

THE GRAPEVINE



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

No.10, October 2025

The next Board meeting for Mutual 14/Forest Glade will be **November 18 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 October 14th 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

At the end of September, the LWCC Board of Directors approved the budget for the Community Facilities, and Mutual 14's **2026 draft budget** followed. Your Board of Directors has agreed to send it out to unit owners for the 30-day review and comments, so look for that in the mail in the next few days. It will be voted on at our November Board meeting. We also approved the management & operating agreement between Mutual 14 and our agent, LW Management Corp. [LWMC].

The turnout for our recent Town Hall was very disappointing. I thought more of you would be interested in how your money is being spent, and how we hope to improve your property values. Nevertheless, I want to thank the **35 people** who did attend, who offered comments and asked a lot of terrific questions about the proposed concrete treatment, liked the samples provided, and generally gave positive feedback on the project.

The Board voted to go ahead with the **Flex-Krete** [<https://www.flexkrete.com>] resinous quartz treatment to improve the first-floor walkways in the apartment buildings – an expense of \$200,000.00 to be paid from our Replacement Reserves. We're starting with my building [#10] so I can experience all the joys and woes of the installation. With that experience under our belt, we hope to forestall a lot of problems going forward. The details, schedule, and logistical hurdles are discussed in a separate attachment to this edition.

Your condo fees support a Property Management team! If you have a maintenance issue that you think the mutual should take care of, don't call me - call them at 301-598-1316 or email dpineda@lwmc.com. Perla Alvarez is our Property Manager, Vince Caraballo is our Assistant Property Manager, and Danesca Pineda is our Mutual Assistant.

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

Lobby shelves are not “share points”. DO NOT leave books, newspapers (other than the LW News), business cards, food, drink, holiday decorations, or stuff you don’t want but you think is “too good to throw away” in common areas. That is not your personal space and does not present a good impression at the entrances to our homes. Whatever is left there will be disposed of.

**Mutual 14 – Forest Glade
UNIT STATUS REPORT
as of October 16, 2025**

UNIT(S) FOR SALE / RENT / SOLD:

Sold: 15137 Vantage Hill R. Schilling to Cameron @ \$667

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

Delinquencies >60 days As of 10/2/25

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

OWNER OCCUPIED	151	150
UNOCCUPIED	9	11
RENTALS	33	32
TOTAL UNITS	193	193



IN MEMORIAM



Our sincere condolences go the family and friends of:

Cindy Wright [15141 Vantage Hill Rd] who passed away on October 8, 2025. Her much-loved dog, Ziggy, has found a new home with the Rick Kaiser family.



WELCOME



Welcome to new owners at 15137 Vantage Hill Rd: *Scott and Nancy Cameron*



Social Committee



Watch for the flyers for the HOLIDAY PARTY on Saturday, December 20th!



Landscape Committee



Autumn is the best time to clean up gardens. The last garden waste pick-up will be on **November 20th**. Please clean up your beds or pots and bag the waste so we don't have to see your dead plants all winter.

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.

REMINDERS

Fire Safety

- Your smoke detector only alerts you to a possible fire in your unit. It is not connected to LW Security or the Fire Department.
- Fire Alarm pulls can be found in the apartments' atrium or catwalks near the stairwells. They alert your neighbors to a potential problem while connecting to our Fire Alarm monitoring service. They will call LW Security and the Fire Department.
- You should still call 911 if you can give the specific location of the fire.

If you hear the Fire Alarm:

- Leave your unit if you are able and close the door behind you. Do not lock it.
- Do not use the elevator.

- Go to the carport or lobby of the building opposite or next door. Don't get in the way of the emergency personnel. Wait for the "all clear".
- If you are unable to take the stairs and don't want to stay in your unit: Unlock your front door. Go to the stairwell furthest away from the activity. Wait for emergency personnel to come to you.
- If you are unable to leave your unit, stay inside. Unlock your front door. Go into a bedroom and close the door. Wait for emergency personnel to come to you.

Clothes Dryers

We have a responsibility to ourselves and to our neighbors for properly operating and maintaining our dryers. While the Mutual cleans the exhaust lines (vents) every two years, keeping the dryer clean from lint build-up will prevent unnecessary energy use and fire hazards.

- Lint screens should be cleaned after each use. Vacuum lint particles that accumulate around and under the dryer to reduce the fire hazard.
- Use of fabric softeners have been found to cause a waxy, invisible substance to build up on the lint screen blocking air flow. Occasional washing of the lint screen with soap and water will prevent this.
- Test for any excess heat while it is running. If you find this to be so, you may need maintenance or a new appliance. Call your appliance repair company.
- Make a visual check of the outside exhaust point to assure there is no lint build up there and that the flap is operating freely. If there is lint build-up, call PPD to have the vent cleaned. This is the owner's responsibility.

Pets

Please pick up after your pets. We know that pets can have accidents. You need to clean up after them especially in the elevator or on carpeting. Please be courteous and keep our Mutual clean and safe. Thanks!

The LWCC Board of Directors will meet on Tuesday, October 28, 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 October birthday to:

Judy Block 4th

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