THE GRAPEVINE

Published by and for Forest Glade, Mutual 14 of Leisure World *No. 10, October 2026*

The next Board meeting for Mutual 14/Forest Glade will be **November 17th 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 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

The President's Message

Has it been a particularly buggy summer? Everyone seems to be complaining about water bugs, no-see-ums, & roaches!!! And now it's time for the little field mice to find a warm and cozy place to spend the winter. I remind everyone that it is your responsibility to do what you can to eliminate those pests in your unit and prevent them from intruding on your neighbors.

The October 16 edition of The LW News (page 2-3) offers excellent advice on how to winterize your homes for the coming season. I would stress two things for Mutual 14/Forest Edge residents: Prevent fire by ensuring that boxes, furniture, and draperies are not touching or too close to the baseboard heating units. And first-floor residents should turn off the water to the outside spigot once they have cleaned up their garden beds and pots. Water is our enemy! We must avoid frozen pipes and other leaks.

Mutual 14/Forest Glade had three power outages in 2024, two outages in 2025, and four already in 2026. This is maddening and unacceptable! There is a group representing our interests, made up of a resident from Mutual 13 and Mutual 15 (reporting to the whole group of low-rise mutuals), the Government Affairs Committee, and the directors of the Security and Physical Properties departments. They are setting up meetings with state Senator Ben Kramer, the Maryland Public Services Commission, and hopefully Pepco to try to put pressure on Pepco to be more proactive in improving their infrastructure.

Yes, we have had a website since 2012 at www.mutual-14.org! You can find our Rules and Bylaws, current and archived Board meeting minutes, the Grapevine, commonly used forms, and a lot of other mutual information. I remind residents that balconies and patios (open or enclosed) are not storage units - unless you permanently close the blinds. We don't want to see your stuff!

Kathy Viney, President
Call or text 301-598-2691

The Grapevine Staff – Editor: A. Loveday, grapevinem14@gmail.com

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

WHO TO CONTACT: Don't complain to your neighbors. Don't assume somebody else reported it. Don't assume we're mind-readers; we're not. Call or send an email to our Mutual Services Department and be specific.

- Danesca Pineda at 301-598-1316 or dpineda@lwmc.com is our Administrative Coordinator aka Mutual Assistant. Call her about everything. If it's not something she handles, she knows who does or can find out.
- Perla Alvarez 301-960-5100 or palvarez@lwmc.com is our Property Manager. She addresses all property complaints and arranges for repairs.
- Vince Caraballo 301-598-1380 or vcaraballo@lwmc.com is our Project Manager. He oversees the contractors hired by the mutual.
- Pat Leanza 301-598-4569 leanzap@yahoo.com changes light bulbs in common areas and elevators. He's a neighbor, not a contractor.
- Kathy Viney 301-598-2691 or kathyviney@comcast.net, also a neighbor, is the president of the Mutual Board of Directors.
- Reception@lwmc.com Leisure World Administration 301-598-1000, 301-598-1001 or administration@lwmc.com for all queries about Leisure World.

ABOUT MUTUAL RULES:

- The most common questions posed to the mutual president are about renting a unit, pets, and home improvements. Do not call the president or our Mutual Services team until you **READ THE RULES**! If you can't find your hard copy, look online at https://www.mutual-14.org/wp-content/uploads/M14-Rules-Procedures-Rev.2023.pdf
- **Except in the case of an emergency, if a unit owner or resident asks PPD [Physical Properties Department] or any other contractor to perform work normally the responsibility of the Mutual, then that work will be paid for by the unit owner or resident.**
- **Window coverings need to be white or off white on balcony and cat walks!**

Reminders & Vital Info

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 or 301-598-1362.

Avoid kitchen drain back-ups & odors:
Unclogging drains is an all too common event, with considerable costs to us all. Regular running and flushing of the garbage disposal (*whether you use the disposal or not*) is the simplest way to avoid a clog and cure a slow-draining sink, and is the responsibility of all residents. Maintain your disposal by regularly grinding up pieces of lemon or orange peel and ice cubes. To clear the unit, just run COLD water for 15 seconds while the unit is running, and 15 seconds after you turn the unit off.
Please: *NO GREASE or oil, egg shells or coffee grounds, potato or banana peels, onion skins, celery, bones, fruit pits, corncobs, or nut shells.*

Toilet back-ups are really nasty and expensive, too. NEVER put baby wipes, Depends, sanitary pads, condoms, dryer sheets, paper towels, Swiffer pads, or the like into the toilets or down the drains! **Toilet paper only, please!**

Water Valve Test
Residents are urged to test their water valves to make sure they can be turned off in the case of an emergency. The main shut off is usually behind the dryer or washing machine; also check under bathroom sinks, behind toilets, and under the kitchen sink. All of them should be in the normal, fully "open" position. Turning them to the right (clockwise) will close the valve.
If the valve drips or will not turn, contact a plumber! This is an owner's responsibility.

Washing Machine Hoses
If your washer hoses are 10 years old or older, they are liable to burst and cause a great deal of inconvenience and damage from flooding. Better to be safe than sorry. Call PPD to inspect and replace any hoses that are in bad shape. This is an owner's responsibility.

Water Heater Leak Check:
Look for the installation date on the side of the appliance. Water heaters generally have a 10-year life expectancy. Please keep a sharp eye on it and check the pan under it for water. As soon as it shows signs of leaking, it is imperative that it be replaced immediately. Here's a useful tip: Place a small post-it note, with the words "Check Water Heater Pan" on it, next to your clothes dryer knob. Every time you turn on your dryer, you'll see the post-it note, and look into the water heater pan for a sign of water.

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

Unit Status Report as of October 2026

UNIT(S) FOR SALE / RENT / SOLD: None

Delinquencies over 60 days: As of 9/16/2026

1. $ 7,677 [Lien]
2. $10,815 [Lien]

Unit Status Report as of October 2026

Occupancy:	**October**	**September**
OWNER OCCUPIED	159	158
UNOCCUPIED	4	5
RENTALS	30	30
TOTAL UNITS	**193**	**193**

IN MEMORIAM

Ross Pastel, 15145 Vantage Hill Road, Passed away June 17,2026.



Social Committee



Remaining 2026 Community Events

- **Fall Happy Hour and Bingo:** Saturday, October 24
- **Holiday Party:** Saturday, December 12

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 Founding Farmers on October 23rd.

Sharon Moores
301-219-1783

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.

PLEASE WHEN YOU RECYCLE BOTTLES AND JARS, REMOVE THE TOP FROM THE BASE AND DROP BOTH IN THE RECYCLE BIN. It is very important to the recycle process. Thank you.

***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, October 27th 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) 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 birthday to Judy Block on November 4th.

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:	Julie Gibbons 301-233-6636
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
Social Committee	Sharon Moores