

THE GRAPEVINE



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Mark Your



Calendar

Next Board Of Directors'
Meeting Thursday,
November 17, 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, Nov. 3 @ 1:30 PM, Administration Building

Advisory Committee

LWCC Executive Board meets Friday, November 18th at 9:30 am.

LWCC Board of Directors Tuesday November 29 at 9:30 am.

The President's Corner

October — cool weather, leaves turning color, fall at last.

This month our Board of Directors meeting had some important business, but, happily, few concerns or problems needed to be dealt with. We passed the budget that was sent to you in September and we accepted the Management and Operations Agreement with Leisure World of Maryland Corporation, approved our regular contract for management services, and agreed on a contract for being audited and for having taxes filed for next year, so we will be in business in 2012.

As you should know, Montgomery County, Maryland now has rules against smoking in enclosed common areas of condominiums. Signs will be posted soon in all such areas of Mutual 14. Our building lobbies and other enclosed areas are now off-limits for smoking. Some of our residents are sensitive to tobacco smoke. For them even a small amount of smoke really can be a serious problem, very much like the super-sensitivity some people have to bee stings (which can be fatal to those who are hyper-allergic). So, please refrain from smoking in the open hallways of our apartment buildings as well as in the indoor common areas.

And a little reminder to our rental residents: you live in a condominium. Please remember that our rules and bylaws apply to all residents, including rental residents. Renting here is not like renting on the open market. You are a part of our community, not independent of it.

I hope to see you at the Mutual dinner on Tuesday the November 1st. Our Social Committee does a great job and it should be good – and fun.

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



October 31st
November 1st

All Saints Day **November 1st**

 **Property Maintenance Committee**

This month your PMC reluctantly accepted the resignation of Kyle Wilson. Kyle has a long and distinguished service to Mutual 14 on both the Board of Directors from 1996 to 2006 and as a Vice president from 1997-2002. He served on the PMC from 1998-2011 and also as a Co-Chairman for a number of those years. Kyle is one of those rare individuals who views the glass as half full and never is one to criticize, but is quick to compliment. He is just a wonderful and thoughtful man. As a token of appreciation for his service to Mutual 14, the Property Maintenance Committee unanimously voted him as a Member Emeritus of your PMC.

This month the old carpet on the first floor walkway of apartment building 13 was removed so that the base concrete could be resurfaced and new carpet installed. This gives the residents a much smoother and safer walkway.

Two portable dead-end signs have been ordered which will be placed on Vantage Hill Rd., blocking off the inbound land. These will reduce the number of vehicles that think that Vantage Hill Rd. is a shortcut to Interlachen, and then have to turn around, or in the case of trucks, back up with their very annoying back-up horn.

The discussion of the painting contract for the last two apartment buildings has been deferred to the Nov. 3rd PMC meeting so that John LaClere and a representative of Palmer Bros. who painted the first six buildings can attend. Your PMC invites all Mutual 14 property owners who might have painting issues to attend this meeting. This will be one of the first things on the Nov. agenda, so those visitors who want to take part will not have to sit through the entire meeting unless they choose to do so.

November's rule of the month is Sec. 9.01 Pet Control. So that there will be no misunderstanding of what this covers, Mutual 14 By law Section 3E is included.

Rule of the Month
SEC.9.01 Pet Control

The regulations of Montgomery County concerning pet control are considered to be rules of the Mutual and hence enforceable in accordance with the Bylaws. In particular, note that the County rules prohibit "the depositing of excretory matter on private property" which includes the common elements of the Mutual. If a pet accidentally violates that rule, the person responsible for the pet shall promptly remove and properly dispose of the droppings.

By-laws Section 3e

(e) the maintenance, keeping, breeding, boarding and/or raising of animals, livestock, or poultry of any kind, regardless of number shall be and is hereby prohibited within any condominium unit or upon any of the common elements, except that this shall not prohibit the keeping of a dog, cat, or caged birds as domestic pets provided that they are not kept or maintained for commercial purposes or for breeding. Pets shall not be permitted upon the general common elements of the condominium unless accompanied by an adult and unless they are carried or leashed. Any unit owner who keeps or maintains any pet upon any portion of the condominium shall be deemed to have indemnified and agreed to hold the Council of Unit Owners, each of the unit owners and the Declarant and Management Agent free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the condominium. All pets must be registered with the Board of Directors and shall otherwise be registered and inoculated as required by law. The Board of Directors shall have the right to order any person whose pet is a nuisance, to remove such pet from the premises and the Board of Directors, after affording the right to a hearing to the unit owner affected, shall have the exclusive authority to declare any pet a nuisance.

Dios de lost Muertos **November 2nd**





Personals...

Happy Birthday
 11/13 Joanne Riggles (B14-2D)

Please Welcome



Maureen Ross (B11 2C)
 Fred and Erlinda Francis (B13 3C)

Landscape Committee



I hope everyone has noticed how beautiful and healthy our Mutual is looking! We recently had some rich (but stinky) compost, mixed with seed, put down on bare patches of lawn throughout the Mutual. In many of the atriums we are replacing much of the Hostas (so yummy to deer) with other groundcover and filling in with more shrubs. We are also planting swathes of Daffodils here and there. All this work, and the routine maintenance being completed this month, will result in a wonderful Spring show.

The committee work is done for this year and our next meeting will be in February 2012. Would you like to join our committee? Do you have an idea or a comment regarding our landscaping? Call Sharon Moores at 438-0048.



Social Committee

We hope everyone has enjoyed the functions held this year. We look forward to seeing you at the final event for 2011: Casino Night on Tuesday, December 13th at 6:00pm.

It has come to our attention that some of you have questioned our \$10.00 charge for these functions. We believe \$10 per person is a fair and affordable amount for a pleasant evening of food, drink, and companionship. Some of our functions actually cost less than \$10.00 while others, such as the upcoming Casino Night, costs considerably more with the food,

drink (including Margaritas), games, and prizes. It all balances out, though, for the four dinners held each year, and it subsidizes the fifth event, the Ice Cream Social for which we only charge \$2.00.

We're always looking for ways to bring something new to our get-togethers. If you have an idea for a social event for 2012, contact Sharon Moores with your thoughts

Come One! Come All! For Christmas Caroling!

We want to start the holidays with a little sing-along. Join us at #3 Vantage Hill Court on Sunday, December 4th at 6:00pm for some fun & companionship, coffee, hot chocolate or hot toddies, cookies & brownies. Just bring yourselves, and a friend if you like; bring a chair and a blanket if you need them (we'll be outside); and bring your glasses so you can read the lyrics.

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.

This Reminder is for residents in the Plaza Homes AND those on the First Floor of the apartment buildings

• Exterior Water Valves

Exterior Water valves can be turned **OFF** now. At the interior access panel, close the valve by turning the faucet handle to the **Right, or clockwise**.

Now is a good time to check all of your other water valves. Make certain you know where they are and if they can be easily turned. It is especially important for you to locate and be able turn off the main water faucet



in your residence. The **main valve** is usually located near the hot water heater. To turn any valve **OFF**, turn the handle to the **Right, or clockwise**.

• **Lobby Doors**

It is imperative that all lobby doors be kept **CLOSED** during cold weather. **DO NOT** chain these doors open. The heat is on in these lobby rooms and we must conserve electricity.

• **Vacation Communiqué**

Are you planning to be away for more than a few days? Before you leave, use this **REMINDER** as a guide to prepare your residence for your absence

1. Turn your Air Conditioner up to 85° **OR** Turn your Heaters to 55°.

2. Turn off the switch (circuit breaker) to the Water Heater



3. Unplug your TV set, Stereo, Radio, Toaster, or other unnecessary appliances.

4. Stop the newspapers.

5. Hold the mail at the Post Office, have it transferred, or have a neighbor pick it up.

6. Notify the Main Gate and the building Rep by leaving the following with them on a 3x5 card

- a. Your name and address
- b. Dates you will be gone
- c. Destination
- d. Location of a key.
- e. Phone numbers of local person who can be notified in case of a problem.

7. Leave similar information, plus key(s), with a neighbor.

8. If you will be gone for more than three weeks

- a. have someone check the unit once a week
- b. turn off water to toilets, sinks, and washing machines.

THIS IS VERY IMPORTANT. It protects you and your neighbors from emergencies such as a water leak or fire.



Day Light Savings Ends



November 6th



IN MEMORIAM

Margaret Graham (B12-2A) passed away on October 19th. Our condolences to her daughter, our neighbor, Ann Graham (B12-2A)

Veteran's Day

November 11th

M14 ONLINE:



www.professionalusa.net/m14/

Lots of good information –

- the entire By laws.

- also, minutes from Board meetings.

(Note that minutes are not posted until after they approved at the next meeting of the board.)

Thanksgiving Day



November 24th

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