

THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

Issued Monthly – No. 402, August-September, 2011

Mark Your



Calendar

Next Board Of Directors' Meeting Thursday, September 15, 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, September 1 @ 1:30 PM, Administration Building

▶ LWCC BOD Tuesday, September 27 at 9:30 a.m. in Clubhouse I

▶ Executive Com. of the LW BOD meets on Friday, Sept. 16th in Administration Bldg.

The President's Corner

As some of you know, Susan and I spent most of July and early August on a wonderful, but long, tour of England, Wales, Ireland and Scotland. We had been to London on several occasions and done day-trips to various places, but this time we wanted to see the countryside and the beautiful scenery of Cornwall, Wales, western Ireland, the Lake District, and the Highlands of Scotland. — and we did. But we are also glad to be home. US plumbing is especially nice to be home to.

Now that Leisure World of Maryland Corporation has proposed its budget for 2012 we can begin working on ours. Both LW and the Mutual have worked hard the past few years to minimize increases. We will do the same this year, but, as I have noted in at least one previous column, the drop in interest rates that started with the business recession in 2008 and will continue to hold for the next two years or more if the economy doesn't pick up hits our Reserve income directly. We are required to keep our savings for replacement and maintenance (as well as our regular bank accounts) in FDIC insured investments. This limits us to bank accounts and CD's. Interest on these is less than 1/3 what it was four years ago. We are fortunate to have adequate reserve funds (which we must regularly continue to pay into so we can afford large expenses for such things as re-roofing, which we started this year and which will continue for the next two to three years), but the low interest rates now mean we get over \$20,000 per year less income for those funds from interest. I hope very much we can keep the condo fee increase for 2012 as low as possible, but it may be somewhat more than it was in either of the last two years simply because we must replace lost income from interest to keep our reserves healthy so we can always avoid the worst case — assessments for projects. I believe I can promise to keep the average increase per unit below \$20 per month, but I don't know how much below yet.

At the recent meeting of the Board of Directors one of our new residents brought up an interesting idea in "open forum." She suggested we consider re-decorating and "sprucing up" our apartment building lobbies. In the past we have left the appearance of the apartment building lobbies up to the residents of each building. However, comfortable and familiar as the décor in each may seem to the long-time residents, this does mean things may have gotten old — and even more, may not be fashionable or appealing to folks, especially "younger" folks (of the "baby boomer" generation). We are working to repaint and spruce up our buildings, the new vinyl siding on the plaza homes is very attractive and we will be replacing the old aluminum siding sections on the apartment buildings in the next few years. I am going to ask the Board of Directors about bringing back an "Architecture Committee" to consider the décor of our enclosed common areas and our apartment walkways. I think some modest investment (we have funds for capital purchase in our replacement reserves) would enhance the appearance of our buildings and this would increase the salability of



our units. We have 18 vacant units (fortunately with condo fees still coming in), but it would be nice if those listed on the market could sell. We would all benefit from full occupancy. The idea wouldn't be to make everything alike, and we would certainly get input from building residents on what would be done in their individual buildings, but action to improve our appearance, rather than leaving it to the good hearted who do something voluntarily, seems like a good idea to me.

And one last thought – please heed the “Rule of the Month” section in the Grapevine as well as the regular reminders. We do need to be reminded that we are a condominium community with responsibility to cooperate for the good of all.

— Richard Bambach, President,
Mutual 14 Board of Directors
richard.bambach@verizon.net

301-598-5322

Monday September 5
Labor Day





Property Maintenance Committee

PROJECTS

The Committee advises a continuing program to not only maintain your homes, but to make every effort to assure that their value is competitive with other Mutuals. Your PMC has sent to the Board of Directors a very comprehensive program of recommended projects totaling nearly \$700,000. Here are the projects and their estimated costs:

2012 PROJECTS

1. Painting apartment buildings 16 and 17 @ \$22,800 each
2. Reroofing two apartment buildings and carports @ \$58,000 each
3. Install vinyl siding on four apartment buildings and carports @ \$12,500 each
4. Replace the downspouts and gutters on two

- apartment buildings and carports @ \$7,500 each
5. Replace carport #10 floor and the stairwells gravel with concrete as those have been done @ \$41,000 .

2013 PROJECTS

1. Painting one apartment building (13) @ \$22,800
2. Reroofing two apartment buildings and carports @ \$58,000 each
3. Install vinyl siding on four apartment buildings and carports @ \$12,500 each
4. Replace the gutters and downspouts on two apartment buildings and carports @ \$7,500 each
5. Replace carport #16 floor @ \$41,000

2014 PROJECTS (subject to materials and labor cost escalation)

1. Painting one apartment building @ \$22,800
2. Reroofing one apartment building and carport @ \$58,000
3. Replace the gutters and downspouts on the last four apartment buildings and carports @ \$7,500 each.

So that uniformity throughout the three years would be maintained, your co-chairmen, at a meeting with John LaClere, inquired if a three year contract would be workable. John told us that this would not be entertained by most contractors. However a two year bid with the third year option would probably be acceptable.

The above projects are listed in the priority that your PMC believes should be done. The Board will determine what financially can be done.

Rule of the Month

Leases and Leasing

- A. A unit owner who leases his unit is required to obtain a license from Montgomery County and shall provide a copy of such license to the Board of Directors. A unit owner who leases his unit shall certify to the Board in writing, before the lessee occupies the unit, that to the best of his knowledge and belief, the lessee and other prospective occupants of the leased unit are of good character and are not likely to become a nuisance to or a burden upon the Mutual corporation, other residents of the Mutual, or the



Leisure World community; and that the lessee has been made aware of the rules and requirements, including the age limit, applicable to the Mutual, its residents, and the Leisure World community.

- B. A unit owner who fails to comply with the provisions of Article IX, section 2 of the bylaws or of the rules of Mutual 14 applicable to the leasing of a unit shall, along with his lessee, be subject to reasonable penalties determined by the Board, including the deprivation of the lessee of facilities under the control or direction of the Mutual.
- C. All leasing procedures shall require limited access for moving vans subject to the permission of the Board of Directors.



Personals...



Happy Birthday

- 9/06 William Fillman (B16-3D)
- 9/25 Ethel Lagos (B10-2C)
- 9/30 Allyne Ike (B11-3B)

Please Welcome



Fred Anderson who just moved into B17-2F.



Sunday September 11 Grandparents' Day

Landscape Committee



We will be doing a walk around within the next week and anyone who hasn't taken care of their gardens will be receiving a letter. This letter will give the resident 30 days to have the problem fixed or we will have it done for them.

To All Residents

Please be proud of your Mutual. If you have a dog, please clean up after it. If you see someone walking a dog whom doesn't clean up after the dog, please give them an extra bag. We are having problems with dogs behind B12 on the hill and at the corner of Vantage Hill Road and Interlachen Drive alongside B13.

Protecting Plants from Deer

Anne Marie Martinez has found that a product called "Liquid Fence" — Deer and Rabbit Repellent — really works to keep deer from gobbling up your nice decorative plants. She says she sprays it on plants when she sees new growth. It has a smell until it dries, but then is odor free. It is rain resistant, lasts a long time, and is safe and does not harm the plants. It is manufactured by The Liquid Fence Company, Inc. of Brodheadville Pa and is available at suppliers such as Home Depot.



Social Committee

We are having a Greek dinner on Tuesday, September 27th at 6:00 p.m. in Clubhouse II. Our resident chef is Geneva Foster (B17). The cost is \$10 as always and we will be serving margaritas. The cut off for this special event will be Monday, September 19th, so please sign up soon.



SHREDDING SERVICES IN DANGER OF BEING DISCONTINUED

In response to requests from residents, management has contracted with the Shred-It Company to provide shredding services to the Community. As a result, residents have the opportunity to have their confidential documents destroyed on site, free of charge, on a regular basis, in a safe and secure manner.

Secure, locked consoles are located in the lobbies of the **Administration Building, both Clubhouses, and PPD**. They are currently emptied each Monday (or on Tuesday if the Administration Building is closed on Monday for a holiday). However, we are experiencing problems, due to the **misuse of the shredding bins**. They are intended to be used for the secure destruction of your **personal, confidential documents only**. Many residents are also depositing items that should go in their regular recycling, such as catalogs, newspapers, magazines, and calendars. These items do not belong in the shredding bins and are causing two problems: (1) the bins become full again almost as soon as they are emptied, and residents complain that they can't deposit their documents; and (2) the shredding company has objected to such items being placed in the bins and threatened to discontinue their service if this practice doesn't cease.

If you wish to continue receiving this popular and beneficial service, please cooperate by separating your items for disposal and placing them in the appropriate, readily available recycling and trash bins, and reserving the shredding bins for confidential documents that need to be shredded to protect your identity.

NOTE – Shredding of cassettes, tapes, etc. At the request of a number of residents, we have arranged for the installation of a media bin in the Administration Building. This bin will be available for the deposit of items such as CDs, floppy disks, DVDs, cassettes, and VHS tapes. **ABSOLUTELY NO BATTERIES OR HARD DRIVES!** The media bin should be available starting Monday, August 1st. Again, if the service is misused, it will be discontinued.

If you have any questions, please contact Berri Sommer at 301-598-1370 or bsommer@lwmc.com.

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..

IMPORTANT REMINDER from your Board

In 2009 new laws were passed that makes condominium owners responsible for up to \$5,000 in damage repair "if the cause of any damage to any portion of the condominium originates in their unit." This law automatically replaced the provision in our Bylaws that the unit owner was responsible for only the first \$1000 of damage.

The Board recommends that each owner have an insurance policy that will reimburse you fully.

If you have any questions, please contact your insurance agent

• **Water Valve Test**

Residents are urged to conduct a test of their water valve handles. To test the valves at the **main shut off, under bathroom sinks, under toilets, and under the kitchen sink**, all of which should be in the normal, "open" position do the following:

1. Turn the handle to the right (clockwise) until it stops. This will close the valve.
2. If it does not drip, the valve is okay. If it does drip, notify our Board Secretary.
3. Turn the valve handle back to the "open" position (counter-clockwise) until it stops and then give it a quarter turn to the right (clockwise).
4. **If you cannot do any of the above, call our Mutual Assistant and she will arrange for repairs.**



Friday September 23



First Day of Autumn

IMPORTANT LETTER TO UNIT OWNERS

Dear Unit Owners,

In a continuing effort to reach out to the residents of our outstanding mutual and maintain fiscal responsibility, we wish to make the owners of vacant or unoccupied units aware of potential problems. Properties that are vacant or unoccupied become burdensome for the owner and potentially financially expensive for the mutual.

On some occasions the mutual may lack contact information to gain access to a vacant unit in the event of a structural issue such as frozen or leaking pipes, insect infestations, installation of necessary smoke detector battery replacements, thermostat adjustments, etc..

If you would like, a member of the board of directors could meet with you or your designated representative. Please call Gloria Robar at 301-598-1338 to schedule an appointment. Also please provide us with your current information if you have not done so recently.

Thank you for your attention to this matter.

Sincerely yours,

The Mutual 14 Board of Directors

M14 ONLINE:



www.professionalusa.net/m14/

NEW PAGE: Please note that a new page has been added to our website. 'Useful Information' now has a section entitled "No Smoking Law". It is the new law that was just passed by the Montgomery County

Council sitting as the Montgomery County Board of Health.

Basically this law prohibits smoking in the common areas of multiple-family residential dwellings and playground areas. Exactly what is prohibited is spelled out in the law which is available in its entirety on our website.

In addition it requires 'no smoking' signs be conspicuously posted in specific areas. You will be seeing these signs in our buildings in the near future.

Thursday September 29



Rosh Hashanah

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



MUTUAL 14 - RULES FOR TRASH - RECYCLABLES - NEWSPAPERS - MAGAZINE

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 1st 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

No Large Items

•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/polystyrrene
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

August 21, 2011