
THE GRAPEVINE



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

No. 7, July 2026

The next Board meeting for Mutual 14/Forest Glade will be **August 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 held on the 3rd Tuesday of every month in the Administration building at 2:00pm.



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:

Our gardening season extends from May through November, so the end of July is almost mid-way. It's summer. It's hot and humid. But the responsibility for garden areas cannot be put off and continues into winter. If you can't do this work yourself, hire someone. Alternatively, consider a permanent solution: McFall & Berry will provide you with an estimate to remove all the plant material and put in sod. Mutual 14 Rules & Procedures read, in part:

- In first-floor apartments: the unit owner or their tenant is responsible for the planting bed in front of their patio (whether open or enclosed) which may extend no more than 4 feet from the edge of that patio. In the A and G units, the unit owner is also responsible for the bed lining the walkway from the stairwell to their door.
- In the plaza homes: the unit owner or their tenant is responsible for the planting beds lining the patio (or enclosed Florida room), walls and walkway of their unit, extending no more than 4 feet from the walls of the building, patio and walkway.
- All unit owners or their tenants are required to keep their **planting beds and any pots in a neat and orderly condition, free of weeds, grass, and dead plant materials.**
- Beds must be separated from adjacent lawns by a defined or fixed border to avoid interference with lawn maintenance.
- Mulch should not pile up against the foundation of buildings, to avoid attracting termites.

Letters or emails have been sent to unit owners in violation of these Rules. We don't want to see your empty pots, broken garden ornaments, empty garden flag poles, trellises, etc., *dead plants, weeds and grass. Please attend to your garden beds!*

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

Important note: Montgomery County Fire Dept. requires **fire pits and grilling** of all kinds [charcoal, electric & gas] to be kept at least 20 feet from any structure. That goes for apartment dwellers as well as patio homes. Failure to follow these rules could incur mutual and county fines and, more importantly, void the mutuals' property insurance!

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If you have an issue with **robocalls not received or not being recorded** to your voice mail, it may be because your provider is blocking these calls as spam. Put these numbers in your contact list: **301-598-1000 and 877-698-3261**. I hope this helps. Robocalls are important communications and should not be ignored.

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Many of us are singletons. What do we do when we're unwell and unable to shop or cook or get to doctors' appointments? What do we do if we don't have friends or family close by to help?

Leisure World's Social Work Department is a free resource for finding the local service organizations and county assistance to fit your needs. Their flyer is attached to this edition. There's also a fantastic service called **Lifeline Medical Alert**. They don't have an office in Leisure World anymore; go to their website at www.lifeline.com or phone 855-428-6530.

If you just need groceries or ready-made meals, here are a few contacts to have at hand. You might want to add some of your own favorites to the list.

www.Doordash.com

www.GrubHub.com

www.instacart.com

Giant: <https://www.instacart.com/store/giant-food-stores>

Angelo's Pizza Pasta & Deli: 301-929-1980 or www.angelospizzeria.co [not.com]

Big Greek Café: 301-929-9760 or www.biggreekecafe.com

Nancy's Kitchen: 301-598-1886 or www.nancykitchen.com

Panera's Bread: 301-598-7190 or www.panerabread.com

Terrace Bistro: 301-598-1331 or <https://residents.lwmc.co> Amenities>Restaurant

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Power outages are a fact of life whether you're in a single-family house or an apartment building in Leisure World. According to FoodSafety.gov when the power goes out:

- **The 4-Hour Rule:** Keep the doors tightly shut to preserve the internal cold. After 4 hours, perishable items (such as meat, dairy, eggs, and leftovers) *that have risen above 40°F for more than 2 hours* should be discarded to avoid foodborne illness. So it's a good idea to keep an appliance thermometer in your refrigerator.
- **Freezer Times:** A full freezer will keep food frozen for about **48 hours** (24 hours if half-full) if the door remains closed.
- **Actionable Tips:** Condiments (like mustard or ketchup) and produce generally last longer, but you can track exact food safety guidelines using the [USDA Keeping Food Safe During an Emergency](https://www.fda.gov/food/food-safety-guidelines-during-emergency) resource.
- **Refreezing:** Thawed frozen items that still contain ice crystals or are at 40°F or below can be safely cooked or refrozen.

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 9:00am to 6:00pm (and on weekends for emergencies only, please.)



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 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 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, eggshells or coffee grounds, potato or banana peels, onion skins, celery, bones, fruit pits, corncobs, or nut shells.

Toilet back-ups are 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 the 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 the 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.

Going away on summer Vacation

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

- Turn off your Air Conditioning
- Turn off circuit breaker to the Water Heater
- Unplug any unnecessary appliances.

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 AND IN WALKWAYS. Please be courteous and keep our mutual clean and safe. Thanks!


Welcome to Our New Residents...


Janice & Gerben De Jong [15141 Vantage Hill Road

Ellen Wilson [Bldg.12-1G], owner since 2004, died on Thursday, June 18th

For Sale: Bldg.11 #3B Foreclosure/Sale @ \$140
Bldg.12 #1G Wilson @ \$235
Bldg.14 #2G Palmer @ \$279
Bldg.15 #2E Short sale @ \$180
Bldg.16 #2D Iezzi @ \$220


Social Committee


It has been said that you need a village to get things done. Well, we had that village plus for our first social of 2026. I think everyone had a good time with plenty to eat and drink.

I want to give a special thanks to our social committee for stepping up and putting on a great affair. I have said just ask and someone will help. I know that it is hard for some people to do but I asked and I say Thank You.

Lenore and Ron on Vantage Hill Court took all the flatware and Jessica and Harry (new neighbors) on Vantage Hill Road took all the dishes. Thank you for helping us to have a fun time at a cheap price.

Our next function is on Saturday August 8th in the Clubhouse II Activities room. It will be **pizza, salad, dessert and margaritas. We will be playing bingo**, which is included in the \$10.00. Watch for the flyers to be posted soon.

Ask a neighbor who you know doesn't come because it is hard to come alone when you don't know anyone or what is happening. We look forward to seeing everyone and having another good time.

M14 Social Committee

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 heading to Sichuan Bistro in Leisure World Plaza on July 24th.

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.

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, July 28th 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!



July Birthdays:

Beth Leanza on 8/9

Jim Reilly on 8/19

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