
THE GRAPEVINE



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Mark Your



Calendar

Next Board Of Directors'
Meeting Thursday, January
15, 2009



JOIN US!!!

in the Administration Building at
1:30 p.m. All unit owners and
residents are encouraged to attend
all Board meetings.

***Thursday, January 8, 2009**
Property Maintenance Committee
– Administration Building

The President's Remarks

HOLIDAY GREETINGS TO ALL !!!

It's Christmas Time Again

(by Bob Lazzar-Atwood)

Put your problems on probation
Run your troubles off the track,
Throw your worries out the window
Get the monkeys off your back.
Silence all your inner critics
With your conscience make amends,
And allow yourself some happiness
It's Christmas time again!

Call a truce with those who bother you
Let all the fighting cease,
Give your differences a breather
And declare a time of peace,
Don't let angry feelings taint
The precious time you have to spend,
And allow yourself some happiness
It's Christmas time again!

Like some cool refreshing water
Or a gentle summer breeze,
Like a fresh bouquet of [flowers](#)
Or the smell of autumn leaves,
It's a banquet for the spirit
Filled with family, food and friends,
So allow yourself some happiness
It's Christmas time again!



(Continued on page 2)



Let's be Happy

(by Malvine P. Hoenig)

**Let's be happy, let us cheer,
Hanukkah again is here.
All the lights are shining bright,
Isn't it a lovely sight?**



**You know these lights remind us
Of the time long, long ago,
When God caused one,
ny light,**

ti-
for eight long days to shine so bright.



Happy Kwanzaa!

**I hope you remember
the many things you have
to be thankful for, and
are able to get in touch
with who you are
and all that you can be.**

**Remember the Seven Principles
and hold them dear in your heart:**

**Umoja (unity),
Kugichagulia (self-determination),
Ujima (work and responsibility),
Ujamaa (cooperative economics),
Nia (purpose),
Kuumba (creativity),
and Imani (faith).**



New Year Wishes Around the World

Chinese	Xin Nian Kuai Le
French	Bonne Annee
German	Prosit Neujahr
Greek	Kenourios Chronos
Hawaiian	Hauoli Makahiki Hou
Hebrew	L'Shannah Tovah
Hungarian	Boldog Ooy Ayvet
Irish	Bliain nua fe mhaise dhuit
Italian	Felice anno nuovo
Iranian	Sal -e- no mobarak
Iraqi	Sanah Jadidah
Japanese	Akimashite Omedetto Gozaimasu
Korean	Saehae Bock Mani ba deu sei yo!
Norwegian	Godt Nytt ♦r
Philippines	Maligayang Bagong Taon

Polish	Szczesliwego Nowego Roku
Romanian	An Nou Fericit
Russian	S Novim Godom
Spanish	Feliz Ano`Nuevo
Swedish	Gott Nytt ♦R! /Gott Nytt ♦R!

(I tried to cover everyone. Forgive me if you were overlooked.)

Jackie Rabinow

Safety is a Priority

A Message from Security

The safety and protection of our residents is always a primary concern at Leisure World. Management is currently reviewing our safety procedures and offers the following suggestions.

Each resident should provide a current entry door key for their unit to Security, to be kept at our main gate. All keys are specially coded and locked in a cabinet, safe and secured. A special chart is required to identify to which unit the key belongs. Therefore, a lost key would not be identifiable by anyone other than Leisure World Security personnel.

Permission to enter the unit in your absence is also very important! In an emergency, it could save further damage from occurring. Let us say that a resident is away and a neighbor notices water coming from that unit into theirs. There may be a leaking toilet, a sink overflowing, a condensate line back up or any one of many other scenarios. If a key is at the main gate and we have permission to enter, then valuable time is saved that could prevent a real disaster.

What if you are in distress and have called for assistance, but the front door is locked and you are unable to reach it? Without a key, the door or lock may need to be broken to get to you. If on file at security, the key can be brought to your unit saving time, money and maybe your life. Help us protect you!

If your unit has a storm door, do not lock it. The storm door would have to be broken before getting to the door your key opens, generating more cost to you. Also, locking your storm door could create a problem in the event of a fire. Any delay in getting in or out of your unit in an emergency situation could become critical.

Please help us protect you by following these simple suggestions.



Reminders & Vital Info



ATTENTION ALL RESIDENTS:

● **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 ½" 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.



MUTUAL 14 - RULES FOR TRASH - RECYCLABLES - NEWSPAPERS – MAGAZINES.

SEE ATTACHED LIST

● **Please be certain to point these rules out to your caretaker and/or cleaning help.**

It is important that these rules are followed to ensure that our recyclables are collected and not thrown in the trash because when they are improperly packaged. And, following these rules also ensures that our Trash Room isn't impassable or odoriferous.



● **File of Life**

Do you have the "File of Life" information in a red vinyl case magnetically attached to the outside of your refrigerator? If your answer is "YES", this is a reminder to update the information on it.

What is the File of Life? This is an information sheet which contains your known medical problems, the current medications you are taking, your primary doctors, and family members or others to be notified in case of serious illness. This information is exceedingly important to an emergency crew or to a nurse when they are called in case of sudden illness. In times of confusion, your spouse or housemate might have difficulty supplying this information and you may be

unresponsive. The rescue crew can, then, check your refrigerator door for your File of Life.


In the event you do not have the File of Life, check with the L. W. Medical Center for a packet. In order to easily, periodically update the information on this sheet, it is advised that you fill it in, in pencil.

Comcast Update

Craig Gabrielian is no longer working with the Leisure World account. Residents and property managers should use the following numbers for any Leisure World Comcast issues (service, upgrades, billing):

1. First number to call in all cases: 301-920-9941. You should be able to reach a live person. There are approximately 40 agents who are trained in Leisure World and other bulk accounts. They should be able to resolve most problems.
2. If the problem is not resolved, the second number to call is 301-625-3528 (Gwen Goode).
3. If a problem still remains, the third number is 301-625-3457 (Scott Snyder).



 Mutual Assistant's Update

1. Occupancy:

Unit Owner Occupancy:	152
Leased:	11
N-R-O	7
Vacant:	23

2. MA Information:

Approximately 11 maintenance related calls were received from November 19, 2008 through December 17, 2008.

The elevators of Buildings #10, #11, #16, #17, #12, #13 and #14 have been completely renovated. However, Building #15's elevator did not pass the State inspection due to the discovery of a defective hydraulic cylinder assembly. When the elevator was at its capacity load the cylinder leaked causing an immediate loss of hydraulic fluid. For safety reasons the elevator was secured and until the cylinder assembly is replaced, the elevator cannot be put into service.

Any update will be made available upon receipt by the Board.

Let me extend to you my very best wishes for a safe and happy holiday!!!!

It is suggested that all trouble calls placed to the Mutual Assistant consist of name, phone number, description of work request (please be as specific as possible i.e. which bathroom, which door or window, etc.) and please do the same when leaving a message, this will expedite the response to your trouble call.

Gloria Robar
 Mutual Assistant
 301-598-1338

Something is Burning in the Kitchen

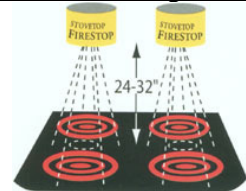
Roma Sohn- LW Emergency Preparedness Committee

Stovetops are where the most frequent fires originate, in the homes of seniors. At Leisure World, only a few years ago, a stovetop fire resulted in the death of one of our residents. The Emergency Preparedness Committee would like to make you aware of a product that is now available in PPD, that could possibly save your life. It is called Stove Top Fire Stop and is available for under the stove vent hood or under a microwave installation.

The under the vent hood extinguisher is a 12 ounce automatic product that attaches magnetically under the hood and is about the size of a small can of tuna (3 1/2" in diameter and 2" deep). It is sold in pairs that sit over both left and right, between the front and back stove top burners so that the coverage is such that one extinguisher will guard two burners. The magnet attachment swivels to make it always hang evenly. No tools are needed for installation.



The extinguisher contains 8 ounces of harmless extinguishing powder and a simple heat sensing actuator which, when triggered by direct flame or heat exceeding 310 degrees, will peel open the pre-scored surface sending the powder through the openings and landing on the flame directly below. Normal cooking heat will not activate this device.



This product is **AUTOMATIC**, **EFFECTIVE** and **SAFE**- no need to risk your safety. It works 24 hours a day, 365 days a year, whether or not you are home. The device uses harmless but effective bicarbonate of soda to smother the fire and will emit a 146dB sound upon releasing the powder.

It is **MAINTENANCE FREE** and **COST EFFECTIVE**. Simply attach the magnets to the vent hood and replace them every 5 years. PPD's charge for this extinguisher is only \$45.20, which is \$9.04 a year for something that could save your life.

The Fire Stop extinguisher for under microwaves works in a similar fashion as the range hood version. Its sleek low profile design is approved for micro hoods 15-22" above the cooking surface (microwave



hoods are usually lower than traditional vent hoods). Each can contains 6.6 ounces of powder and also alerts the homeowner by emitting a loud “pop”.



The microwave version is mounted on a wall bracket and requires no further maintenance or inspection during the five-year period. PPD is selling this device for \$72.32 (\$14.46 a year over the 5 years) and they advise that the brackets be professionally installed.

Landscape Committee



There is no Landscape Committee meeting scheduled in January.

DOMESTIC WORKERS - Bill 2-08 – Frequently Asked Questions

1. Who is a domestic worker?

A domestic worker is an individual who cares for a child, provides housekeeping, cooking, cleaning, or laundry service in the home of the recipient of the service located in the County. The Bill also covers individuals employed by an agency who work as a companion to a disabled or elderly individual in the home of the recipient of the service. The Bill only covers those who work more than 20 hours each week for a period of 30 days or more.

2. Are there other exclusions in the Bill?

Yes. The Bill excludes an individual working as a registered nurse, a licensed practical nurse, or a certified nursing assistant. The Bill also excludes a child, parent, spouse, or other member of the immediate family of the recipient of the service and a person working as an au pair. Finally, the Bill excludes companion workers for disabled or elderly persons who are unable to care for themselves if they are not employed by an agency.

3. Who is the employer of a domestic worker?

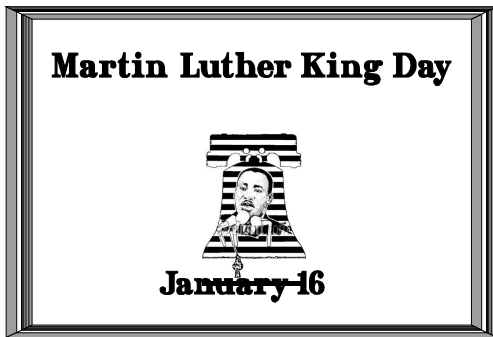
The Bill will require an employer-employee relationship based upon the common law standard for determining the master-servant relationship. If the worker is an employee of a company that contracts with the client to provide domestic service, then the company is the employer required to negotiate a written contract with the worker. If the worker performs more than 20 hours of domestic service at one residence during the week, and is not an employee of a company contracting with the person receiving the service, then the worker is an employee of the person receiving the service if there is an employer-employee relationship. A live-in domestic worker will generally be an employee of the person receiving the service. A worker who performs domestic service at different residences or who hires assistants to help perform the work will generally be an independent contractor. The Bill does not cover an independent contractor.

4. What does the Bill require an employer to do?

The Bill requires an employer to give the domestic worker written notice of their legal rights guaranteed under State law. The Bill also requires an employer to negotiate with the worker over the terms and conditions of employment and offer to sign a written contract specifying those terms and conditions of employment. An employer of a domestic worker must obtain either a written employment contract signed by both the employer and the domestic worker or a disclosure statement signed by the domestic worker. The disclosure statement must confirm that the employer offered a written contract and that the worker voluntarily chose not to sign it. The Bill does not mandate any term or condition except for certain living accommodations for live-in workers.

5. What living accommodations does the Bill require for live-in workers?


The Bill requires that the dwelling unit that includes the living accommodations meets the requirements of the County Housing Code. The Bill also requires a live-in worker to have a separate bedroom with a door that can be locked along with reasonable access to a kitchen, bathroom, and laundry facility.




Personals...By Linda

Happy Birthday to

Kyle Wilson, 12-1G, on January 5th
 Verna Ethridge, 10-1E, on January 9th
 Janet Englehart, 11-2E, on January 12th



Social Committee

The Social Committee hopes that everyone had a good time at the Holiday party. Keep watch for the next event in the spring.



IN MEMORIAM

Mutual 14 send their condolences to Carol Emel, 15129 Vantage Hill Road on the recent death of her Father.

BOARD OF DIRECTORS

President:

Jacqueline S. Rabinow

Vice President:

Frank Lozupone

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Paulina Garner

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Herbert Fine

Director:

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COMMITTEE CHAIRS ETC.

Advisory:

Agnes Glass & Aleen Phillips

Budget & Finance:

Paulina Garner

Landscape:

Sharon Moores

Property Maintenance:

*Frank Lozupone &
Charles Glass*

Social:

Sharon Moores & Mary West

Web Site:

<http://www.professionalusa.net/m14/>

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

**MUTUAL 14 - RULES FOR
TRASH - RECYCLABLES - NEWSPAPERS - MAGAZINES**

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

•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/polystyrene
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

December 29, 2008