

THE GRAPEVINE



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

No. 9, September 2026

The next Board meeting for Mutual 14/Forest Glade will be **October 20 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

Many of you rely on **your bank's bill-pay system** for paying your monthly condo fee. You might think this is an automated computer payment, but your bank is mailing a *paper check* to Leisure World. It can take up to 7 business days for that check to reach us and be credited to your account. Please ensure that your bank makes their payment on or before the 8th of the month. If the check is not received on or before the 15th of the month, you are delinquent and subject to the \$30 penalty. Last month the mutual was short \$30,000 because payments were not received on time. **We can't pay our bills if we can't rely on timely receipt of your condo fees.** The alternative is to sign up with Leisure World to allow them to put their hand in your cookie jar and take the condo fee (& eventually the electric bill) out of your account.

The worst of the heat is past, so there's **no excuse for not removing the weeds and grass in your gardens, cleaning out empty pots, or removing pots with dead plants.** Do you really want our neighborhood to look so seedy? Do you really need to be reminded to look outside? You paid a lot of money to live here, but regular maintenance is required on your part to keep up our property values. If you need help, call Bill Messett Landscaping at 301-518-1028.

Were you born in a barn?! Our janitorial service is not paid to clean up your mess. I've been notified twice in one month about **dog poo** on the apartment walkway and entry ramp. Dogs can make mistakes; dog parents must clean up after them! If you see someone not being a good pet owner and neighbor, say something! If you see a piece of **trash** on the ground, pick it up! And do NOT leave magazines, coupons, etc., and especially **do not leave perishable food or dry goods** in the apartment lobbies. We don't want your leftovers! The lobbies are the main entrances to all our homes. Please try to keep them looking clean and tidy.

Enforcement of **rule violations** isn't easy. We must follow time-consuming due process procedures. We must 'remind' residents

about the rules. We must give residents written notice and warn them about consequences. That's usually enough, but when a resident fails to correct the violation after all that, it ends up in front of the board. At our meeting on Tuesday, the board fined a unit owner \$100.00 for failure to comply with this rule: "window coverings must be clean and present a neutral wood color or white lining to the outside." \$100.00 per day may be assessed if the violation is not corrected within a given time frame.

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 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, 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.

Exterior Water Valves

Exterior water valves (for the garden taps) can be turned **OFF** now. At the interior access panel, close the valve by turning the faucet handle to the right or **clockwise**.

LOBBIES

The heat is on in the lobbies now. Please keep the doors closed!



Welcome to Our New Residents...



Welcome and Congratulations:

Tracy McBride [B11-3B],
James & Betty Greene [B12-1G],
Chi Hio & Angela Kwok [B14-2G],
Denis Andrzejewski & Bonnie Vandorn [15133 Vantage Hill Rd.]

Unit Status Report as of September 15, 2026

<u>Occupancy:</u>	<u>September</u>	<u>August</u>
OWNER OCCUPIED	158	154
UNOCCUPIED	5	9
RENTALS	30	30
TOTAL UNITS	193	193

Delinquencies over 60 days 1. \$7,677 (Lien)
2. \$9,875 (Lien)



Social Committee



LOOKING FOR HELPING HANDS

We are always looking and hoping to add a few more volunteers to the Social Committee. Helping hands make these events possible, and even a small amount of time makes a big difference.



2026 Community Events

- **Late-Summer Picnic:** Saturday, September 19
- **Fall Happy Hour:** 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 heading to the **Yard House** at 211 Rio Boulevard in Gaithersburg, MD. Hope to see some new faces at our luncheons.

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, September 29, 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!



October Birthdays:

Gabe Arias on 10/19

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

See trash? Pitch in! Let's work together to keep our shared grounds clean, beautiful, and litter-free.