

THE GRAPEVINE



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

No. 5, May 2024

The next Board meeting for Mutual 14/Forest Glade will be **June 18, 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

Beautiful spring weather means more people are out and about, noticing - and commenting on - a lot of different issues. Here are a few of my most common responses:

- 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. Whether vertical or horizontal; the field of stars is always on the upper left.
- **Birds** are nesting – as they do every year - and they still don't listen to a word I say about their location or lack of tidiness. Try taping aluminum strips to your door frame or balcony railing to shoo them away. When the chicks fly the nest, we'll clean up after them.
- Please do not feed the **wildlife!** Bird feeders and bird baths are not allowed anywhere on Mutual property, even balconies and behind houses where nobody can see them. They may attract birds, but they also attract deer, fox, mice, chipmunks, and even snakes. We don't want wildlife of any kind hanging out so close to our buildings.
- 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!



- The terms of the contract between LW and McFall & Berry are that they mow **lawns** to a height of 3" - 3 3/4" every 7 to 10 days, weather permitting. In the spring, with all the fertilizing and rain, the grass grows fast and long. That means our lawns are healthy.
- Our balconies and patios are extra living space, not **storage** space. No storage boxes, coolers, bicycles, etc. - and no laundry - are permitted. If you want to use an *enclosed* balcony or patio for storage, keep your blinds closed. We don't want to see your stuff!!

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's 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.

Masonry work will be done on Buildings 10 and 13. This includes inspection and repair of any damaged bricks.

Concrete aprons will be installed around four drains located near Building 11. This will allow for better drainage in those areas.

Security has access to Dwelling Live so in case of an emergency they can access information needed by emergency personnel. If you have a disability that requires special assistance, it is suggested that you enter that information in your Dwelling Live account, so it is readily available.

Gutters in the patio homes consistently fill with leaves and other debris which then clogs the downspouts. The Board is currently asking for proposals from companies to do the following: blow out the gutters, jet clean the downspouts, determine a long-term solution for clogged downspouts, determine condition of and effectiveness of underground drainage pipes.

Dynalectric will be performing some preventative maintenance in the apartment buildings probably in early June. Apartment building residents will be notified when this work is to occur as the power in your building may be out for as long as two hours. Notification alerts will be sent by Robocall and email.



The Board approved the appointment of the following residents to the Building Rep Committee:

- Building 10 Marcia Aleksiewicz
- Building 11 Maria Cruz
- Building 12 Beth Leanza
- Building 13 Walter Faggett
- Building 14 Bobbie Palmer
- Building 15 Julie Gibbons
- Building 16 Kim Brinson
- Building 17 *vacant*
- Plaza Homes Cindy Wright

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**Unit Status Report as of May 15, 2024**

For Sale: Kern Bldg.12-2F @ \$170,000

Sold: Bldg. 14 1-F Makfinsky to Jack, Mona and Maria London @ \$171,000  
Bldg. 17-1C Gregory Frank to Mark Condry @ \$205,000

| <b><u>Occupancy:</u></b> | <b><u>April</u></b> | <b><u>May</u></b> |
|--------------------------|---------------------|-------------------|
| OWNER OCCUPIED           | 145                 | 148               |
| UNOCCUPIED               | 13                  | 11                |
| RENTALS                  | 35                  | 34                |
| <b>TOTAL UNITS</b>       | <b>193</b>          | <b>193</b>        |

Delinquencies > 60 days 1 (\$13,082+)



**Landscape Committee**



I want to thank everyone who has cleaned up their gardens. We will be sending out letters to those who don't see the weeds.

Bird baths are not allowed in Mutual 14 because they attract insects and provide breeding grounds for mosquitoes. Please empty the water, remove the bird bath, or turn the bowl upside down.

Please do not set out bird feeders or leave out food for animals as these attract rats and mice.

Sharon Moores

301-219-1783



## Social Committee



The fifty-two people who came to our Happy Hour on April 27 had a great time. With good food, good drinks and meeting new and old neighbors, everyone enjoyed seeing each other after the long winter.

Our social calendar for 2024 is coming along. June 21st we will have a picnic on Vantage Hill Court. On August 2nd, there will be a pizza party on Vantage Hill Court. On September 13th, we will have another picnic.

We will be holding an event in Clubhouse II on October 18 and have our Holiday Party on December 14.

Sharon Moores

301-219-1783

### 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.



**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+.

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### Leisure World Parking Update

Part of the parking lot at the Clubhouse I/Administration Building has been repaved and restriped.

The remainder of the lot plus the new upper parking lot will be paved and striped after the old Administration Building is torn down.

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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, May 17, in Clubhouse I. LWCC policy does not permit recording of governance meetings.

**The LWCC Board of Directors** will meet on Tuesday, May 28, 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 June Birthday to Pauline Bowen (20), Ralph Romano (26), Sylvia Pachenker (30).

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:** Walter Faggett  
202-403-4039

**Asst. Treasurer:** Annette Loveday

### COMMITTEE CHAIRS

**Building Rep:** To be announced

**Budget & Finance:** To be announced

**Landscape:** Sharon Moores

**Social Committee** Sharon Moore



## Olney Counseling Center and Leisure World Partnership

Olney Counseling Center has been providing trusted, comprehensive, mental health therapy to Montgomery County and Leisure World for over thirty years. Olney Counseling Center’s highly trained licensed professionals specialize in working with older adults and their unique struggles for over 20 years. After the pandemic, the partnership between Olney Counseling Center and Leisure World was inevitable. According to Susan Montgomery, Director of Social Work, “Olney Counseling Center was at the top of our list” in providing mental health therapy to the residents. Since that time, our staff has been working closely with Leisure World social work staff to ensure that residents have premier mental health services.

Our therapists provide evidence-based therapy to address grief and loss, coping with serious illness, social isolation or loneliness, adjustment to life changes, and any other issues that may increase anxiety, depression, and/or other mental health concerns for Leisure World residents. We also provide medication management for those in need.

### ACCEPT MEDICARE AND SECONDARY INSURANCES

All Billing Completed by Olney Counseling Staff

Olney Counseling Center provides four treatment locations for Leisure World residents:

1. Onsite In-Person at the Leisure World Medical Center, M-Fri 8:00 A.M. to 5:00 P.M.
2. In-Home Therapy for residents who have trouble getting out or are homebound M-Sat 9:00 AM to 6:00 PM
3. Olney Counseling Center Olney office: 3300 Olney Sandy Spring Rd. Suite 340, Olney MD [Olney Counseling - Google Maps](#)
4. Virtual Session

TO MAKE AN APPOINTMENT:

CALL 301-570-7500

EMAIL [office@olneycounseling.com](mailto:office@olneycounseling.com) or [www.olneycounseling.com](http://www.olneycounseling.com)