

---

# THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

Issued Monthly – No. 394, December 2010-January 2011

---

## Mark Your



## Calendar

---

**Next Board Of Directors'**  
**Meeting Thursday,**  
**January 20, 2010**



## JOIN US!!!

in the Administration Building at 1:30 p.m. All unit owners and residents are encouraged to attend all Board meetings.

▶ Property Maintenance Committee, Thursday, January 6<sup>th</sup> at 1:30 PM, Administration Building

## The President's Corner

My column will be short this month because I want to make space for the long article that follows it about how we use electricity and what those uses cost. That article is mostly for your information, it is intended to help you understand what uses are expensive and which ones are less of a concern.

As the end of the year is upon us I ask that you consider volunteering to serve the Mutual. We are trying to staff a new ad hoc committee to review our By-laws. The committee chair will be Herb Fine, who has served on the Board of Directors. Jim Moores, currently on the Board, has also agreed to work with this group, but it needs two or three other willing members. The committee will review the Bylaws with two goals in mind, (a) to propose any needed changes (removing outdated parts, suggesting changes to better meet current needs) and (b) to consider rewriting the Bylaws in less "legalistic" and more easily understood style. If you are interested, please contact either me, Richard Bambach (301-598-5322) or Herb Fine (301-598-5178).

We have had a good year and look forward to another. The new condo fee begins soon, but we were able to hold the increase to a minimum, as you learned from our mailing on the new budget last September. The maintenance of the Mutual has moved ahead well, with the Property Maintenance Committee, co-chaired by Frank Lozupone and Bill Buck, doing good work. The painting program has been beneficial and will continue. The Landscape Committee continues to keep us looking good and the Social Committee does wonders. I was very sorry to miss the "Las Vegas Night" party but I was giving a lecture downtown at the Museum of Natural History (I am retired but haven't learned how to abandon my profession yet). I got a rave review of the party from my wife, Susan, when I got home. Sharon Moores does double duty by chairing both the Landscape Committee and the Social Committee (with co-chair Mary West) — hats off to her hard work and the work of both groups. And last but very far from least, the Building Representatives and the Advisory Committee, chaired by Agnes Glass, keep track of us and the conditions in our buildings. They are vital to the chain of communication and our best connection between the residents and the administration of the Mutual. Thank you one and all. With this I wish you all a happy holiday season and look forward to serving you in what we all hope will be a happy new year.

My best to you all – Richard Bambach  
(301-598-05322)  
e-mail [richard.bambach@verizon.net](mailto:richard.bambach@verizon.net)



### How we use electricity in Mutual 14

by Richard Bambach

Because electricity is the biggest single item our budget and the biggest single component of your condo fee, you may find it interesting to learn about our general pattern of electricity use in Mutual 14. I'll warn you up front that this analysis requires making inferences from just a few data points, but I will try to explain it so you can understand what it is about.

About half the residential units in Leisure World, including those in Mutual 14, are on a "master meter" billing system for our use of electricity. This means that Mutual 14 condo owners do not receive individual bills for the electricity we use. Instead, the Mutual is billed for its share of the total cost of the "master meter" bill.

What follows is an estimate of each individual owner's share of the Mutual 14 electric bill and what proportion of the bill goes for heating, cooling, hot water, cooking, electronic appliances, clothes dryers, and lights.

I have estimated these costs by examining the differences in Mutual 14 electric bills for different months. I also used Department of Energy information on the average proportion of energy use by normal households to calculate how much electricity we use for purposes other than heating or air-conditioning (cooling). As you will see from what follows, our use of electricity is similar to the pattern of use by people across the country, except that we use more electricity for heating and less for air-conditioning than the average.

Use of electricity in Mutual 14 varies with the seasons, being highest by far during the winter months. During 2009 and 2010 our mutual paid an average of \$59,823.25 per month for electricity in January and February, the coldest months. There are 193 units in the mutual, so the average cost per unit for those months was \$309.97. The mutual paid \$30,608.75 [that is, \$158.59 per unit] per month in July and August, the hottest months. May and September are the lowest usage months of the year. They require minimum heating or cooling, because they are closest to what we think of as "room temperature," with daily high temperatures usually in the mid-70's and lows in the upper 50's to low 60's. The cost per month for May and September was \$17,052, or \$88.35 per unit.

What does all this mean? Let's assume that the \$88.35, [the average cost per month per unit for the lowest-usage months] represents our normal use for everything except heating or cooling. [This is a generous estimate, because some electricity is almost

certainly used for those purposes during these months. Because electricity for hot water, laundry, cooking, lighting and entertainment is used at about the same rate all year long, approximately \$88 will be for hot water, laundry, cooking, lighting and entertainment in every month's charge per unit.

Is the \$88 cost a reasonable estimate? Well, half of the energy used by the average US household is for hot water, cooking, electronic appliances [TV, computers, and so on] clothes dryers and lights. The average total per-unit cost for electricity for a year in Mutual 14 is \$2,128.21. Fifty percent of that is \$1064.11, and twelve times \$88.35 is \$1060.20, which is very close to 50% of the per unit average total cost. Therefore, assuming we are similar to other Americans in our use of electricity we can say that \$88.35 is our normal monthly cost per unit for everything except heating and cooling. This means we can use the difference between the average of the "hot" July/August bills and the May/September bills to calculate what we spend per month to air condition in the summer, and we can compare the "cold" January/February bills with the May/September bills to calculate how much we spend on heating in the winter.

What does it cost, on average, to heat in the winter? \$309.97 [the monthly per unit cost for January/February] minus \$88.35 [the average per unit cost for non-heating/cooling electricity] leaves \$221.62. This is the average cost we pay for heat during the coldest months. Note that this is two and a half times the cost for the non-heating/cooling cost for those months.

Air conditioning is nationally the largest single use of household electricity. Interestingly, that is not the case for Mutual 14. Our greatest use of AC during the hot months of July/August is \$158.59. Subtracting the non-heating/cooling per unit cost per month (\$88.35), the cost for AC in a hot month is \$70.24. This is slightly less than 1/3 the cost of heating in the cold months.

We can also use national averages to break down the non-heating/AC figure to get a general sense of how much we pay for our other uses of electricity. Based on the average proportion of regular household energy use across the country and assuming we are "normal", since the percentage of what we pay in Mutual 14 for non-heating/cooling is similar to the rest of the country, I estimate that the average cost per unit per month for non-heating and cooling are:

Hot water heater	\$24
Lights	\$18
Refrigerator/freezer	\$15



Television	\$7.50
Other electronics	\$7.00
Clothes dryer	\$8.00
Stovetop and oven	\$6.00
Microwave	\$2.50

This adds up to \$88.00, close to the estimated non-heating/AC charge for electricity per unit. Of course each individual unit may vary, just as each of us sets our thermostats differently.

Many of us have become concerned about the use of electricity for outside displays of holiday lights because we do worry about costs. The Board of Directors of Mutual 14 considered this at our December meeting. Interestingly, the cost of holiday lights turns out to be so small it is not a burden to us. A 40 watt strand of incandescent exterior lights will use about 7.2 kwh if burned 6 hours a day for 30 days. The total cost would be about \$0.75. Four strands together would cost \$3.00 in electricity use for the entire holiday season, making the cost for a four strand display just slightly over one and a half cents per residential unit. Strands of LED lights use far less electricity, about 6.5 % that of incandescent lights. I have inspected the exterior holiday lights in the Mutual this season and all together they will only use about \$6.50 of electricity, less than 4 cents per residential unit.

Nobody objects to interior decorations, and there are far more of those in the Mutual than exterior lighted decorations. We appreciate that some have felt concerned about exterior decorations, but it turns out we do not need to feel a concern about reasonable displays, either for cost or for consumption of electricity. Realizing this the Board has decided that it is (a) not a violation of any Mutual rules to put up a reasonable display of holiday lights and (b) that the good cheer it brings to the holiday season is well worth the very small cost of the electricity.

I hope this hasn't been too hard to follow and I hope it lets you see how our use of electricity divides up among various uses. Because we all pay when anyone uses extra it is important that we not waste electricity. When you travel you should turn down the thermostats (not completely off in the winter, just down to about 50 — we don't want frozen pipes) and turn off the hot water heater. In summer, turn off the air-conditioning and the water heater when you travel. Other uses automatically drop off when you are away.

### By-Laws Revision

The Board of Directors determined that the By-Laws need a new lexicology so as to remove "legalese" from its text. James Moores and Herb Fine have volunteered for the project.

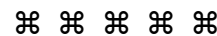
Mutual 15 has completed such a change so that the average, full-blooded American will, perhaps, understand the verbiage of the By-Laws.

We need two more volunteers from Mutual 14 to undertake the task. Herb Fine agreed to hold meetings at his home after the New Year. Coffee and cookies will be served! Seriously, the process should be fun and will tickle the fancy of all those who speak English.

Please call Herb at 301-598-5178.



New Year's Day January 1st



### **Restaurant Advisory Committee Report**

It has been a while since I reported to you, but things are moving along at a rapid pace.

1. The Cascade Bistro is now open on Thursday for lunch, with upscale soups and sandwiches.
2. Ed Richardson is now the sole owner of the business.
3. The new tables have been delivered to the Stein Room.
4. I am still working on a system of table reservations.
5. Most of you know how much the food has improved. If not, give it a try!



- 6. Are you looking for that last minute gift? Why not a gift certificate to one of the restaurants?

Jim Moores

 **Personals...**



1/05 - Kyle Wilson – 12-1G  
 1/12 – Janet Englehart 11-2E



Please welcome  
 Robin Hopkins in B12 1-F

Please take the time to visit our newest neighbors! Help make them feel welcome in Leisure World and in especially in Mutual 14.

**Reminders & Vital Info** 

• **File of Life**

Do you have the “File of Life” information in a red vinyl case magnetically attached to the outside of your refrigerator? If your answer is “YES”, this is a reminder to update the information on it.

What is the File of Life? This is an information sheet that contains your known medical problems, the current medications you are taking, your primary doctors, and family members or others to be notified in case of serious illness. This information is exceedingly important to an emergency crew or to a nurse when they are called in case of sudden illness. In times of confusion, your spouse or housemate might have difficulty supplying this information and you may be unresponsive. The rescue crew can, then, check your refrigerator door for your File of Life.

In the event you do not have the File of Life, check with the L. W. Medical Center for a packet. In order to easily, periodically update the information on this sheet, it is advised that you fill it in, in pencil.

**ATTENTION ALL RESIDENTS:**

• **Kitchen Drain Test - Check It Out!!!**

All apartment residents should perform the following test of your kitchen drainage **monthly** in order to avert a flood:

- 1) Fill the sink with water up to 1-1/2 “from the top.
- 2) Remove the stopper and let it drain.
- 3) If the water flows out quickly, all is well; your drain has ‘passed’ the test.
- 4) **BUT**, if the water drains sluggishly, your drain may be clogging up and could cause a flood in your apartment. **REPORT** this at once to our Mutual Assistant so that the drain can be checked and cleaned out by the plumber.

 **IN MEMORIAM**

Our condolences go to the family of Betty Lawson (B16-2D) who passed on November 21<sup>st</sup>

**Info from the LW NEWS**

**Preparing for Emergency Outages**

At any given time, power outages may occur within the community. They may be localized or wide-spread. Depending on the severity of the situation, outages may last for a short time or for an extended period of time that could last for several days.

PEPCO is immediately notified when outages occur. However, PEPCO may not always be able to provide a time frame for when power will be restored, and this may cause an undue hardship on the residents of Leisure World. With this in mind, it is recommended all residents be adequately prepared for emergency situations.

When electrical power is lost, the following appliances/equipment will not function:



- 1) Lights/ electrical outlets
  - 2) Air conditioners/ furnaces,
  - 3) Refrigerators/ freezers,
  - 4) Portable telephones,
  - 5) Televisions/"Cable TV"
  - 6) Automatic garage doors
  - 7) Stoves/ Ovens/ Microwaves
- (**Note:** This list is not all-inclusive).

Remember, to prevent food spoilage, your refrigerator and freezer doors should be kept closed as much as possible. Also, it is strongly suggested that at least one telephone in your home be permanently wired, and/or that a fully charged cell phone is available at all times.

When power outages do occur, be assured that the proper authorities have been contacted and are making every attempt to correct the situation.

These suggestions and recommendations have been provided to assist residents in making an informed decision when an unforeseen power outage occurs.



**Your Safety is a Priority**  
**A Message from Security**

The safety and protection of our residents is always a primary concern at Leisure World. Management is currently reviewing our safety procedures and offers the following suggestions.

Residents should provide a current entry door key for their unit to Security, to be kept at our main gate. All keys are specially coded and locked in a cabinet, safe and secured. A special chart is required to identify to which unit the key belongs. Therefore, a lost key would not be identifiable by anyone other than Leisure World Security personnel.

Permission to enter the unit in your absence is also very important! In an emergency, it could save further damage from occurring. Let us say that a resident is away and a neighbor notices water coming from that unit into theirs. There may be a leaking toilet, a sink overflowing, a condensate line back-up or any one of many other scenarios. If a key is at the main gate and we have permission to enter, then valuable time is saved that could prevent a real disaster.

What if you are in distress and have called for assistance, but the front door is locked and you are unable to reach it? Without a key, the door or lock may need to be broken to get to you.

If on file at security, the key can be brought to your unit saving time, money and maybe your life. Help us protect you!

If your unit has a storm door, do not lock it. The storm door would have to be broken before getting to the door your key opens, generating more cost to you. Also, locking your storm door could create a problem in the event of a fire. Any delay in getting in or out of your unit in an emergency situation could become critical.

Please help us protect you by following these simple suggestions.



**MEDICAL CENTER NEWS**  
**CENTER FOR VEIN RESTORATION**

Leisure World Medical Center is pleased to announce our association with the Center for Vein Restoration. Their physicians will be able to offer treatment in the Medical Center for varicose veins and its cause, venous insufficiency. The Center will offer a physician consultation and a Venous Duplex Scan that will locate the troublesome area in the veins. Some likely causes of venous insufficiency include increasing age, family history, obesity, prolonged standing and prior blood clots in superficial or deep veins.

Signs and symptoms include aching, heaviness, fatigue, itching, burning, swollen ankles, cramps, restlessness, throbbing, and skin darkening or ulcers. Treatment is minimally invasive and includes new laser and radio frequency procedures that can be performed in less than one hour.

The procedure is covered by most insurance companies, most of which are accepted by the Center for Vein Restoration. Procedures are done at the Silver Spring office at 831 University Blvd. East. Transportation can be arranged at no charge to and from your home for the treatment.

Please mention Leisure World when calling for an appointment. Their appointment line is 1-800-FIX-LEGS (1-800-349-5347).





January 17, 2011

Martin Luther King Day

**APPROVED SNOW SHOVELERS FOR  
2010-2011 SEASON**

NAME	PHONE	IDENTIFICATION
Jeffrey Villard	240-441-4071	LWMC Employee/green badge #1
Rivelino Valdivia	240-304-2728	LWMC Employee/green badge #4
Jonathan Flores	301-366-8019	LWMC Employee/green badge #5
Nicki Markman	301-367-8023 (cell)	Green badge # 2
Richard Bernhard	301-996-6442	Green badge #3
Alexandre Da Luz	240-543-8917	Green badge #9
Justin Kalantari	240-688-0455 (cell)	Green badge #10
Jonathan Diaz	240-396-8436 (cell)	Green badge #11
Keane Kaiser	301-933-0745 301-938-1528 (cell)	Green badge #12
John Haynie	240-388-2091	LWMC Employee/green badge #14

**MUTUAL 14 - RULES FOR  
TRASH - RECYCLABLES - NEWSPAPERS –  
MAGAZINES.**

SEE ATTACHED LIST

- Please be certain to point these rules out to your caretaker and/or cleaning help.

It is important that these rules are followed to ensure that our recyclables are collected and not

thrown in the trash because when they are improperly packaged. And, following these rules also ensures that our Trash Room isn't impassable or odorous.

**BOARD OF DIRECTORS**

- President:** Richard Bambach  
**Vice President:** Frank Lozupone  
**Secretary:** Agnes Glass  
**Treasurer:** Ralph Romano  
**Director:** James Moores  
**Director:** Jackie Rabinow  
**Director:** Helen Bass

**COMMITTEE CHAIRS**

- Advisory:** Agnes Glass & Aleen Phillips  
**Budget & Finance:** Ralph Romano  
**Landscape:** Sharon Moores  
**Property Maintenance:** Frank Lozupone & Bill Buck  
**Social:** Sharon Moores & Mary West

**Web Site:** <http://www.professionalusa.net/m14/>  
<http://www.lwmc.com>

**Mutual Assistant: Gloria Robar - 301-598-1338**

- Building Problems? - **Call** Gloria at 301-598-1338
- Emergencies, when Gloria is not available - **Call** Physical Properties –301-598-1500
- After hours & weekends – **Call** Main Gate – 301-598-1044

**Comcast Issues** - contact 301-920-9951



MUTUAL 14 - RULES FOR TRASH - RECYCLABLES – NEWSPAPERS – MAGAZINES

**YES**

**•TRASH/GARBAGE**

Place in strong (or double) PLASTIC BAGS  
Tape or tie everything well

**\*PLAZA HOMES -**

BLACK OR GREEN PLASTIC BAGS  
OR covered Trash Can.

**•LARGE BOXES**

Knock down & bring to Trash Room  
Place alongside dumpster- Not in dumpster

**•LARGE ITEMS** (furniture, mattresses, etc.)

Put out with regular trash. If pick up is missed  
Call PPD (301-598-1500)

**•NEWSPAPERS & OFFICE PAPER**

Place Newspapers & Office Paper in a PAPER bag  
OR TIE with twine or cord

**•MAGAZINES**

The Monday before the 1<sup>st</sup> Wed. of the month place  
Magazines in a PAPER bag OR TIE with twine

**• PLASTIC**

All Washed clear or colored Plastic bottles, tubs, containers,  
jars, buckets, cups, lids, flower pots  
~ Place in the Special Bin in the Trash Room  
**\*PLAZA HOMES -** Place in the 'Blue' Pail

**• GLASS**

Washed **Bottles/Jars**, only without lids

**• METAL**

All Washed Cans (with only the top removed)  
Washed Aluminum pie pans or foil wrap  
Tins from cookies, fruit cake, popcorn, etc.

**• BOOKS**

Tear off rigid book covers and pages for collection with your  
paper recyclables.

**• BATTERIES**

Dry cell & alkaline used in flashlights, toys and appliances.

**NO**

**•TRASH/GARBAGE**

NO Bags that may split or leak  
NO Broken Glass tossed down chute

**•LARGE BOXES**

NOT placed inside the dumpster  
NOT blocking doorway, dumpster or recyclable  
bin

**•NEWSPAPERS & OFFICE PAPER**

NO Newspapers or Office Paper are to be placed in Plastic  
bags

**•MAGAZINES**

NO Magazines are to be placed in Plastic bags

**• PLASTIC**

NO plastic wrap, plastic bags, Styrofoam/polystyrene  
None that have held toxic chemicals  
NO plastic flower trays (#6)

**• GLASS**

NO Bottle or Jar Lids

**• METAL**

NO Tops of cans  
NO cans with both tops & bottoms removed  
NO crushed cans  
NO Aerosol cans

**• BOOKS**

Not in Plastic Bags.

**• BATTERIES**

No button batteries, nickel-cadmium, uninterruptible power  
supplies and lead acid