

THE GRAPEVINE



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

No. 6, June 2025

The next Board meeting for Mutual 14/Forest Glade will be **July 15 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 quarterly in the Potomac Rm., Clubhouse I. The next meeting is July 8th 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

In years past we had a Property Maintenance Committee, a Rules Committee, a Finance Committee, and a Landscape Committee, each manned by *several* volunteers offering their time to make this Mutual – perhaps your largest investment – a well-regulated and well-maintained place to live. We currently don't have any of those groups. Their work is now on individual volunteers' shoulders. Those residents still willing and able to offer their time to the Mutual are indispensable to the operation of this condominium.

The purpose of this monthly newsletter is to make sure all our residents (owners and tenants) know what's going on in Mutual 14. The reason they are delivered to your door, and via email to non-resident owners, is so *everyone* (especially those residents who are disabled and don't get out much anymore) will get the news.

Every month Sharman Dupree (Bldg.12) collects them from our mutual assistant and counts them out into packages; Rick Eller (Bldg.14) delivers those packages to the couriers of the eight apartment buildings and the patio homes. It is those nine couriers who deliver them to your door. But the newsletter has to be put together in the first place, and that's the job of the editor(s).

Cathy Madden and Leona O'Reilly have been compiling *The Grapevine* for almost nine years, and they are ready to move on to other interests, therefore we are looking for new editors for The Grapevine. You don't have to re-invent this wheel. We need one or two people who can do some editing, correct spelling and grammar, a little bit of writing, and "cut and paste" content into a Microsoft Word template.

Once it's done, it's emailed to our Mutual assistant to be printed.

It's a computer job. You don't have to leave your home or get out of your PJs. It's our most important form of communication. Can you help?



If you'd like to know more about what is entailed before you say 'yes', please talk directly with Leona O'Reilly at 240-401-8901 or Cathy Madden at 301-651-1796 or email grapevinem14@gmail.com

Since our June board meeting: Bob Moss (Bldg.11) has suggested a **Building Maintenance Committee** to walk around and note "things that need to be fixed". It takes many sets of eyes to deal with such a big property. Lots of small and annoying things take a back seat to the capital projects.

A group like this will take some of the load off our Property Manager. If you are interested, let me know. It will be discussed and formalized at our July 15th Board meeting.

Respectfully submitted,
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

McFall & Berry is inserting flags in the new planting areas around our Mutual. Please do not remove them as they serve as reminders for McFall as to which plants need to be watered and those that have already been watered.

The Mutual pays for the cleaning of dryer vents once every two years. This will be accomplished sometime in the next few months. Once the vents have been cleaned, it is the responsibility of the owners to maintain and clean the vents, if needed, outside of the two years. Cleaning the vents that are on the outside of your apartment facing the walkways or atriums are the responsibility of the owners to maintain.

Do you see a problem, such as loose tiles in the lobby, gutters that need cleaning, damage to masonry, etc.? If so contact Danesca Pineda via email Dpineda@lwmc.com or leave her a voice message at 301-598-1316.

Open forum

Residents have reported that there are several loose tiles in the main lobby areas in many of the apartment buildings. We are checking this out.

When roofs were replaced in the buildings, some sections of the plywood were torn out and replaced. It was suggested that these areas be looked at to determine if there is mold or damage from water leakage.

If you notice a bird's nest which birds are no longer using, ask the cleaning crew to remove the nests.



Unit Status Report as of June 12, 2025

For Sale: 3500 Forest Edge (15-2F) @ \$195,000
For Sale: 3500 Forest Edge (15-2E) @ \$225,000
Sold: 3511 Forest Edge (

<u>Occupancy:</u>	<u>June</u>	<u>May</u>
OWNER OCCUPIED	151	154
UNOCCUPIED	9	6
RENTALS	33	33
TOTAL UNITS	193	193

Delinquencies over 60 days 1. \$10,195.59 (Collection to attorneys)
2. \$ 6,470.00 (Collection to attorneys)
3. \$ 1,802.00 (Collection to attorneys)



Our condolences go out to the family and friends of Faye L Shilling 15137 Vantage Hill Road who passed away on June 9. Faye served on the Social Committee for several years especially in food preparation and party setup.



We are starting the 2025 social calendar with a picnic on Saturday June 28th at 6:00 p.m. on Vantage Hill Court. Please remember we will be having a 50/50 raffle, so bring some money to play.

We are going to try to have a picnic at the end of July or the first part of August followed by a pizza party on September 13th in the Norbeck Room.

On October 25th and December 13th, which are both Saturdays, we will be having events in the Norbeck Room at 6:00 p.m. The December 13th event will be a happy hour with open bar like last year. We will be asking everyone for ideas for October 25th. See you on the 28th of June!



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 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.



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 LW Medical Center for one (free!). In order to periodically update the information on this sheet, it is advised that you fill it in with a 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.



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 call them.

The LWCC Board of Directors will meet on Tuesday, June 24, at 9:30 a.m. 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 Angela Muse, the executive assistant, at amuse@lwmc.com before the scheduled session with your name, phone number, and mutual to ensure access to the session."



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

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: 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



Who Pays for What – Repairs, Maintenance and Replacements

Air conditioning ducts	(R)
Air conditioning filters	(R)
Air conditioning system service	(R)
Air conditioning condensation lines serving only one unit	(R)
Air conditioning condensation lines serving more than one unit	(M)
Carport, lower cabinet	(R)
Carport, auto fluid leaks —clean	(R)
Circuit breaker box and panel	(R)
Circuit breakers	(R)
Doorbell or button	(R)
Door, front exterior	(R)
Door, garage door for car	(R)
Door, garage side door for pedestrian	(R)
Door, sliding glass, exterior and interior	(R)
Door, locks and knobs for the front exterior	(R)
Door, locks and deadbolt	(R)
Door, screen and storm	(R)
Door, all interior doors	(R)
Dryer, clothes vent pipe (except Mutual cleans in 2 year cycles)	(R)
Dryer, clothes vent pipe cap	(M)
Fireplaces and Chimneys,	(R)
Fixtures, interior, electrical, plumbing, toilet, sink, tub & shower	(R)
Florida Rooms, Enclosed Balconies & Enclosed Patios	(R)
Mail box keys, locks (Apartment Buildings)	(R)
Pests, Wild Animals & Insects — control, removal & spraying:	
In common/limited common areas	(M)
In residences	(R)
If threat to structural integrity	(M)
Plantings and beds within four feet of the foundation	(R)
Plumbing, pipes, and drains, inside walls, floors, ceilings that serve one unit	(R)
Plumbing, pipes, and drains, inside walls, floors, ceilings serving more than one unit	(M)
Plumbing, Sewer & Drain Stoppages In Event of Emergency	(M/R)
Smoke Detectors – Every 10 years	(M)
Washing Machine — Wall mounted cut off valve:	
Replace original Symmons valve with Watts valve	(R)
Replace Watts valve with Watts valve	(R)
Water, main shut-off valve to one unit	(R)
Water, faucets, exterior silcocks that serve more than 1 unit	(M)
Water, faucets, exterior silcocks that serve one unit	(R)
Weather stripping, door sweeps	(R)
Windows, regular and storm	(R)
Wiring in walls, electrical that serve one unit	(R)