

THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

Issued Monthly – No. 403, September-October, 2011

Mark Your



Calendar

Next Board Of Directors' Meeting Thursday, October 20, 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, October 6th @ 1:30 PM, Administration Building
- ▶ Advisory Committee meets Wednesday, October 19 at 10:00 am in Clubhouse I.
- ▶ The Landscape Committee will meet Monday, October 17 at 1:30 PM in Clubhouse I.
- ▶ LWCC Executive Committee meets Friday, October 14 at 9:30 in the Administration Building, Sullivan Room.
- ▶ LWCC Board of Directors meets Tuesday, October 25 at 9:30 am.

The President's Corner

The letter concerning the 2012 budget for Mutual 14 was mailed Monday morning, September 19. Last month I reported that we intended to keep the increase in the condo fee under \$20 per month (on average) and we were successful in doing that. I know you would all prefer no increase, but that is simply not possible if we are going to maintain our property and operate the Mutual properly when the general cost of living increases. The Bureau of Labor Statistics reports that the Consumer Price Index increased by 4.1 percent from July 2010 to July 2011 for the Washington-Baltimore area. Please see the new condo fee from this perspective. The average increase will be \$13.64. This is 2.09 percent, half the previous year's increase in the CPI.

Let me try to clarify three items: (1) plans for redecorating building lobbies, (2) the letter from the Landscape Committee that some of you received about doing some work on plantings outside your units, and (3) pet control.

(1) As many of you know, Linda O'Neill, a former art teacher, has volunteered to head a committee to plan redecorating our building lobbies and, as time goes on, plans a more modern style of décor for our building exteriors (paint and carpet colors and such). Some residents have expressed some concern that they haven't been consulted about this. Please be assured that the residents of every building will have a voice in what is done, especially in that building. Although we may be comfortable with what we have become used to, and some buildings have had people who have generously worked on their lobbies, the lobbies are part of the common elements of the Mutual and it is important that we maintain them all in a way that enhances our property values. But what we have done in the past has not only varied from building to building, but has not, in some cases, been done with a professional approach or with an eye toward current fashion.

Eighteen of our 193 units are vacant at this time and the real estate market is very competitive with prices depressed from the burst of the housing "bubble" two years ago. We must realize that most of the people we hope to attract to purchase our currently vacant units, and also units that will be put on the market in the future, will be from a different generation than our current long-term residents. We want our property to be pleasant in appearance to us, but it is crucial that it also look attractive to potential new owners. However, we are not going to make changes without your input. As Linda's committee develops, it will consult with the interested residents of each building as plans are made for that building. The Board of Directors will not approve any changes unless that has been done. Change is likely to come, but you will be fully informed and will have opportunity for your input.

As far as costs are concerned, this work will not affect the condo fee. The cost of redecoration can be done using our replacement reserve and our



maintenance reserve funds. That is what they are collected for, to keep our property up and enhance its value.

(2) I have been questioned by some of you about the letter sent from the Landscape Committee concerning needs for maintenance of plantings outside your unit (yes, I got one too). Those of you who asked were correct. The letter should have come from the Board of Directors, which is the only group that has the authority to require payments from unit owners (as we do when we set the condo fee). It was an oversight that the letter did not come from the Board. In the future we will see that such communications are sent from the Board of Directors. But please also note that the Board of Directors does support the work of the Landscape Committee and we feel its evaluations of need for care for plantings are correct. It is important that we keep the appearance of the Mutual at its best, and we will continue to follow the policy of having the Landscape Committee make its inspections — and we will follow up on their recommendations.

(3) In the past I have written about cleaning up after your pets, which is an ongoing concern, but recently I have heard that some pet owners are letting their dogs out without being on a leash, and that, too, is not permitted under Montgomery County law (the same law that requires that pet owners clean up after their pets). The Rules of Mutual 14 (paragraph 9.01 Pet Control) state that the, “regulations of Montgomery County concerning pet control are considered to be the Rules of the Mutual.” Montgomery County Code Chapter 5, Section 5-203 (Public Nuisance and Other Violations) states:

“(a) Violation: An owner must not:

- (1) Allow a dog or unaltered cat to be at large.” and it defines “at large” as “An animal is at large if it is outside the premises of its owner and not leashed or otherwise restrained...” and it goes on to state, “the common area of a ... condominium ... is not the owner’s premises.” Since all of the lawn areas of our Mutual are common elements it is simply not permissible to let a dog out unleashed anywhere in our Mutual. If you were not aware of this restriction, you need to follow it and keep your dog on a leash whenever it is outside.

I would like to close on a positive note. I hope many of you attend the Greek Dinner that the Social Committee has planned for Tuesday, September 27. I hope you come and enjoy the good food and the companionship and fellowship of your neighbors (I love Greek food – and wish I could attend, but sadly for me, I will be out of town). Our Social Committee does a great job – I hope you enjoy this event.

Richard Bambach
President of the Board of Directors
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richard.bambach@verizon.net



Saturday October 8th Yom Kippur



We would like to say a hearty Thank You! to Linda Williams (VHR) who has offered to deliver the Leisure World News. Also to Mary Vaughan who has offered to assist as or when needed.



Property Maintenance Committee

The significant news is that the PMC has been given the go ahead to seek bids to ALL the projects they have asked for over the next three years. This includes painting apartment buildings 16 and 17 next year, then starting the cycle over again with one apartment building (starting with 13) a year. The remaining five apartment buildings and carports that were not reroofed under warranty will also be completed. Vinyl siding along with new gutters and downspouts will be installed on all eight apartment buildings and carports. Carport floors will be replaced on buildings 10 and 16, completing all of the Mutual’s carports. Replacing the gravel under the stairwells with concrete on the remaining apartment buildings will be done. Having the funds available to go ahead with these major projects is an indication of how well your Mutual has been and is being managed by your Board of Directors.



A new member of the PMC, Linda O'Neil was introduced. Linda is a resident of apartment building ten and brings to the Mutual professional expertise in art and decorating. This falls into place with your PMC's efforts to protect your investments by making Mutual 14 more than competitive with other mutuals in attracting potential buyers. Linda will be working with your building representatives to upgrade your apartment building lobbies and has been given a \$500.00 budget for each lobby.

Rule of the month

Section 5.01. Use of Common Elements-Plantings

- A. Except for foundation plantings and the planting of flowers adjacent to a wall of a carport of an apartment building, nothing may be planted on the common elements of the Mutual without the written approval of the Board or a responsible Mutual committee. Plantings (such as trees and shrubs) that are not foundation plantings when so approved become the property of the Mutual and, except as the Board may specify, shall be maintained by the Mutual.
- B. As used in these rules, a foundation planting is a planting that is
- i. within four feet of a wall that has no overhang
 - ii. within five feet of a wall that has an overhang,
 - iii. within four feet of the edge of a patio, or
 - iv. within four feet of the edge of a walkway leading to the entrance of a unit.
- C. A foundation planting, though consistent with the provisions of the preceding paragraph, is not permitted without the written approval of the Board if it would extend within four feet of the wall or an adjacent plaza unit or within five feet, if that wall has an overhang...
- D. Beds for plantings must be maintained in a neat and orderly condition, free of weeds, grass, and dead plant materials. They must be separated from adjacent lawn areas by sufficient mulch or an inflexible barrier in order to avoid interference with the maintenance of the lawn.
- E. Plantings along a walkway, wall, or patio of a unit must be in a continuous bed. Plantings must be at least six inches from any wall, at least six inches inside the edge of the bed
- which adjoins any lawn area, and at least two feet from any air conditioning unit. Any flexible or inflexible edging in a bed must be at least six inches from the outside edge of the bed that adjoins any lawn area unless it is even with or below ground level or is a solid inflexible barrier (such as garden timber) sufficient to avoid interference with maintenance of the lawn. Ivy or other plants that adhere to bricks and mortar are prohibited. If a bed contains any other climbing plants, the plants may not be closer to any wall than twelve inches and must be attached to a ¾ inch or one-inch non-rusting pipe trellis or to a wooden trellis. Any wooden trellis used for this purpose must be constructed of pressure treated strips at least one and 5/8 inches by one and 5/8 inches net. A trellis of any other kind of material may be used only with the written approval of the Board or a responsible Mutual committee.
- F. Any climbing or other plants, edgings, trellis, or other materials inconsistent with the provisions of paragraph E that are in place at the effective date of this rule shall be removed or made consistent with the rule by July 1, 1982, unless the Board, in response to a written request by the responsible resident, approves their retention.
- G. No artificial shrub or flowers may be placed on any exterior common elements. Artificial shrubs or flowers or decorations may be placed in the lobby of an apartment building, but such objects must be promptly removed if the Board finds substantial objection to it by residents. Vegetable plantings may be maintained on the common elements only if in a pot or similar container that is not visible to persons other than the residents or visitors to the unit near which the container is located.
- H. Plantings or planting materials that are not in conformity with these rules may, after reasonable notice to the responsible resident, be removed or brought into conformance with these rules on the instruction of the Board in accordance with Section 12.01.
- I. In arriving at its decisions under this section, the Board shall consider the views of the residents of neighboring units, responsible Mutual committees, committees of the Leisure World Community Corporation, and the General Manager.



October 10th  Columbus Day

 **Personals...**

Happy Birthday

- 10/03 Louise Hajjar (B10-1A)
- 10/12 Mildred Flyer (B17-2G)
- 10/24 Millicent Lutz (B15-2A)
- 10/28 Christine Lozupone (B17-3A)

Please Welcome



Lynn Clark (B13-1F).

Condolences



Edward Waters, formerly of B11 – 2D,
passed away September 9th.

Landscape Committee 

LANDSCAPE COMMITTEE

Our properties can be seen from various points on the golf course, as well as from the Clubhouse I parking lot. It is also a throughway for residents and visitors of The Greens, or anyone driving on Interlachen or walking on Vantage Hill Road. It is to our advantage to make our Mutual a showplace, and one of the ways to do that is to keep our grounds and gardens looking their best.

The Landscape Committee recently sent letters to some residents asking them to clean up their garden spaces. We want everyone to know that IT IS NOT OK to have grass and weeds and dead plants in beds, to have dead plants in pots, or to have overgrown shrubs growing into the eaves or air conditioner vents. This goes for the front and rear of all properties. The majority of residents who received a letter from the committee have stepped up and cleaned up – and we thank them all. Those residents who have not yet done so will

have the work done for them, at their expense. This is to ensure that our Mutual remains the showplace that we all want it to be.

Because of the heavy rains over the past month, be ready for WEEDS. To eliminate backaches we suggest “Roundup” or “Weed-B-Gone”. October is a great time, before it gets too cold, to remove all the dead stuff and generally tidy up for the winter.

Finally, we would like to remind the apartment residents that pots, with or without plants in them, and ‘garden decorations’ (gnomes, frogs, angels, etc.) are NOT permitted in the atriums. If you have any of these things out in your atrium, you should remove them immediately.

The next meeting of the Landscape Committee will be held on Monday, October 10 at 1:30pm.

 **Social Committee**

SOCIAL COMMITTEE

You missed the cut off date for our Greek Dinner to be held on September 27th! Unfortunately we cannot take late sign-ups. But look for the notice announcing our next Mutual social event: a Halloween party featuring Pot-Luck and Popeye’s Chicken. Hope to see you then!

Reminders & Vital Info 

➤ **Get Ready for Cold Weather**

Winter is almost upon us. To get ready for winter:

- a) Replace the air conditioner filter with a new one.
- b) Place the filter in a plastic bag, return it to its normal place. This will help reduce drafts from the air conditioner grill and save heat.
- c) Turn the air conditioner switch to OFF

IMPORTANT: Once the filter is covered with plastic, DO NOT turn the house fan ON.

Also: DO NOT turn on the air conditioner when the heat is on.



Clothes Dryers

We have a responsibility to ourselves and to our neighbors for properly operating and caring for our Dryers. Keeping the dryer clean from lint build up will prevent unnecessary energy use. **Lint screens should be cleaned after each use.** Some lint particles can accumulate around and under the dryer increasing the fire hazard.

You are, of course, aware that the Mutual cleans the exhaust lines every two years. However, it is a good idea for you to test for any excess heat while it is running. Alert our property manager if you find this to be so. It is also a good idea to make a visual check of the outside exhaust point to assure there is no lint build up there and that the flap is operating freely.

Use of fabric softeners have been found to cause a waxy, invisible substance to build up on the lint screen blocking the air. Occasional washing of the lint screen with soap and water will prevent this.

➤ **Smoke Alarms**

It is important that you DUST and CHECK your Smoke Alarm periodically. Please consider this as a reminder to take care of one of our most important safety gadgets.

October 24th



United Nations Day

M14 ONLINE:



www.professionalusa.net/m14/

Don't forget that there is a lot of information on our Mutual's own website.

October 31



Halloween

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