or loosely tossed onto the lawns for birds, deer, or other critters - are **PROHIBITED**. It creates a filthy habitat, attracting vermin in and around the buildings. Your neighbors *will* report you.

The Board will assess a \$100.00 fine for each infraction after a first notification.

Another critter problem, mostly for apartment dwellers, is with birds hanging out on balconies and their habit of nesting over doorways and light fixtures. Once nesting season is done (end of June), we'll have the nests knocked down. But to keep birds away altogether, Google or search for "**how to keep birds off my balcony**" and you'll find several suggestions. Here are some inexpensive Board-approved options for hanging on balconies or attaching over windows and doors: no more than four reflexive (not colored) pinwheels or hanging spinners, plastic or metal "Bird Spikes" over door and window frames (not on railings please), predator decoys (small rubber or plastic owls or snakes), or WD-40 sprayed on railings and into the small apertures in the metal balcony ceilings, which may also be filled with Styrofoam blocks.



**** Do not change, add, or affix anything to the outside of an apartment unit or plaza home,** such as light fixtures, unit numbers, signage, hanging planters, or other decorations (except for bird deterrents noted above), without Board approval. Simply put, the boundary of your unit is the drywall inside your unit. The outside of your unit is not your property to decorate or renovate! Read our Rules & Procedures.

**** We've had several incidents where Security has attempted – but failed - to enter a unit for a welfare check.** If you've changed locks in the past few years, or if you've put a lockbox on your door, please make sure LW Security has the **keys or the combination**. The lock-box combination can also be put on your Dwelling Live page.

**** Do you want to know when utilities, services, or access routes will be curtailed or suspended? Do you want to know that the water or electricity or elevators will be turned off for maintenance or repairs? We post notices on the lobby bulletin board or deliver notices to plaza home doors. We also send robo-calls and emails. But if you haven't received any of those **robo-calls or emails from Mutual 14/Forest Glade**, then you need to call me with your phone number and email address to be put into the system. If you want our robo-calls or emails going to a different number or address, then you need to call me. Don't be left in the dark!**

Worth repeating:

- Do not display the **American flag** if you cannot follow these standards: The flag may not be displayed at night unless it is illuminated. The flag should not be subjected to weather damage, nor displayed during rain, snow, and windstorms unless it is an all-weather flag. The flag should never be allowed to touch or snag on anything near it (like a balcony railing or post) or get furled on its staff; it should always be allowed to fall free.
- No **grilling** of any kind (gas, electric, coal, or wood) within 25 feet of any building (apartment building or plaza home), and *absolutely no fire pits!*

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

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.



Gutters: were cleaned out on the patio homes. Additional work needs to be done on four of the homes to improve drainage.

Elevators: Starting on or around July 22, Schindler will start replacing cylinders in the elevator in Building 17. Replacement will take approximately fifteen working days. Notices have been sent to residents so they can make arrangements as needed. Once Building 17 has been completed, elevators in Building 10 will be repaired.

Wildlife: Feeding wildlife in Mutual 14 is prohibited. Food attracts unwanted creatures, such as mice, rats, etc. Feeding of wildlife can result in a fine imposed on the offender.

Open forum

One attendee asked that the janitorial company provide new equipment for workers as their vacuums break down frequently and are not picking up the dirt.

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**Unit Status Report as of June 12, 2024**

Sold: Bldg. 12-2F Ed Kern to Marta Peralta @ \$155,000

| <b><u>Occupancy:</u></b> | <b><u>June</u></b> | <b><u>May</u></b> |
|--------------------------|--------------------|-------------------|
| OWNER OCCUPIED           | 148                | 148               |
| UNOCCUPIED               | 10                 | 11                |
| RENTALS                  | 35                 | 34                |
| <b>TOTAL UNITS</b>       | <b>193</b>         | <b>193</b>        |

Delinquencies > 60 days 1 (\$17,655)



**Welcome to Our New Residents...**



Mutual 14/Forest Glade welcomes the following folks to our neighborhood:

- Marta Peralta (Bldg.12 -2F)
- Moira London (Bldg.14 -1F)
- Mark Condry (Bldg.17 -1C)
- Sheran Reid (Bldg.17 -1E)
- Aparna Bhattacharya (Bldg.17 -2E)



## Recycling

Included in the delivery of the June Grapevine is a Montgomery County Recycles magnet provided by the Department of Environmental Protection Agency of Montgomery County. A concerned resident suggested that residents be reminded of the importance and benefits of recycling. You may not know that there are financial benefits to Leisure World on the proper disposal of recyclable materials. Brad Kline in the LW Sanitation/Recycling Department provided the following information.

Trash that is picked up in LW goes to the Montgomery County Transfer Station. LW **pays** by ton for disposal of trash. The recycling of bottles, cans and plastics goes to the transfer station at no charge for disposal.

The collection of mixed paper and cardboard is taken to a different company and is **sold** per ton. So basically, it costs LW and ultimately owners, to dispose of trash. However, disposal of recyclable materials, costs us nothing. Recycle of paper products pays us.

Please separate recycle materials from regular trash. Large bins for recycling are located in the trash rooms of each of the apartment buildings. Please do NOT put plastic bags with recycle materials in the recycle bins. Take plastic bags to Giant or another store that has bins to collect plastic.

If you need a recycle bin, call PPD, 391-598-1343. Do not call our Property Manager as suggested on the magnet.

Recycled materials are picked up from the patio homes on Tuesday and Friday mornings separately from your trash. Paper products are picked up on Wednesday mornings from patio homes. The better job we do of recycling helps all of us financially and helps the environment.



### **Social Committee**



The first picnic of the season was held on Friday June 21. The burgers, dogs, and drinks were enjoyed at the "most sociable of all our socials".

Our next function will be the Pizza Party to be held on August 2nd on Vantage Hill Court.

When you sign up, PLEASE print your first and last name, one person's name per line. Volunteers who write the name tags don't know everyone and writing one name per line makes it easier to print about 90 name tags.

We have a deadline for signing up for social events. We need a head count so we can order and purchase the right quantity of food and make bank deposits. We will no longer call to remind you to sign up if you are late in making your reservation.



### Landscape Committee



The Mutual is looking good. We are waiting for McFall & Berry to do maintenance work clearing weeds, mulching beds, and trimming trees.

I thank everyone who has taken care of their yards. Our Mutual President is sending out only a few letters to people who have not taken care of their yards.

We ask everyone who has a dog to please vary the area where you take your dog to pee. The grass is getting burn spots from urine. It isn't raining or snowing so you don't need to be under cover to take your dog out.

Sharon Moores

301-219-1783

#### **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 Service Department Service/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) or our Property Manager, Perla Alvarez at 301-960-5100 in the Mutual Services Department.

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).



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 14, in Clubhouse I. LWCC policy does not permit recording of governance meetings.

**The LWCC Board of Directors** will meet on Tuesday, June 25, 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 July Birthday to Pat Leanza (13) and Stephen Weiss (21).

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

**Asst. Treasurer:** Annette Loveday

**COMMITTEE CHAIRS**

**Building Rep:** To be announced

**Budget & Finance:** To be announced

**Landscape:** Sharon Moores

**Social Committee** Sharon Moores