

# THE GRAPEVINE



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

No. 3, March 2026

The next Board meeting for Mutual 14/Forest Glade will be **April 14 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](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 held on the 3<sup>rd</sup> Tuesday of every month in the Administration building at 2:00pm.**



### 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](mailto:dpineda@lwmc.com)

## The President's Message

January through February 2026 were the coldest months in more than a dozen years, and our electric bill shows it. Pepco's bill for power distribution for that period increased by 7%, but Shell Energy's bill for the actual supply of power to Mutual 14 increased a whopping **125%**! We are told by our energy consultants that "while this month's numbers look extreme, we are only one month into the new fiscal year ... and prices have already been retreating from the highs we saw during the extreme weather period." Reducing your power usage during extreme weather is challenging, but *when you get a robocall request from Leisure World to conserve energy for a few hours, remember that **that's how we lower our bill.***

Assuming [!] winter is past, I've collected the **little grey ice melt buckets** put in the apartment atriums. As happened last year, 5 out of 16 have disappeared. They're not expensive things, but they are OUR things that WE as a Mutual pay for. If you see one floating around, please return it to me.

A regular complaint from residents is about **NOISE!** Our apartment buildings are not built of brick; they are wood framed with a brick veneer. There is no insulation between floors, just wood trusses and air. Our Rules require that second- and third-floor units must maintain sufficient carpeting or rugs on a minimum of 80% of the exposed floor surfaces to reduce the transmission of sound to the unit below. That carpeting is only as effective as the padding underneath it. You may not be bothered by your own footsteps or music or vacuum cleaners, but your downstairs neighbor may be very bothered. And just because they haven't complained directly to you doesn't mean they haven't complained. Please be considerate of your neighbors.

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 9:00am to 6:00pm (and on weekends for emergencies only, please.)

**The Grapevine Staff – Editor:** Annette Loveday, [grapevinem14@gmail.com](mailto:grapevinem14@gmail.com)



## Reminders & Vital Info



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

#### SUDS

I know many of you think you need to see lots of suds to know your clothes are getting clean. This is not true. Today's high efficiency detergents can clean your clothes perfectly fine without suds.

Excess suds accumulate lint, soap residue, or scum that narrows the pipes, making it difficult for the high volume of water and foam to pass. Excess suds create pressure that slows water flow, forcing foam back up the standpipe.

**Clearing these sudsy clogged pipes cost all of us a lot of money. If the back-up overflows, that could be thousands of dollars.**

Please read and follow the instructions on your laundry detergent box or bottle and **STOP THE SUDS!!!**

#### Cleaning crews

Residents, please don't ask the cleaning crew to do personal tasks for you between 8:00 a.m. to 3:00 p.m. They are being paid by the Mutual during those hours. We don't want to interfere with their work schedule and the many things they do to keep our buildings clean.

**Hours for moving in or out** of a house or an apartment, deliveries, and repair and renovation work are permitted between **8am & 7pm, Monday through Saturday only (no Sundays or Holidays)**. The Mutual President may make an exception, but only if you make your request *in advance*.

#### 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](mailto:sabbas@lwmc.com) or 301-598-1362.

#### A Friendly Reminder to Our Dog-Loving Neighbors:

We all enjoy living in a clean, welcoming community, and that includes keeping our shared spaces free of pet waste. Recently, there has been an increase in dog waste left on the ground throughout M14. Besides being unpleasant, it creates health concerns and makes our walkways and green areas less enjoyable for everyone. If you walk a dog—big or small—please remember to bring bags and pick up after your pet every time. It only takes a moment, and it makes a meaningful difference in keeping our neighborhood looking its best. Thank you to all the responsible pet owners who already do their part. Let's work together to keep M14 clean, safe, and enjoyable for all our neighbors.



### Welcome to Our New Residents...



Welcome to our new neighbor, Joyce Green at 3501 Forest Edge Dr. [Bldg.14] #3F.



### Unit Status Report as of August 13, 2025

<u>Occupancy:</u>	<u>August</u>	<u>July</u>
OWNER OCCUPIED	152	153
UNOCCUPIED	9	8
RENTALS	32	32
<b>TOTAL UNITS</b>	<b>193</b>	<b>193</b>

Delinquencies over 60 days 1. \$11,653.00 (Lien)  
 2. \$ 3,907.00 (Lien)



## Social Committee



### 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. This month we are headed to Villa Maya Restaurant in Rockville ON March 27th.

Sharon Moores 301-219-1783

Annette Loveday (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](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 Monica Tejada through the ABM email account at [ABMsubmittal@lwmc.com](mailto: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**      **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 call them.

**The LWCC Board of Directors** will meet on Tuesday, March 31, 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:**

**Zoom and Phone**

**To attend remotely by phone:** Dial (+1 301 715 8592)

**To attend remotely by video:** Visit (<https://bit.ly/3MzN2dy>)

The meeting ID is (842 7874 9395) and the passcode is (3547) for both phone and video.

All Zoom attendees will be placed in the Zoom waiting room for admittance. To prevent delay in access, make sure to identify yourself on screen by first and last name as well as by your mutual.

If planning to attend via Zoom using a phone, email Jeena Osmani, executive assistant, at ([josmani@lwmc.com](mailto:josmani@lwmc.com)) before the scheduled session, with the phone number you will be using, your name and mutual to ensure access to the sessions.



**Happy Birthday!**

**Happy April birthday to:**

Kathy Viney on the 2<sup>nd</sup>  
 Ellen Wilson on the 4<sup>th</sup>  
 Myriam Sanchez on the 18<sup>th</sup> and  
 Diane Grimes on the 18<sup>th</sup>

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**

<b>President:</b>	Kathy Viney 301-598-2691
<b>Vice President:</b>	Boris de Souza 301-806-9151
<b>Treasurer/Sec'y:</b>	John Loveday 603-540-6101
<b>Director:</b>	Jane Carona 301-598-2131
<b>Director:</b>	Steve Hatos 301-946-1135
<b>Asst. Treasurer:</b>	Annette Loveday

**COMMITTEE CHAIRS**

<b>Building Rep:</b>	Beth Leanza
<b>Landscape:</b>	Sharon Moores
<b>Social Committee</b>	Sharon Moores