

THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

Issued Monthly – No. 400, June-July, 2011

Mark Your



Calendar

Next Board Of Directors'
Meeting Thursday,
July 21, 2011



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, July 7th at 1:30 PM, Administration Building

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LWCC Board of Directors
Tuesday July 26, 9:30 am
Clubhouse I.

The President's Corner

The largest item of business before the Leisure World Community Corporation Board of Directors is the decision we will be making about the future direction of the Leisure World Medical Center. A third community-wide forum is being held on Wednesday, June 22 (about the time you get the Grapevine) at 2 PM in the Ballroom of Clubhouse I. I plan to attend. I will also be glad to hear from any of you about your opinions on the topic (Should we continue as is? Should we partner with a multiple-institution health care provider? Which one? Should we hire a consultant to survey our needs and the center operations? Should we hire a consultant to assist us in locating and contracting with one of the health care provider systems in our area?).

You should receive an information sheet about the Montgomery County Commission on Common Ownership Communities in the mail (as well as with this issue of The Grapevine). The CCOC is supported by your tax dollars and is an important resource if you have concerns about condominium living. We try very hard to follow their legally based guidelines.

Noting the CCOC reminds me that I probably should mention a concern that comes up regularly in board and committee meetings. We find many of our residents have either forgotten about our rules or have not familiarized themselves with them. As I say in almost every column, we are a condominium association and if you are a resident (owner *or* renter) it is your *obligation* to follow our rules. They were not developed to harass you, but to give you and your fellow residents a reliable standard that will permit each of us to live comfortably with each other. The Property Maintenance Committee is starting a "Rule of the Month" note in the Grapevine to call your attention to rules that do address concerns such as safety. Please "read and heed." You all have copies of the rules somewhere. They are also available on the web at our excellent website (<http://www.professionalusa.net/m14/>). If you do not use a computer and you need a copy of the rules, please contact Gloria Robar, the Mutual Assistant.

The Social Committee hit another home run with the fine picnic. We had a happy gathering and good food and fellowship. Sadly I will miss the Ice Cream Social coming up in July (I would come if I were in the country, but I will be overseas and it will be just too far to come for the evening, although I love that ice cream!).

Richard Bambach
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richard.bambach @verizon.net



Monday July 4th  **HAPPY**
4th OF JULY Independence Day

 **Property Maintenance Committee**

Advisory Committee 

Linda O’Neil is now an associate building rep for building 10. Louise Hajjar remains the building rep.

From now on, if there are two building reps, one will be the [principal] rep, the second one will be the associate rep, not the alternate rep. Why change the wording? It gives the second rep a little more involvement.

A REMINDER FROM THE COMMITTEE:

NO LITTER IN CARPORTS

The carports are to be used for the parking of registered autos and/or golf carts only. Boxes, cartons, baskets and other like matter are to be disposed of properly according to the rules posted in our trash rooms. Special pick-ups can be arranged by a resident wishing to dispose of bulky or large unused items. Adequate storage space is provided for little used or seasonal items in the cabinets provided at each space.

KEEP OUR CARPORTS LITTER-FREE

Restaurant Advisory Committee 

From Jim Moores, our rep on the Restaurant Advisory Committee:
They are serving food on the Lanai for those of you who enjoy spending time near the pool. You can call ahead and have your food brought to you, or go in to the restaurant and order take out. Also, don’t miss one of the best bargains – Saturdays at lunchtime there are half-price burgers!

The Plaza Home roofing project has been completed and the new siding is past the half way mark. With the completion of these projects, your PMC can now once again concentrate on the Mutual apartment projects. Contracts have been let to paint buildings 14 and 15. This leaves just buildings 16 and 17 to be painted next year to complete the first painting cycle. With the next cycle, starting in 2013, your PMC will recommend painting one apartment and carport a year.

Next year your PMC will recommend to the BOD that contracts for roofing four apartment buildings (10, 11, 13 and 14) along with the carports be let. Costs will determine the number to be done each year. Apartments 12, 15, 16 and 17 were roofed under a warranty problem and will not have to be done until 2025. In addition to the roofing, the PMC will recommend to the Board that the aluminum siding and trim on all apartments and carports be replaced with vinyl. This should spruce them up and help prevent the aluminum sections from blowing off. Another project that should be considered in the future is enclosing the catwalk soffits, as has been done in Mutual 15.

The principal agenda item at the June 2nd PMC meeting was to review Mutual 14’s rules. Because it is only human nature to forget or overlook them, it was agreed to publish one each month in the Grapevine. This month’s selection was paragraph C under section 6.01 Architectural Control that reads as follows:

No flower pot, planter, ornament, or other object may be hung from the ceiling of a patio, or balcony, or on the outside railing of a balcony without prior written approval of the Board or a responsible Mutual committee. Such approval shall be given only if the committee, upon inspection, is satisfied that the object is securely fastened and does not constitute a hazard to any person who is beneath it. A resident who at the time this rule becomes effective, is maintaining any object covered by this paragraph, shall promptly notify the Board so that it may be inspected. If it is found to be hazardous, the unit owner shall remove it promptly upon notification by the Board.

Therefore, those who are not in compliance with this rule should take the required steps to correct the issue.

Thank you,
Bill Buck



Co-Chairman PMC

 **Personals...**

Happy Birthday

- | | | |
|------|-------------------|----------|
| 7/27 | Barbara Bowers | (B12-3E) |
| 7/29 | Stephanie Sidella | (B12-1C) |
| 7/31 | Vivian Layman | (B16-2C) |
| 7/31 | Delores Fowlkes | (VHC 1C) |



Please Welcome

[Ms.] Chris Mathews (B15 1E)
 Robert & Vickie McCarty (B16 1F)
 Wilma Townsend is now in (B12-1D)

Landscape Committee 

This is a reminder to everyone in the ground floor apartments and plaza homes: Summer is here and the clean up in your gardens should be done. We are asking everyone to do your weeding and mulching, or get someone to do it for you, so we can have a great looking Mutual again this season.

The plaza homes were given a dispensation until after the roofing and siding was done. For most of you it is done, and it's time to get the weeds out. Clear at least one foot around your A/C units so it won't have to work so hard and mulch should be kept 4" away from the side of your house to avoid termites. Remember that your gardens are all around your house, not just in front.

If any resident sees something that needs our attention, please contact me, or the committee rep for your building. We are doing a lot of planting to replace dying trees and shrubs so I hope you all notice the hard work that is being done to make our Mutual outstanding.

Sharon Moores
 Chairman

 **Social Committee**

Come one, come all! Every Mutual 14 event is open to every Mutual 14 resident, renters and owners alike so join your neighbors for a good time.

The Picnic recently held in Vantage Hill Court was a great success. We had 84 people sign up. It was a little warm but otherwise a beautiful evening out of doors, with lots of food and plenty of conversation.

Our next gathering, the most popular of the year, will be on July 19th at 7:00pm: the Ice Cream Social. It's only \$2.00 so everyone should come and enjoy. The flyers and sign-up sheets will be posted soon...

Sharon Moores
 Chairman

Reminders & Vital Info 

• **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.

• **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 reminder to update the information on it.

What is the File of Life? This is an information sheet which 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 im-



portant 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.

• **Lifeline**

Do you live alone? If 'yes', and you don't have "LIFELINE", it is strongly recommended that you seriously consider getting it. The Lifeline Response System links you to 24-hour assistance, should you have an accident or suffer a sudden illness. At the push of a button, help will be on the way immediately.

Call the Administration Office receptionist who will put you in contact with the Lifeline Coordinator so that you can find out more about this Emergency Response System that is offered to Leisure World residents.

 **IN MEMORIAM**

Mary Rugar (B16-2F) passed away on May 18th.
Joseph Engel (B11-2A) passed away on May 29th.

M14 ONLINE: 
www.professionalusa.net/m14/

Don't forget: there is a calendar on this web site, and here you can access the full text of the bylaws and ruled of our Mutual.

From the Leisure World News

From the Safety and Transportation Department

Pedestrian Safety

With the start of Day Light Saving Time (Sunday, March 13) and the summer months fast approaching, we are reminded to pay special attention to the numerous pedestrians within the community. Walking is an excellent form of exercise and many of our residents have taken up this pastime. The Security Department reminds residents and employees that sidewalks should be utilized at all times. Please comply and walk on the sidewalks—let the vehicles use the roadways.

Vehicular Traffic Please Note.

Many people in the community are hearing or sight impaired while others walk slowly. Please realize these people are your friends and neighbors. Remember, Maryland State Law mandates: "Pedestrians in a crosswalk, whether marked or unmarked, have the right-of-way."

All pedestrians are reminded to: 1) Wear suitable walking shoes for comfort to prevent falls. 2) Wear bright colored clothing when walking before dawn and after dusk. 3) Always carry a form of identification. This identification should include your name, address, any medical condition and the name of a person to contact in case of an emergency. 4) When crossing at all intersections and crosswalks, be particularly attentive of vehicular traffic.

Safety is a Priority

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.



From the Editor

It Couldn't Be Done

Edgar Guest

Somebody said that it couldn't be done,

But he with a chuckle replied

That "maybe it couldn't," but he would be one

Who wouldn't say so till he'd tried.

So he buckled right in with the trace of a grin

On his face.

If he worried he hid it.

He started to sing as he tackled the thing

That couldn't be done, and he did it.

Somebody scoffed: "Oh, you'll never do that;

At least no one ever has done it";

But he took off his coat and he took off his hat,

And the first thing we knew he'd begun it.

With a lift of his chin and a bit of a grin,

Without any doubting or quiddit,

He started to sing as he tackled the thing

That couldn't be done, and he did it.

There are thousands to tell you it cannot be done,
There are thousands to prophesy failure;
There are thousands to point out to you, one by one,
The dangers that wait to assail you.
But just buckle in with a bit of a grin,
Just take off your coat and go to it;
Just start to sing as you tackle the thing
That "cannot be done," and you'll do it.

BOARD OF DIRECTORS

- President:** Richard Bambach
- Vice President:** Jacqueline Rabinow
- Secretary:** Agnes Glass
- Treasurer:** Ann Graham
- Director:** Frank Lozupone
- Director:** James Moores
- Director:** John Radcliffe

COMMITTEE CHAIRS

- Advisory:** Agnes Glass & Aleen Phillips
- Budget & Finance:** Ann Graham
- Landscape:** Sharon Moores
- Property Maintenance:** Frank Lozupone & Bill Buck
- Social:** Sharon Moores

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