

THE GRAPEVINE



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Issued Monthly – No. 405, November-December, 2011

Mark Your



Calendar

Next Board Of Directors'
Meeting
Thursday,
December 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, December 1 at 1:30 PM, Administration Building



Advisory Committee will meet Wednesday December 14 at 10 am in Clubhouse 1.

LWCC Executive Board meets November 18 in the Sullivan Room at 9:30 am.

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

The President's Corner

The Holiday Season is now upon us. Our Jewish residents celebrated a series of great holidays in late September and October. We celebrate Thanksgiving as a nation this week. December sees important holidays for several religions — plus much secular celebrating as well. Happy Holiday Season to you all.

Our Social Committee produced another of their triumphs of good times with the potluck dinner and entertainment on November 1. Good food, good fun. Plenty to eat, good music, (live entertainment is a treat) and great costumes worn by the courageous. Thanks and hats off to Sharon Moores and her great committee.

A holiday sing-along is planned for the evening of December 4 (rain date December 5) in Vantage Hill Court. Come join in.

Lobby redecorating for the ground floor lobbies of our apartment buildings is now underway. Linda O'Neill's committee has developed plans in consultation with the residents in each building. We look forward to the results as the work progresses.

One very disturbing note comes up, however, in an otherwise positive report. Several of the new arrangements of silk flowers purchased with Mutual funds have had flowers stolen from the arrangements. This has occurred in several buildings; it is not an isolated single incident. One would hope our own residents are not stealing from us. It may be that employees or employees of residents, or visitors to residents are the thieves. I use strong words because they are the correct description of what has happened to some of *your* property. If you see anyone tampering with our new décor please ask him or her to stop. If you know of the whereabouts of any of the stolen items, please ask that they be returned. I am sure that Linda O'Neill would be glad to have the missing flowers returned, no questions asked.

Unfortunately, we also had a bicycle stolen from one of our residents. It was not locked, which is a lesson for us all. Do not leave anything portable loose outside your dwelling unit — unless you won't miss it if it disappears. Leisure World is a safe place to live, but it is in the suburbs of one of the largest metropolitan areas in the country (the Washington area ranks at number 7 in population of the 367 Metropolitan Statistical Areas of the United States of America defined by the United States Office of Management and Budget). Crime is a part of metropolitan life. Just as deer jump our fence, sometimes people sneak in despite the hard work of our security force. Protect your property.

Richard Bambach

301-598-5322

richard.bambach @verizon.net



Wednesday December 21st

First Day of Winter



From the Architecture Committee

The lobby update is progressing. Furniture will have been placed in all the lobbies by the time you read this. Artwork was ordered and will be hung soon. A professional floral designer donated her time and expertise and arrangements were placed in 5 of the buildings.

Someone has been taking flowers out of all the arrangements. They are only taking specific flowers, but have managed to decimate 2 of the arrangements. This is very disheartening and frustrating and costly.

The committee asks that you give us time to complete our 'vision". We are not going to stain the benches or put cushions on them.

The color will age naturally and they are very comfortable. We were able to purchase these for 50 per cent of the retail cost because the color is not as even as retail benches, but they are well constructed and nicely finished. The artwork will be hung and bolted into the walls. We will be painting the woodwork and lightening the lobby up to go with the furniture and art. Please remember these are lobbies, not your living room so they may not reflect your personal taste, but they will be brighter, updated and attractive.

Also we would request that residents not place unwanted items in the main lobbies. There are thrift shops and charities that will take usable items.

The architecture committee



Property Maintenance Committee

There were three items on the November meeting agenda. The first was to accept Palmer Bros offer to paint the last two apartment buildings (16 and 17) for the same price that was charged the previous four buildings. In view of the questions that arose when apartment buildings 14 and 15 were painted, John LaClere and the representative from Palmer Bros were invited to attend this meeting. After giving all committee members an opportunity to report any unsolved issues and

finding that all had been resolved, your PMC unanimously agreed to recommend to the Board of Directors that the Palmer Bros offer be accepted.

The second item was to review the Stansbury Services for apartment janitorial services contract for the next three years. A Stansbury representative accepted the changes at no additional increase in their initial offer. These changes included depositing of the waste that accumulates in the proposed animal waste stations and agreeing to clean and remove the dead insects in the lobby interior lights twice a year. Your PMC recommended that the BOD accept the Stansbury Service offer.

The last item was a report from subcommittee chairman, Linda O'Neil. She reported that new furniture for the apartment buildings that elected to have their lobby furniture replaced had been ordered and should be received shortly. Other first floor lobby appearance changes are being made as requested by your building reps and their committees.

This month there are two rules of the month. Sec.12.01 Remedial Action by the Board and Sec.13.01 Assessments and Penalties, since Sec. 13.01 puts the "teeth" in Sec.12.01

Rule of the Month

Sec.12.01 Remedial Action by the Board

The Board may revoke any permission, approval, exception, or privilege it or any Mutual committee has provided under these rules if it finds that such action is necessary to maintain good order within the Mutual or otherwise safeguard the interests of the Mutual or the welfare of its residents. The Board may instruct the General Manager or a contractor to remove or alter any objects of property placed or maintained on the common elements in violation of these rules or the bylaws. The Board shall provide reasonable notice to affected residents of action to be taken under this section.

Sec.13.01 Assessment & Penalties

- A. If the Mutual incurs any expense
 - i. in taking remedial action under Section 12.01, or
 - ii. on account of the disregard or violation of any rule by any resident (or a guest for whom the resident is responsible), or
 - iii. in taking action that a resident, is required but fails to take, the Board may charge the amount of the expense against the owner of the unit in which the resident responsible for



the violation or failure resided at the time of such violation or failure.

B. A bill for expenses referred to in paragraph A, or a cash penalty determined by the Board, shall be payable at the next due date for the payment of monthly carrying charges in the Mutual, unless the Board specifies a different payment date for a particular bill or cash penalty. Any such amount not paid on time shall constitute the equivalent of a delinquent assessment to the provisions of Article VIII of the bylaws.

M14 Holiday Party & Casino Night

Casino Night Tuesday December 13th.

Doors open at 6 PM, Activities Room, Clubhouse II.
Casino & Other Games of Chance.

Everyone will have a chance to win great prizes!
Enjoy hot hors d'oeuvres all night long.
M14 Residents & their paying guests are welcome.
All for only \$10 per person.

You must sign up and deliver a check (made out to "M14 Social Committee") to your building's Social Committee Rep.
NO LATER THAN THURSDAY DECEMBER 8TH.

Games of chance: Hole-in-One or Two, Ring Toss, Penny Pitch, Wheel of Chance, Magnetic Darts, 50:50, Poker, Black Jack.

Menu: Meatballs, Italian sausage, Egg Rolls, Shrimp, Chicken Wings, Fruit Tray, Cheese Tray, Desserts, Soda & Coffee, Margaritas – or – BYOB

 **Personals...**



Happy Birthday


12/26 Margaret Cross (B13-3F)

Please Welcome



Carl Dahlstron and Edward Lee Knowles (10-1G)

 **Wednesday, December 21st Hanukkah**

 **Social Committee**

Caroling

Get into the spirit of Christmas by joining your neighbors for an evening of Caroling, Sunday December 4th at 6 PM. (Rain date: December 5th). Outside #3 Vantage Hill Court. Bring a friend! Bring your reading glasses! Bring a chair & a blanket if you need'em. Coffee, Hot chocolate, Cookies and Brownies will be served. **FREE OF CHARGE!**

Sunday December 25  Christmas Day

Reminders & Vital Info 

• **Energy Conservation**

When you go away for any length of time in this winter, avoid wasting energy by taking these steps before leaving:

- Turn the thermostats in all rooms down to 55° or 60°
- Turn off circuit breaker to the Water Heater
- Unplug the TV set, Stereo, Radio, Toaster, or other unnecessary appliances.

You can conserve energy, even while you are at home.

- Close the front door, behind the storm doors.

• **Snow Emergency Parking**

Winter is approaching and this is a reminder of the "No Parking in Snow Emergency" locations. The designated emergency areas are:

- The small parking area at the Leisure World Boulevard end of Building 17
- The larger parking area at the Leisure World Boulevard end of Building 11



- 3 to 4 parking slots on Glade Drive across from the space between Buildings 12 and 13
- 2 spaces on Glade Drive at the end of the parking area at Building 11.

These spaces have been designated as the areas where snow will be stacked after plowing. Any cars parked in these areas may be snowed in for the winter. Signs will be placed at the appropriate areas to remind our residents, but residents must remind their guests and other non-residents to keep these areas clear.

• Stairway Safety

HOLD ON TO THE RAILING!!! when using the stairs. During wet weather, the moisture in the air can settle on the stairs causing them to become slippery

December 26 – January 1 Kwanzaa 

M14 ONLINE: 
www.professionalusa.net/m14/

The IT Department has established group email addresses for Leisure World Management, the LWCC Board of Directors, and the Executive Committee. Residents wishing to contact one of these groups can send an email to the appropriate email address, and it will automatically be forwarded to all members of that group who have an email address on record. The email addresses are as follows:

- LWMC Management – management@lwmc.com
 LWCC Board of Directors – board@lwmc.com
 LWCC Executive Committee – excomm@lwmc.com

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

From the Editor:

Along with Richard’s warnings to lock up your belongings, I have also heard that there is a scam in the Giant in LW Plaza to distract customers and an accomplice grabs the customer’s bag from the shopping cart. Always be aware of where your wallet is! Also, be cautious about buying from anyone who rings your doorbell. Don’t be hesitant about telling them, No Thank you!