

THE GRAPEVINE



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

No.11, November 2025

The President's Message

The next Board meeting for Mutual 14/Forest Glade will be December 16th at 2 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

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

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 January 13, 3 to 4 p.m.

**

Our Mutual Assistant is Danesca Pineda

301-598-1316 or dpineda@lwmc.com

After amending all our Bylaws a few months ago, we had them consolidated and re-typed into a new reference document. A digital copy is now available on our website at www.mutual-14.org under the Governing Documents tab, entitled **M14 Bylaws 2025**. If you want a hard copy, please contact Danesca at 301-598-1316 or dpineda@lwmc.com. When the power goes out, the elevator goes out. When the power comes back on, the elevator has to be re-set by the elevator technician. The elevator technician does not work nights, weekends, or holidays. When we send out robocalls and emails about such an event, we give all the information available at that time. I cannot give you information I don't have. Utilities like WSSC and Pepco do not tell Leisure World or Mutual 14 *anything*.

Mutual 14 communicates through robocalls and emails. If you are not receiving these communications, it is your responsibility to make sure that we have your correct contact information.

The Grapevine conveys information about Mutual 14/Forest Glade to residents and owners of Mutual 14/Forest Glade. To ensure that even our house-bound residents get this information, we prefer it delivered door-to-door. In the past year we have depended on Sharman Dupree and Rick Eller to get this publication from the Administration Building to the individual buildings' couriers. They have both 'retired', and we thank them for their service to their neighbors. Now we are asking for two new volunteers.

Each month, a day or two after the Tuesday board meetings, the publication is sent to Danesca in the Admin Building to print.

- 1) We need a volunteer to pick them up and count them out into nine packets for the 8 apartment buildings and the patio homes. If you can pick up the newsletters at the Admin Building, and if you can count, you can do this job.
- 2) We need another volunteer to get those packets delivered by the Friday after the board meeting. This job requires some time and stamina, delivering to each of the couriers in eight apartment buildings and the patio homes.
- 3) The individual couriers in the apartment buildings and the patio homes then deliver the newsletters door-to-door. We need someone to volunteer *15 minutes* for Building 13.

There are people in this mutual who belong to a committee or who just do things they see need doing without asking and without expecting any thanks. Some do a lot, some do a little, but they are all indispensable. Nothing happens in this mutual without volunteers. Who they are and what they do is listed at the end of this publication. I thank each and every one of them because they make my job - and your life - better. Respectfully submitted,

Kathy Viney, President

Call or text 301-598-2691

Notes From The Board

By Kathy Viney

I asked LW's master plumber why they never tell us where blockages are found when they come to clear a sink back-up. This would help us determine who pays for that service. His response, in part: "Blockages are not solid. They're usually comprised of a soft and gooey material, and the snakes go right through them. Rarely do they hit something solid like gobs of hair, wipes, vegetables, or tree roots." Based on that information, the board determined that snaking to clear drain back-ups, whether in a first, second, or third-floor unit, will (going forward) be a common expense paid for by the mutual.

**Mutual 14 – Forest Glade
UNIT STATUS REPORT
as of November 13, 2025**

UNIT(S) FOR SALE / RENT / SOLD:

Sold:

For Sale: 15101 Glade Dr. #3D @ \$225
 For Sale: 1521 Glade Dr. #2F @ \$180
 For Sale: 3500 Forest Edge #2E @ \$190
 For Sale: 3500 Glade Dr. #2F @ \$185

Delinquencies >60 days As of 10/2/25

1. \$10,179.59 [Lien]
2. \$ 8,534.00 [Lien]]

OCCUPANCY	Sept	Oct
OWNER OCCUPIED	150	152
UNOCCUPIED	11	9
RENTALS	32	32
TOTAL UNITS	193	193

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.

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

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.

Light Bulb out in the Hallway?

Call Pat Leanza 301-598-4569

Comcast Issues? Call 1-855-638-2855

The LWCC Board of Directors will meet on Tuesday, December 2, 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."

REMINDERS

Insurance Deductible

Maryland law requires condominium owners to reimburse the Mutual for their deductible, up to \$10,000, "if the cause of any damage to any portion of the condominium *originates* in their unit", regardless of fault or responsibility. The Board strongly recommends that each owner have an **HO-6** homeowner's insurance policy that will reimburse you for this. If you have any questions, please contact your insurance agent.

Going away for the winter?

Depending on how long you're going to be away this **winter**, avoid wasting energy by taking these steps before leaving:

- Turn the thermostats in all rooms down to 55° or 60°
- Turn off the main water valve
- Turn off the circuit breaker to the Water Heater
- Unplug any unnecessary appliances.

Heating your unit

Air Conditioners are not heaters. It is extremely inefficient and costly to run an air conditioner or its fan during the winter months. All it does is suck cold air into the unit, which then has to be heated; it's like opening the windows and turning on the heat. Turn your air conditioner off and turn your baseboard heating on.

NEW SECTION

For Sale or For Giveaway
(This will apply to all Mutual 14 Residents)
Text or Email proposed insert to PeppinR@outlook.com

Two items looking for a new home:

1-an 18- by 14.4-inch mesh sink protector with rubber feet and a center hole to access the drain. In original box.

2-a gently-used electric silicone kettle for heating water. Holds about 3 cups of water. Folds down for compact storage.
Contact: Jane Carona, 301-598-2131



Happy Birthday!



Happy December birthday to:

Bo Muller 13th

Jacqueline Muller 25th

If you would like to share your birthday, please email us at: grapevinem14@gmail.com

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

HOLIDAY SCAM AWARENESS PROTECT YOURSELF THIS SEASON



The holiday season brings joy, celebration, and time with loved ones. Unfortunately, it also brings an increase in scams targeting older adults. According to the FBI's Internet Crime Complaint Center (ICs), non-delivery and non-payment scams cost Americans more than \$309 million in one year, with credit card fraud causing an additional \$173 million in losses. Many of these incidents occur around the holidays, when online shopping and charitable giving are at their peak.

Stay Safe Online • Do not click on suspicious links or attachments. These may steal your personal information or install malware on your device. • If you receive a message asking you to update your password or account information, do not click the link provided. Instead, look up the company's phone number and call them directly. **Shop Only from Trusted Sources** • • Check that the website address begins with "https," which indicates a secure site. Research unfamiliar companies and read customer reviews before making a purchase.

Choose Safe Payment Methods • Never wire money to a seller. Legitimate businesses will not ask for this. • Avoid paying with gift cards. Scammers often demand gift card numbers, then quickly steal the funds. • Use a credit card when shopping online. Credit cards offer fraud protection and you can dispute suspicious charges. **Track Your Deliveries** • Always request a tracking number so you can monitor your order. • If you are selling items, be cautious when the billing address does not match the shipping address. Confirm the purchase with the cardholder before.

Recognizing Our 2025 Volunteers

It's time once again to spotlight our 2025 volunteers. These are the people who have served the residents of Mutual 14/Forest Glade in a multitude of ways. **If you see them, say thanks!**

Building Reps:

Chair: Beth Leanza


- B10 Kathy Viney
- B11 Maria Cruz
- B12 Beth Leanza
- B13 **Need a volunteer**
- B14 Rich Peppin & Sheila Becker
- B15 Julie Gibbons
- B16 Kim Brinson (**need a new volunteer**)
- B17 **Need a volunteer**
- Patio Homes – Patty Arias (new)


Landscape Committee:


Chair: Sharon Moores
Barbara Martin

Social Committee:

Chair: Sharon Moores
Gabe & Patty Arias
Judy Block
Euclid Coukouma
Wayne & Myriam Curnow
Geneva Foster
Julie Gibbons
Steve Hatos
John & Annette Loveday
Barbara Martin
Bob Moss
Diane Reynolds
Lynelle Simpson

Mutual  lightbulb changing: Pat Leanza

 Pet bag replacements: Maria Cruz

Robo-call  & Directory listings: Kathy Viney

Website www.mutual-14.org: Kathy Viney

The Grapevine:

Editors:

Thanks to Leona O'Reilly [VHCt] & Cathy Madden [VHR] who retired this year, and Rich Peppin who recently took over.

Sharman Dupree [B12] for collecting them from the mutual assistant, counting & bagging them.

Rick Eller [B14] delivering to the Couriers:

- B10 Linda & Jim O'Neil
- B11 Maria Cruz
- B12 Beth Leanza
- B13 **Need a volunteer**
- B14 Barbara Martin
- B15 Julie Gibbons
- B16 Don Pruett
- B17 Mark Condry
- Plaza Homes Myriam Curnow
[Grapevine & LW News]

Mutual 14 Board of Directors:

Kathy Viney, President
Boris DeSouza, Vice President
John Loveday, Secretary/Treasurer
Jane Carona, Director
Steve Hatos, Director
Annette Loveday, Asst. Treasurer [non-member]


Leisure World Community Corp. [LWCC] Board of Directors:

Kathy Viney, Director

And let's not forget:

Mutual Assistant: 
Danesca Pineda

Property Managers: 
Perla Alvarez & Vince Caraballo

Mutual Accountant: Ash Adebe 

Frost Cleaning crew: Luis & Anna 