

# THE GRAPEVINE



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

No. 9, September 2024

The next Board meeting for Mutual 14/Forest Glade will be **Oct. 15, 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](mailto: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. Reps will be notified of the date for the next meeting.

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Our Mutual Assistant is  
Danesca Pineda

301-598-1316 or  
[dpineda@lwmc.com](mailto:dpineda@lwmc.com)

## The President's Message

**In anticipation of enhanced security for access to Leisure World facilities:**

**NEW PHOTO ID CARDS** will be issued to *residents* (not non-resident owners) of Mutual 14 on **SATURDAY OCTOBER 12<sup>TH</sup>, 9:00 a.m. – 4:00 p.m.** in Administration Building Meeting Room A-B. Bring photo ID and your 'old' Leisure World ID card. There will be no special make-up dates.

**If you miss this date, you will be able to get a "new ID" after the entire Leisure World community project is completed, probably in December or January.**

After years of complaints about the appearance of the first-floor apartment building carpeting, the growing moss, and the white staining caused by efflorescence (a chemical reaction from the concrete) – the Board has agreed to a proposal to remove the carpeting (except on handicap ramps installed by owners) and leave the concrete bare, "like a sidewalk". Boards have been talking about doing this for years; we won't know if it's a good idea until we give it a try! If this creates other problems, we'll deal with them as they arise and re-visit the outdoor carpet issue next year.

The Board will hold a Special Meeting on **Wednesday, October 9<sup>th</sup> at 10:00 a.m. to discuss our 2025 budget**. All residents are welcome to attend in person (Administration Building Meeting Room "A") or via Zoom. Details and link will be sent to owners via e-mail. Note that, as a Special Meeting, no other topic may be discussed.

Mutual 14 - Condominium of Rossmoor Inc. was recorded in the Land Records of Montgomery County in November 1976. A lot of things have changed since then. It is time - and in our best interests - to have a full legal review, revision, and editing of our By-laws.



It will take several months and several meetings with our attorneys, and several votes of the Council of Unit Owners, i.e. owners. The Board has approved the project and the expense with the expectation that it will be done by the close of 2025, our 49<sup>th</sup> year.

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).*

 **Reminders & Vital Info** 

**Insurance Deductible**

Maryland law requires condominium owners to reimburse the Mutual for their deductible, up to \$10,000.00, "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.

**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 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" 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.

**Unit Status Report as of September 12, 2024**

Sold: 15101 Glade Dr. (B10-3C) Fried to Beaulieu \$180,000  
For Sale: 15121 Glade Dr. (B13-3B) Stille Estate/Foreclosure \$165,000  
(contract pending)

<b><u>Occupancy:</u></b>	<b><u>August</u></b>	<b><u>September</u></b>
OWNER OCCUPIED	149	150
UNOCCUPIED	9	8
RENTALS	35	35
<b>TOTAL UNITS</b>		
	<b>193</b>	<b>193</b>

Delinquencies over 60 days      \$ 1,289.78 Insurance claim



## Welcome to Our New Residents...



Mutual 14 / Forest Glade sends out a hearty "Welcome" to:

Lee and Flordeliz Beaulieu Building 10-3C



## Landscape Committee



Time to weed. It is getting cooler outside, so it is time for all of us to check our gardens and do some fall cleanup.

McFall & Berry has been falling behind this year on some of their work. We don't know if they are short of people or what but hopefully things will improve this fall. If you would like to make some recommendations about our landscaping, please let me know.

Sharon Moores

301-219-1783



## Social Committee



We held our fall picnic, and everyone enjoyed the great food, great people and great music. Sorry if you missed it! We have two more socials planned for this year.

These two socials will be Happy Hours to be held on Friday, October 18th, and Saturday, December 14th at 6:00 p.m. in the Clubhouse II Activities Room.

The Social Committee has made some changes after fifteen years of prices staying the same. Due to the rising costs of food and supplies, we are changing our charge from \$10.00 to \$15.00 per person per function. Cost for guests will be \$20.00. We could cut out spirits and keep the prices at the current amount, but adult beverages are one of the favorite parts of our parties. Both of the next socials will be Happy Hours because our Spring Happy Hour was very popular.

We are asking everyone when they sign up to list one name per line. This makes it easier to get all the name tags together. Please pay on time.

Sharon Moores

301-219-1783



### **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 must 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](mailto:sabbas@lwmc.com) or 301-598-1362.

### **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 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).

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 Waleska Carcuz through the ABM email account at [ABMsubmittal@lwmc.com](mailto:ABMsubmittal@lwmc.com).



### **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+.



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 met Friday, September 13. LWCC policy does not permit recording of governance meetings.

**The LWCC Board of Directors** will meet on Tuesday, September 24, at 9:30 a.m. in Meeting Room AB 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 October Birthday to Gabe Arias (19), Carl Alan Bolin (26), Barry Gold (28).

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:** Leona O'Reilly  
240-401-8901

**Asst. Treasurer:** Annette Loveday

**COMMITTEE CHAIRS**

**Building Rep:** Beth Leanza

**Landscape:** Sharon Moores

**Social Committee** Sharon Moores



## **Who Pays for What – Repairs, Maintenance and Replacements**

Air conditioning ducts	(R)
Air conditioning filters	(R)
Air conditioning system service	(R)
Air conditioning condensation lines serving only one unit	(R)
Air conditioning condensation lines serving more than one unit	(M)
Carport, lower cabinet	(R)
Carport, auto fluid leaks —clean up	(R)
Circuit breaker box and panel	(R)
Circuit breakers	(R)
Doorbell or button	(R)
Door, front exterior	(R)
Door, garage door for car	(R)
Door, garage side door for pedestrian	(R)
Door, sliding glass, exterior and interior	(R)
Door, locks and knobs for the front exterior	(R)
Door, locks and deadbolt	(R)
Door, screen and storm	(R)
Door, all interior doors	(R)
Dryer, clothes vent pipe (other than Mutual two-year cleaning)	(R)
Dryer, clothes vent pipe cap	(M)
Fireplaces and Chimneys	(R)
Fixtures, interior, electrical, plumbing, toilet, sink, tub & shower	(R)
Florida Rooms, Enclosed Balconies & Enclosed Patios	(R)
Mailbox keys, locks (Apartment Buildings)	(R)
Pests, Wild Animals & Insects — control, removal & spraying:	
In common/limited common areas	(M)
In residences	(R)
If threat to structural integrity	(M)
Plantings and beds within four feet of the foundation	(R)
Plumbing, pipes, and drains, inside walls, floors, ceilings that serve one unit	(R)
Plumbing, pipes, and drains, inside walls, floors, ceilings serving more than one unit	(M)
Plumbing, Sewer & Drain Stoppages In Event of Emergency	(M/R)
Smoke Detectors – Every 10 years	(M)
Washing Machine — Wall mounted cut off valve:	
Replace original Symmons valve with Watts valve	(R)
Replace Watts valve with Watts valve	(R)
Water, main shut-off valve to one unit	(R)
Water, faucets, exterior silcocks that serve more than 1 unit	(M)
Water, faucets, exterior silcocks that serve one unit	(R)
Weather stripping, door sweeps	(R)
Windows, regular and storm	(R)
Wiring in walls, electrical that serve one unit	(R)