

THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

Issued Monthly – No. 401, July-August, 2011

Mark Your



Calendar

Next Board Of Directors' Meeting Thursday, August 18, 2011



JOIN US!!!

Administration Building: 1:30 PM
All unit owners and
residents are encouraged
to attend all Board meetings.



► Property Maintenance
Committee, Thursday, August 4th
@ 1:30 PM, Administration
Building

Club Team™ and a
Mutual Development
are registered to use this position.

Advisory Committee
August 17th at 10 am
in Clubhouse I.

LWCC BOD meets July 26, at
9:30 am in Clubhouse I.

The Executive Meeting of the LW
BOD is August 19th at 9:30 a.m. in
the Sullivan Room in the
Administration Building.

The President's Corner

Richard is away – overseas, so there is no “President’s Corner” from him. I am sure we all hope he is having an enjoyable trip!

Richard Bambach
301-598-5322
richard.bambach @verizon.net

Volunteer needed for Delivery of Leisure World News to Plaza Homes

Can you help?
We need a volunteer to deliver the Leisure World News to the Plaza Homes in our Mutual.
If you can do this, please contact Carol Emel (301-598-5420).
Thanks!

There is a new law in Montgomery County prohibiting smoking in multiple-family residential common areas (and playground areas).

At the end of this newsletter, please find Resolution 17-210 from the County Council for Montgomery County, Maryland, sitting as the Montgomery County Board of Health.

Our mutual’s board will be considering (at future board meetings) exactly what we must do to comply. We may also consider new regulations that could even go beyond the letter of the law.



File of Life

All residents of Leisure World should have a File of Life on their refrigerator door. It is extremely helpful during an emergency and especially so if the rescue squad is called and the patient has to be taken to the hospital as it lists all medical problems and medications the person uses.

Evelyn Perlmutter (301-598-8108) has a supply for residents of Mutual 14, and will deliver them to anyone who requests. Please call her if you need a File of Life.



Property Maintenance Committee

The roofing and siding project for the Plaza homes has been completed ahead of schedule. When weather permitted, workers worked twelve hours a day from 7 am to 7 PM. All the resident comments have been very complimentary. The few problems that always occur in projects this size were addressed in a timely and businesslike manner, which is an indication of a well-run company. So “hats off” to the Clay Kenny Company and their employees for a job well done.

A final inspection for the rule 6.01 Section C violations has been completed and the report has been sent to the Board of Directors. Only the two most serious safety hazards were reported.

These were baskets hanging outside the railings from an unsecured hook (open rather than closed) and flower boxes hanging outside instead of inside the railings. Wind chimes were not reported, but to those who have them, please periodically check the strings holding the dhimes as they are prone to wear from weather exposure.

The new three year Standsbury Building Service (janitorial service) contract will be reviewed at the August 4th PMC meeting and their recommendations sent on the BOD. The proposal calls for an increase of 3% (\$40,465) for 2012, the same amount for 2013 and a 2% increase (\$41,288) for 2014. This equates to a weekly building cost of \$97.30 for 2012 and 2013. The weekly cost per building increases to \$99.25 in 2014.

The BOD has received estimates for re-roofing each apartment building, including the carport at \$58,000. The estimated cost of replacing the aluminum siding with the more attractive vinyl is \$12,500. This includes all carports, gable ends, dormers and stairwell

tower. The estimated remaining life to avoid the very extensive removal (before they curl) of the old shingles is two to four years. Reroofing the five apartments and carports that were not done in 2003 should be done within this time frame. The BOD will make it known how to proceed so that the work can start in early 2012.

Initially the “rule of the month” was to be section 3.01 Leases and leasing. However, because of the importance of this rule it was on the July BOD’s meeting agenda. So we will go to Sec. 2.01 Occupancy for July’s rule of the month. This will clear up any possibility of any misunderstandings that may have occurred in the past.

Sec. 2.01 Occupancy

A. It is the intention of this Mutual to provide housing for older persons. In furtherance of this:

1. At least one of the persons who reside in any unit in this Mutual must be 55 years of age or older:
2. No other resident of the unit may be under the age of 50 years, except as follows:
 - i. a person under the age of 18 years may reside in the unit, but not for an aggregate of more than 30 days in any calendar year.
 - ii. any other person under the age of 50 years may reside in the unit, but not for an aggregate of more than 90 days in any calendar years
 - iii. a disabled relative of a resident of the unit, if such resident is 50 years of age or older, may reside with such resident in the unit.
3. A live-in caregiver (companion) must occupy the unit of the person who requires his/her services. (January 2009)

If a resident of a unit in the Mutual who is 55 years of age or older dies or ceases to be such a resident and no other resident of the unit is 55 years of age or older, the provisions of paragraph (1) of this subsection do not apply to that unit if (as provided by law) at least 80 percent of the units in the Mutual do meet the requirement of that paragraph.



B. Not more than four persons may permanently reside in a three bedroom unit in the Mutual.

C. The owner of a unit and its lessees, if any, are each responsible for the behavior of all residents of the unit, and any guests of a resident, and for the adherence of residents and guests to the rules and other requirements of the Mutual, including the requirements of its bylaws.

For the first time in my life, I had to pay someone to put down mulch for me because I had surgery. If I can do it, so can you.

Sharon Moores
Chair Landscape Committee




Personals...

Happy Birthday



- 8/01 Joe Moran (B12-3A)
- 8/05 Irving Flyer (B17-2G)
- 8/06 Agnes Glass (VHC 1A)
- 8/09 Beth Leanza (B12-1B)
- 8/14 Grace Straw (VHC 2B)
- 8/15 Gerald Ungar (B12-2F)
- 8/19 Charles Glass (VHC 1A)
- 8/28 David Peters (B17-3G)

Please Welcome 

Katherine Reed (B12-3B)
Paul and Judith Junghans (B12-3D)

Landscape Committee



We want to thank everyone who has taken the responsibility to take care of your garden and yards.

We have given everyone enough time to get this done, so we will be sending letters out to everyone who has looked the other way.

I know there is always an excuse not to have it done, but it isn't fair to neighbors who have done theirs or had it done.

If your landscaper is too busy, then check the Leisure World News or call McFall & Berry and get it done.



Social Committee

Thanks to everyone for making the Ice Cream Social a fun night.

Our next event will be a Greek dinner on September 27th. One of our own residents is the cook for this event. Look for sign up information.

Beginning with this event we are starting a new method of paying – you can put your check into a bag that will be hanging outside your building rep's unit.

Reminders & Vital Info



• Garbage Disposal

It doesn't all go down the drain! Please use your garbage disposal prudently to prevent clogs and 'back-ups'. Your garbage disposal can be used for most types of food waste, OTHER THAN hard materials (no Bones, Fruit pits, Corncobs, Nut Shells, etc.) or fibrous materials (no Onion Skins, Celery, Banana Peels or other stringy materials).

Turn on the cold water, turn on the Disposal, and then place the garbage into the disposal. Let the water run for a full minute after you have turned the disposal off. (Running Hot Water into your Garbage Disposal does not help and can even be detrimental to its functioning.) GREASE should NEVER be put into the Disposal. It should be poured into an empty can, placed in the refrigerator to solidify, and then discarded with the regular trash in a plastic bag.

• 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 be safe than sorry. Call PPD to inspect and replace any hoses that are in bad shape.



• Water Heater Leak Check:

Please keep a sharp eye on your water heater. Especially check the pan under it for water. As soon as it shows signs of leaking, it is imperative that it be replaced immediately.

Here is a useful tip: Place a small post-it note, with the words “Check Water Heater Pan” on it, next to the clothes dryer switch (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.

M14 ONLINE: 

www.professionalusa.net/m14/

Don’t forget a Calendar, the Mutual Rules and Bylaws and lots of other good info are on our web site.



Scoop the poop – or face doggie DNA tests

This is a story about dog poop, specifically about picking up dog poop.

If you’re eating, you might want to read something else and come back to this later.

People who don’t pick up their dogs’ poop make people who don’t want to step in dog poop very angry.

Now, at apartment buildings around the country, there’s a high-tech solution to this age-old problem. Every dog gives the apartment landlord a DNA sample. (DNA is biological material that is present in living things; your DNA is unique and so is your dog’s.) Then, if the landlord finds dog poop that hasn’t been picked up, it can be matched to the dog.

Dog owners could then be fined, but the real idea is just to get the owners to do the right thing and pick up after their pets.

The average dog creates about 276 pounds of poop a year – and there are about 771.5 million dogs in the country.

Do the math and you’ll understand why this is such a BIG issue.

From the Washington Post / July 12, 2011.



BOARD OF DIRECTORS

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