

THE GRAPEVINE



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

No. 5, May 2025

The next Board meeting for Mutual 14/Forest Glade will be **June 24 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.

**

Our Mutual Assistant is Danesca Pineda
301-598-1316 or
dpineda@lwmc.com

The President's Message

Thanks to all of you for helping to amend our **Bylaws**. At the Special Meeting held for the purpose of a second vote to reach the 60% approval required: 127 unit owners representing 66.6% voted "yes" while 19 unit owners representing 10.1% voted "no". The motion passed!

Our attorneys will file the amendments in the Land Records of Montgomery County, and a revised Bylaws document will be sent to all owners once the amendments have been incorporated.

Buildings 13 and 14 are suffering through the roofing project which is expected to be finished in about two weeks, weather permitting.

The Board discussed a lot of options for the apartment building walkways, but more information is required before making a decision that will affect so many residents for so many years. Please bear with us. It is very possible that the concrete repairs will be done in 2025 and the covering, whatever that may be, will be done in spring 2026.

Vince Carraballo was introduced to the Board as a new member of the Mutual Services Department team. He will assist us with getting bids, evaluating proposals, and the coordination and oversight of big projects.

He will also take on managing, resolving, and documenting maintenance requests. He has already held meetings with the vendors interested in our walkway project. We look forward to working with him!

These responsibilities will be made easier once Leisure World decides on a **property management software package**. This software will make your lives easier, too, bringing us into the 21st century of technology.



You will have live access to your financial account and an online reservation and payment system for Leisure World services and events. You will be able to update your contact information and have access to a mutual directory. The system will enable management and the M14 Board to track maintenance and capital projects, including your ABMs, log violations, etc.

It will also be a repository for our governing documents and other Mutual information, which means we can eliminate our website. I expect this new system could be up and running by the end of the year, so stay tuned.

Also of note, the LWCC (Leisure World Community Corp) is in the initial stages of looking for a new **General Manager**. A search firm has been chosen and a contract is being negotiated. There is still a lot to be done before the actual search begins. The LWCC Board does not expect a result until late in the year.

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

Thinking about installing new doors or windows? Best to check the Rules and Procedures Guide before doing so. It details any changes that require an Application for Building Modification (ABM). Specifically stated is “*adding or replacing windows, sliders, exterior doors, garage doors, and storm or screen doors*” requires an ABM. Submit ABMs to Monica Tejada via the ABM mail account at ABMsubmittal@lwmc.com. Save yourself time and money by submitting before any work begins.

Unit Status Report as of May 14, 2025

For Sale: 3500 Forest Edge (15-2F) @ \$195,000
 For Sale: 3511 Forest Edge (17-3C) @\$225,000

<u>Occupancy:</u>	<u>April</u>	<u>May</u>
OWNER OCCUPIED	154	154
UNOCCUPIED	6	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)



Social Committee



The Mutual 14 Social Committee has been very active for the last 18 years. Volunteers have been instrumental in keeping this committee going. We have offered really great social gatherings and parties that the entire mutual community has enjoyed.

But now we have a problem in that we have lost several volunteers.

Current activity prices are typically capped at \$10 per event per person. This is because we do much of the food buying, prep work, and serving ourselves. If we don't have volunteers, we'll have to go to outside sources and charge our participants around \$40 per person per event.

We need help to keep our social events going. If you are willing to help set up, clean up, or do some cooking please contact me.

Our first social is a picnic on June 28 on Vantage Hill Court. If you can help, please let me know. Thanks!

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 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.



Welcome to Our New Residents...



Mutual 14 (Forest Glade) extends a hearty welcome to our new neighbors:

Dennis and Debra Ruggeri - Bldg.16-1C

Joseph and Ann Hunt - Bldg.13-2G

Marianela Rojas-Pontigo - Bldg.13-3B

Carol Fischer - Bldg.15-3F



Reminders & Vital Info



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 or 301-598-1362.

To Grill or not to Grill:

Want to do some outdoor cooking but not sure of the rules? Mutual 14 follows the County Code. Montgomery County Fire and Rescue says that all outdoor cooking near multi-family dwellings such as our plaza homes or our garden/mid-rise apartments – **whether on a gas-fired, charcoal, or electric grill** - must be done at least 20 feet away from any building. Cooking is not permitted on balconies or under overhanging portions of a building. A garden hose or other extinguisher should be nearby and ready for use. Gas-fired, charcoal, and electric grills cannot be stored on balconies. Read more at <http://www.montgomerycountymd.gov/mcfrs-code/resources/files/homeowners/outdoorfireMF.pdf>

Plants on Balconies:

Many of us have brought our indoor plants outside for the summer. Just remember that second and third floor balconies may not hold planting containers larger than 17" in diameter, and no more than three of that maximum size. And please put a saucer under them to act as a catch basin. **Water running off the front edge rusts the beam that supports your balcony!** That goes for enclosed balconies, too. Rusting balconies are a very expensive fix.



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, May 27, 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 June birthday to Pauline Bowen (20) and Ralph Romano (26).

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



FOOD IN THE PANTRY PROGRAM

***SPONSORED BY THE LEISURE WORLD CLUB HELPING
NEIGHBORS IN NEED (formerly CHWP)***

2nd Tuesday of the Month 9AM – 3PM

INTERFAITH CHAPEL

**NON-PERISHABLE ITEMS WILL BE LEFT ON A
TABLE UNDER THE PORTICO AT THE CHAPEL.**

*Residents in need can simply drive or walk to Chapel and
help themselves to a bag of pantry items.*

Contact Jill for more information 301-466-5285