

THE GRAPEVINE



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

No.9, September 2025

The next Board meeting for Mutual 14/Forest Glade will be **October 21 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

A question arose recently about painting the brickwork inside a patio or balcony enclosure. The Board agreed that there would be an irrevocable change to the exterior of the building. There is a rule already in place that states: ***“Modifications that would change the style of a building’s exterior, or the color of the brick, or cause damage to the brick or siding are strictly prohibited”***. There are a few units where the brick was painted in the past without permission. Obviously, there’s nothing we can do about those units now. But if an enclosure has to be removed (and we’ve had a few in recent years), whoever the current owner is at the time will be responsible for the expense of removing the enclosure *and* dealing with the painted brick (and any other damages uncovered). Note that the rule refers to “modifications that would change the style of a building’s exterior”, so it covers *any exterior changes or additions* such as windows, doors, light fixtures, decorations, etc. in any building (apartment or patio home), not just paint. These may not be prohibited, but an application to the Board [“ABM”] is required.

If it were up to me, I would ban all future enclosures. These buildings were not designed for that kind of construction. The drop-ceilings and interior fill-walls above the sliders hide damage occurring over years. Humidity and leaks have caused major rusting problems and great expense to the mutual and unit owners. That’s why our Rules no longer permit ‘repairs’. Once problems present themselves, an enclosure is deemed to be no longer viable and must be removed at the owners’ expense.

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).

Mutual 14 Town Hall
Tuesday, September 30th, 3:30-5:00pm Maryland Room
See the flyer delivered with this publication.

Notes From The Board

Sink and shower back-ups are your responsibility. Don't put any foodstuffs down the drain. Run your garbage disposal weekly. Use "hair-catchers" over the shower drain. When you start to see sluggish draining: pour one small box of baking soda into the drain, followed by two cups of white vinegar. Watch it fizz! Rinse with hot water 15-20 minutes later. Repeat regularly.

Mutual 14 – Forest Glade
UNIT STATUS REPORT
as of September 11, 2025

UNIT(S) FOR SALE / RENT / SOLD:

Sold: 3500 Forest Edge #1F Sinnott to Scanlan @ \$160
Sold: 3511 Forest Edge #3C Liu to Cooper @ \$220

For Sale: 15101 Glade Dr. #3D @ \$235
For Sale: 3500 Forest Edge #2F @ \$195
For Sale: 3500 Forest Edge #2E @ \$200
For Sale: 15137 Vantage Hill Rd @ \$575

Delinquencies >60 days As of 8/16/25

1. \$10,555.09 [Lien]
2. \$ 5,338.00 [Lien]]
3. \$ 4,878.38 [Guardian/attorney arranging payment]

OWNER OCCUPIED	<u>151</u>	<u>150</u>
UNOCCUPIED	<u>9</u>	<u>11</u>
RENTALS	<u>33</u>	<u>32</u>
TOTAL UNITS	<u>193</u>	<u>193</u>



Social Committee



Please join your friends and neighbors for our next Mutual 14 social.

We had a great time at the pizza party with all the seats taken. I think everyone who came had a great time. Sorry if you missed it.

On Saturday, October 25, we will be having a Happy Hour with a Hint of Halloween. The event is moved to the Activities Room in Clubhouse II for more room. It will be a Happy Hour starting at 6 p.m. There will be an open bar with Happy Hour food. We are requesting that each person (couples or friends) be listed separately on the sign-up sheet. The reason for this is so each person can list what they want to drink. If it isn't listed, it won't be there. Be reasonable with what you list, we won't be buying every beer or liquor, but you should be able to find something you like.

For the "Hint of Halloween" we would love everyone to make, find, or whatever some kind of Halloween hat We would like everyone who comes to talk to someone you don't know. It makes everyone feel welcome and want to come back. Maybe bring a friend.

We will be having music by Euclid. Don't forget to bring some cash as we'll be having a 50/50 drawing.

The cost for this Halloween event is \$15.00 per person. Please sign up and give your money to your Building Social Committee Rep by 5 p.m.. Saturday, October 11

Hope to see all of you there,

Happy Halloween

Sharon Moores

301-219-1783



Landscape Committee



Thanks to everyone who is taking care of their yard, but remember just because it was done, the weeds still come back. Please check your garden as fall is coming and (hopefully) get the last of the weeds.

In the coming weeks, you will see new trees being planted and the last of the fall maintenance being done to make the Mutual look even better.

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.

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.

The LWCC Board of Directors will meet on Tuesday, August 26, 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 birthdays to:

- Gabe Arias 19th
- Barry Gold 28th

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