

THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

Issued Monthly – No. 374, March/April, 2009

Mark Your



Calendar

Next Board of Directors' Meeting Thursday, April 16, 2009



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, April 2, 1:30 p.m. in the Sullivan Room -Administration Building.
- **Advisory Committee** – Wednesday, April 15, 10 a.m. Clubhouse I.
- **LWCC Executive Committee** – Friday, April, 17, 9:30 a.m. in the Sullivan Room - Administration Building
- **Annual Meeting** – Thursday, April 23, 2009, Clubhouse II, Social Hour - 2:00 p.m., Meeting - 3:00 p.m.
- **LWCC BOD** – Tuesday, April, 28th, 9:30 a.m., Clubhouse I in the Montgomery Room

(Complete M14 Calendar is on the last page.)

The President's Corner

Pet Concerns – Are you picking up after your pet? Is your pet always on a leash and always in your care? Montgomery County has a leash law, Leisure World has pet rules and Mutual 14 has Bylaws and Rules concerning your responsibilities if you have a pet. In the same way many drivers have become lax about letting other drivers know they are turning, pet owners have become lax about following the pet rules. Copies of the Pet Sections from our Bylaws, Digest of Bylaws & Rules, and Rules can be found inside this issue. Please read and heed these rules. Dog droppings either in grassy areas or on walkways cannot be tolerated.



ATTENTION - Insurance – This is a reminder that the L.W. Master Policy does NOT eliminate the need for an individual unit owner or renter to purchase Personal Insurance. To be adequately insured, talk to your agent and discuss your personal homeowners (HO-6) policy. Without such a policy you could be devastated by a water leak or other disaster and not be able to recover. This policy covers your personal possessions and repair costs not covered under the Master Policy. A unit owner is liable up to the first \$5,000 of damage. It is recommended that unit owners and renters purchase a minimum of \$5,000 based on the recent legislative changes in the Maryland Condominium Act. The cost of this coverage is relatively small.



Conserve Electricity – Be aware that we use more electricity to heat our homes in winter than we use to cool them in the summer. Look for ways to conserve electricity in your home – purchase low energy, long-lasting CFL bulbs for your light fixtures and turn off all unnecessary lights and appliances. The huge increase in the cost of electricity is the main cause for the increase in our condominium fee.



(Continued on P.2)



Community Resource Guide - Be aware that there is a Leisure World Medical Center Community Resource Guide available on our website (<http://www.professionalusa.net/m14>). It contains important telephone numbers for services such as Adult Day Care, Grocery Shopping, Hospice Care, House Cleaning, Lifeline, Meals on Wheels, Meal Delivery, Medical Equipment, Transportation, etc. If you don't have a computer or access to the Internet in your home, did you know that you can go to the Computer Center located in Clubhouse II and someone there will help you find the information? The Center is open Monday – Friday at 9:30 a.m. to 11:30 a.m. and at 1:30 p.m. to 3:30 p.m. You don't have to be a member. This is your Computer Center.

Jackie Rabinow

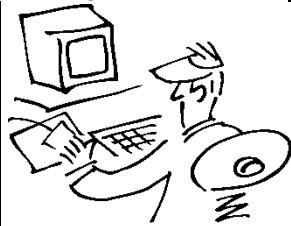
**Needed:
Editor for the Grapevine**

The mutual is looking for a new Editor for the Grapevine. This is a great volunteer job – there are no meetings to attend and it can be done without ever leaving your apartment or from anywhere in the world as long as you have a computer, internet access and a phone.

The only skills needed are comfort with the computer and Microsoft Word. On the job training is available.

Another wonderful thing aspect of this job is that it can be done at your convenience – any time of the day or night.

The only time constraint is that most time sensitive articles are submitted the weekend after



the third Thursday of the month and you'll need to have the GV ready to print the beginning of the following week. Otherwise reminders, birthdays, etc. can be inserted anytime of the month at your convenience.


If you are interested in learning more about the position please contact:

Jackie Rabinow at 301-598-3672 or

js.rabinow@verizon.net or

Linda Peters at 301-598-0544 or

Mt.Hopian@comcast.net

 **Mutual Assistant's Update**

1. **Occupancy:**
 - Unit Owner Occupancy:** 151
 - Leased:** 10
 - N-R-O** 4
 - Vacant:** 28
2. **MA Information:**

Approximately 20 maintenance calls were received from February 19, 2009 through March 18, 2009.

NOTE: The Administration Office is closed during the regular weekends. Messages left on the Mutual Assistant's voice mail during the weekends will not be handled until the next regular work day. All trouble calls on Saturdays and Sundays should be directed to the Main Gate at 598-1044.

 **Personals...**



- | | | |
|------|--------------------|-------|
| 4/4 | Ellen Wilson | 12-1G |
| 4/6 | Margaret Friedrich | 10-3D |
| 4/12 | Jim Straw | 2B |
| 4/28 | Emily Moran | 12-3A |
| 4/28 | Diana Kennedy | 13-3A |
| 4/29 | Mary West | 16-3A |

On April 12th Have a





MEMORIAM NOTE:

Condolences are offered to Allyne Ike B11-3B on the death of her sister on Feb. 27.

ANNUAL MEETING

Notices about the Annual Meeting of Mutual 14, which is scheduled for Thursday, April 23, 2009, will be mailed to all unit owners by the end of this month. **WATCH FOR IT!**

If you know of someone who is willing to serve on our Board of Directors and/or one of our committees, please contact Harold Crisp (240-393-4800), the Nominating Committee chairperson.

Also, if you will be unable to attend the Annual Meeting, please execute your Proxy and make sure that it reaches our Mutual Assistant (Gloria Robar) in the Administration Office or is taken to the meeting by a neighbor. Mutual business cannot be conducted without a quorum.

Reminders & Vital Info



• **Air Conditioner Preparations**

Believe it or not **HOT** weather is right around the corner. If you have placed the air conditioner filter in a plastic bag, now is the time to remove it. If the filter is dirty, it should be replaced before the start of the season.

• **Air Conditioners Vs Heaters**

Please be certain to turn **OFF** the heat before you turn on the Air Conditioner

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

• **Water Valves**

Exterior Water valves can be turned **ON** now. At the interior access panel, open the valve by turning the faucet handle to the **LEFT or counter-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.**

• **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 to 85° (for Winter) OR turn your Heaters to 55° (for Summer).
2. Turn off the switch (circuit breaker) to the Water Heater
3. Turn off the Water. The **main valve** is usually located near the hot water heater
4. Unplug your TV set, Stereo, Radio, Toaster, or other unnecessary appliances.
5. Leave your name, address, dates you will be gone, and destination on a 3x5 card with the Main Gate, **and** the name, address and phone number of the person who has your key.
6. Leave similar information, plus key(s), with a neighbor.

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

ATTENTION PET OWNERS

DOGGY DO DO (a no no)

FROM:

DIGEST OF BYLAWS & RULES Excerpts

“1. Pets

Unit owner may keep a dog, cat, or caged bird as a pet, but may not maintain or breed pets or other animals in the Mutual for commercial purposes. A pet may be permitted on general common elements only if it is carried or on a leash and is in the care of an adult. All pets should be registered with the Board (Art IX: 3: e).

The Mutual considers the regulations of Montgomery County concerning pet control as part of the rules of the Mutual. (Copies of the County rules are available from the Board’s recording secretary in the Administration Building.) Residents should note, in particular, that County regulations prohibit “the depositing of excretory matter on private property,” which includes the



common elements of the Mutual. If a pet violates that prohibition, the person responsible for the pet shall promptly remove and properly dispose of the droppings (Sec. 9.01). “

FROM: BYLAWS

Art. IX, section 3e (page 23-24)

“(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 pats 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.”

FROM: RULES

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.”

PASSOVER BEGINS APRIL 9th



Happy Eating

BOARD OF DIRECTORS

President: Jacqueline S. Rabinow
Vice President: Frank Lozupone
Secretary: Agnes Glass
Treasurer: Paulina Garner
Director: Herbert Fine
Director: Ralph Romano
Director: Richard Bambach

COMMITTEE CHAIRS

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/>

ADMINISTRATION

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 – 301-920-9941



April, 2009 – M14

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
			1	2	3	4

1:30
Property
Maint. Mtg–
Admin.
Bldg.



5	6	7	8	9	10	11
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PASSOVER



12	13	14	15	16	17	18
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EASTER



+
10:00 -
Advisory
Com. Club I

1:30
M14 BOD
Admin. Bldg.



9:30 LWCC
Executive
Com. Admin.
Bldg.



FLEA MARKET



19	20	21	22	23	24	25
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M 14 Annual
Mtg. 2 pm
Soc.
3:00 Meeting
Clubhouse II



9:00-1:00
SHREDDING
DAY



26	27	28	29	30
		9:30 LWCC BOD – Mont- gomery Rm. Clubhouse I		

