
THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

Issued Monthly – No. 376 , May/June, 2009

Mark Your



Calendar

Next Board of Directors'
Meeting Thursday,
June 18, 2009



JOIN US!!!

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

- **Spring Fling** – Tuesday, June 2, @ 6 PM – Clubhouse II Activities Room.
- **Property Maintenance Committee**, Thursday, June 4, 2009 in the Administration Building at 1:30 PM.
- **Advisory Committee**, Wednesday, June 17, @ 10 AM, in Clubhouse I
- **LWCC Executive Committee**, Friday, June 19, @ 9:30 – Sullivan room – Administration Building.
- **LWCC BOD** – Tuesday, June 30, @ 9:30 – Montgomery Rm. Clubhouse I.

The President's Corner

I have been asked to act as President of Mutual 14. This is an honor for me, since my mother, Sally Bambach, was our President for four years, from 1987 to 1991. My wife, Susan (whose mother was Helen Pumpelley, who also was a resident of Mutual 14) and I moved here in 2005.

We all owe Jackie Rabinow a big THANK YOU for her service to the Mutual. Although she decided to step down as President, she is still an active member of the Board of Directors of the Mutual and will continue to represent the Mutual on the Leisure World Community Corporation Board of Directors (where she is also still an elected member of their Executive Committee). She did an excellent job as President and has put in an immense amount of time in organizing a huge amount of information. Fortunately for us, Jackie has agreed to continue doing many of the things that help us keep track of what is going on. She has given us a truly superb website. It puts us in the forefront of websites for individual Mutuels. All of the important documents and information about the Mutual are available there (<http://www.professionalusa.net/ml4/>). If you have access to the internet you should check it out. I find it invaluable. Jackie is also continuing to work on *The Grapevine*. This newsletter is crucial to the Mutual as a means of communication. We do need an editor for *The Grapevine*, however, and hope that someone will step forward to help Jackie with our newsletter.

Unit owners should note that two items in our bylaws will be coming to you for a vote sometime soon. In both cases it may appear that the recommended changes are not what you might like, but in both cases the changes are proper and necessary and actually beneficial to us.

The section of the bylaws on "Right of First Refusal" (Article XVI) needs to be modified or eliminated because it is so restrictive that it can prevent FHA mortgages from being granted to potential buyers. At one time "rights of first refusal" were used in discriminating ways. They are no longer appropriate (they have NEVER been used by Mutual 14 in over thirty years) and if this section of our bylaws is hurting us now, it should be changed. It is of advantage to no one. Full explanation will be coming when you are requested to vote on the changes to be proposed.

The section of Article XI, Section 5 (added as Exhibit I, an amendment to the bylaws completed in January 2002) states that for insurance on damages "...the unit owner shall be liable for the deductible in an amount not to exceed \$1,000..." This must be changed to reflect a new Maryland law and the ruling of the Maryland Court of Appeals. This legislation and court decision prevent a condominium association from being liable for the first \$5,000 of damage repair — no matter what our own bylaws say. Therefore, it would

be misleading to residents and owners to leave the now pre-empted wording in our bylaws.

As with the previous item, a full explanation will be provided when you are requested to vote on the changes proposed.

I am notifying you of these two pending requests for change in the bylaws in advance so they do not come as a surprise. I repeat, that in both cases the changes will be advantageous, although at first glance they may not seem attractive. In one it will aid resale of units, in the other it will prevent distress from being misled by wording that is moot.

Residents need to think about their role in living in a condominium system. Last year Jackie Rabinow put an excellent brief outline in *The Grapevine* (No. 365, June/July, 2008 – available to download from *The Grapevine* archives at our Mutual website) of how Leisure World operates. I mention this because we don't live in a place where management makes decisions on its own. Everything is run through committees of residents. Our Mutual has active standing committees (the Board of Directors, the Advisory Committee and our Building Representatives (who are the real heart of our community), the Property Maintenance Committee, Landscape Committee and Social Committee (are you going to come to the chicken dinner in early June?). Beyond this, although our Mutual is only 193 of the 5649 units that make up the 29 separate mutuels in Leisure World, we can have a seat on each of the 16 Advisory Committees of Leisure World Community Corporation and we have a seat on the Board of Directors of the LWCC. Those are the places where all the decisions and policies get made. We can participate in our community. However, if we don't, then we have to take what others decide.

Participation requires people to join in, however, and we have gotten a bit careless. "Let the other person do it," isn't getting us well represented in the governance of Leisure World. Although we have strong and active Mutual committees, at the moment we have vacancies on more than half of the Advisory Committees of LWCC. Only two of those committees require particular background experience for membership (the Audit and Energy Advisory Committees). The others (Budget and Finance, Education and Recreation, Emergency Preparedness, Golf and Greens, Health, Landscape, and Strategic Planning) can use members who have an interest in the topic, but do not require special background. Surely some of us are interested in participating in setting the budget for the community, working with policy and activities affecting our various wide range of interests, how we can cope with emergencies,

maintenance of our unique golf course (the only one in a senior citizen development in this area), health care, the upkeep of our beautiful community, and planning for the future.

Please step forward and volunteer your name for one of these Advisory Committees. I also will be asking the Building Representatives to suggest names of residents who they feel would be good for the various Advisory Committees of LWCC.

I'll close by remarking again that our volunteers are what make life here something special. Thanks again to our Building Representatives and to the activities of our Property Maintenance, Landscape, and Social Committees.

Richard Bambach – 3510 Forest Edge Drive, (16-1C)
301-598-5322 richard.bambach@verizon.net

Flag Day



June 14th



Personals...



Happy Birthday to

Mary Louise Howard 12-2D on June 9th
Ralph Romano – 13-1A on June 26th
Sylvia Pachenker – 15-3E on June 30th



Note: To keep cooling aromas from invading and lingering, Please use apartment exhaust fans or open windows.

Thank you.

ATTENTION- The following article appears periodically in the *Leisure World News*. Please read it and, if you have not yet left a key with Security, do leave your key in their safe hands.

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.

Advisory Committee



Please note that there will be an Advisory Committee Meeting on Wednesday, at 10 AM on June 17, 2009 in Clubhouse I. Room to be announced soon.

Summer Arrives

June 21st – Hurrah !!!



Social Committee

You All Come !!! to our Spring Fling on Tuesday, June 2, 2009. Chicken Dinner will be served at 6 PM in the Clubhouse II Activities Room. All detail can be found on the posters in the apartment houses' lobbies and those delivered to the Plaza Homes.



In Case of Emergency

ICE in your Mobile Phone:

Store the word "ICE" in the address book of your mobile phone with the name and phone number of the person that should be contacted in the event of an emergency. For more than one contact name and priority, use **ICE1, ICE2, ICE3**, etc.

Free Wallet ID Card

1. Have available a list of all your medications
2. Go to www.medids.com on the Internet
3. In the list on the left side find the Free Wallet ID Card link
4. Click on this link.
5. Read this section carefully
6. Fill in the form at the end of this section
7. Review your information and print it out.
8. Cut out the card and fold it so that it fits into your wallet

Note: To protect your privacy, your information will not be saved on the computer.

Reminders & Vital Info



• **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.

• **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.



Insurance Deductible

The Maryland General Assembly approved legislation that will change how insurance claims are handled. The new legislation requires that the unit owner will be responsible for the first \$5,000 of an insurance claim when the cause of damage or destruction originates in the owner’s unit. Once signed by the governor, this insurance law will take effect on June 1, 2009

This means: you will be responsible for the cost of clean up and repair up to a maximum of \$5,000 if your toilet overflows, your dishwasher leaks, your washing machine overflows, or any other damage originates from your unit.

To all the fathers – Have a Happy Day



Sunday, June 21st

Note: To keep cooling aromas from invading and lingering, Please use apartment exhaust fans or open windows.
Thank you.



Fourth of July Plans – It’s that time again! We will need someone to head our July 4th Parade Committee.

Every year we have had a contingent of at least three decorated golf carts and David Wood’s convertible in the parade. We didn’t have a representation in last year’s parade. **WHAT A SHAME!**

Please come forward and volunteer to help us with this event this year?



Safety in the Home - Part 2-Smoke Alarms and Fire Extinguishers

By Roma Enid Sohn- Emergency Preparedness Committee

The United States has one of the highest fire death and injury rates in the world. Fire and smoke is the second leading cause of death in the home. Seniors are at the highest risk of suffering a fatality from a fire. Time is of the essence; in less than 30 seconds a small flame can get completely out of control and become a major fire.

Installing and maintaining a smoke alarm properly can help save your life. Electrical smoke detectors (alarms) should be tested at least once a month; battery alarms should be tested weekly. Each smoke alarm should be replaced every 10 years. Batteries should be changed twice a year or sooner, if you hear a “chirping” sound coming from the unit. To remind you that it is time to change the batteries many people suggest using the dates that the clocks are moved to and from daylight savings time. Smoke alarms that are wired to your electrical system must be installed by an electrician. They must have a battery back up in case of a power outage. Some battery operated smoke detectors are self adhesive and easily stick to the wall or ceiling, others just need a simple screwdriver for installation. They should be installed near sleeping areas and on every level of your home. Installation should be at the proper level to provide the earliest warning possible, since smoke and many deadly gases rise. Follow the manufacturer’s in-

structions when installing a smoke detector because different brands require different installations. Your fire department can help you, if you are unable to install the alarm yourself.

There are two types of Fire Alarms- Ionization and Photo Electric Smoke detectors. The Ionization alarms sound more quickly when a fast moving, flaming fire occurs. The Photo Electric alarm is quicker to sense smoldering, smoky fires. There are dual sensor alarms that combine the two types in one unit. The US Fire Administration advises homeowners to install the dual sensor alarms. These alarms are sold under many different brand names.

For the hearing impaired, there are smoke alarms that have strobe lights that flash and /or vibrate to alert the residents.

If the alarm goes off when you are cooking, do not disable it. It is doing the job it is made to do. You can open a window or wave a towel in the area of the alarm to clear the smoke from around it to silence it. Alarms should not be close enough to the kitchen to go off from the cooking smoke - you may want to place it elsewhere.

Have you ever considered getting a fire extinguisher? Are you physically capable of using an extinguisher? Some people have physical limitations that can limit or eliminate their ability to properly use a fire extinguisher. The extinguisher may be too heavy or require more pressure for proper operation than a disabled or frail person can manage. Before you consider using a fire extinguisher learn how to use it. There is a right and a wrong way to put out even a very small fire. If you aren't certain about an extinguisher's proper use, have a firefighter demonstrate the correct way and make certain that you are able to use it as demonstrated.

Portable fire extinguishers are valuable for immediate use on small fires that are only contained to a single object, such as a wastebasket. For example if a pan catches fire, it may be safe to turn off the burner, place a lid on the pan and use an extinguisher, however **using an extinguisher should be done only after all occupants have been alerted and the fire department has been called.** First you must be certain that you are safe from the toxic smoke produced by the fire and that the fire is not between you and your escape route. Let your instincts tell you if it is safe to use an extinguisher, not because you want to try to save your possessions from damage.

Leave the heroics to the professionals!!!

Fire extinguishers need to be checked regularly to ensure that

- The pressure is at the recommended level. Some have gauges that indicate when the pressure is too

high or low.

- The outside of the extinguisher is clean. Remove any oil or grease that may accumulate on the exterior
- All parts are operable, not damaged or restricted in any way. There should be no dents, rust, insects, or debris on the hoses and nozzles.
- The extinguisher is not blocked by furniture or doorways that might limit access in an emergency.

Maintenance also includes shaking dry chemical extinguishers once a month to prevent the powder from settling or packing. (Check the manufacturer's recommendations.) Pressure test the extinguisher after a number of years to ensure that the cylinder is safe to use. (Read the owner's manual for instructions). Immediately replace the extinguisher if it needs recharging or is damaged in any way.

Remember---- Do not attempt to put out a fire once it starts to spread. Get out of the house and leave the work to the Fire Fighters!!!!

BOARD OF DIRECTORS

President:	Richard Bambach
Vice President:	Frank Lozupone
Secretary:	Agnes Glass
Treasurer:	Paulina Garner
Director:	James Moores
Director:	Jacqueline Rabinow
Director:	Ralph Romano

COMMITTEE CHAIRS

Advisory:	Agnes Glass & Aleen Phillips
Budget & Finance:	Paulina Garner
Landscape:	Sharon Moores
Property Maint:	Frank Lozupone & Chuck 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

Mutual 14 Board of Directors 2009-2010



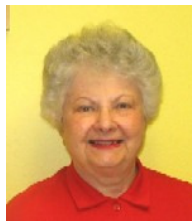
President
Richard Bambach



Vice President
Frank Lozupone



Director
James Moores



Treasurer
Paulina Garner



Director
Jacqueline Rabinow



Secretary
Agnes Glass



Director
Ralph Romano



Mutual Assistant
Gloria Robar



MUTUAL FOURTEEN

May 2009– April 2010

BOARD OF DIRECTORS

Richard Bambach	President	598-5322
Frank Lozupone	Vice President	598-1166
Paulina Garner	Treasurer	598-0208
Agnes Glass	Secretary	598-6590
James Moores	Director	438-0048
Jacqueline Rabinow	Director	598-3672
Ralph Romano	Director	598-8053
Gloria Robar	Mutual Assistant	598-1338

ADVISORY COMMITTEE

Co-Chairs: Agnes Glass (PL.H) 598-6590 & Aleen Phillips (B15) 438-1328

	<u>Building Representative</u>	<u>Alternate</u>
B1-9	--	--
B10	Ethel Lagos (2C) 598-4447	Louise Hajjar (1A) 598-9793
B11	Allyne Ike (3B) 438-3324	Janet Englehart (2E) 598-8582
B12	Ellen Wilson (1G) 598-0928	Regina Gloyd (3G) 598-1436
B13	Bette Campbell (1C) 598-2714	Dorothy Powers (1B) 438-3224
B14	Barbara Palmer (2G) 598-7712	Barbara Martin (1A) 598-0644 --
B15	Harry/Aleen Phillips (3D) 438-1328	Katherine Nickerson (3A) 598-5206
B16	Vivian Layman (2C) 438-3379	Mary West (3A) 598-2972
B17	Edith D'Ambrosio (1E) 438-8729	Martha Taylor (2C) 598-0139

BUDGET AND FINANCE COMMITTEE

Paulina Garner, Chairman	598-0208		
Agnes Glass	(PL.H) 598-6590	Jacqueline Rabinow	(B13) 598- 3672
Ralph Romano	(B13) 598-8053	Richard Bambach	(B16) 598-5322
Frank Lozupone	(B17) 598-1166	James Moores	(PLH.) 438-0048

(Previous Presidents are invited to serve as ex-officio members)

THE GRAPEVINE

Editor: Jackie Rabinow (B13) 598-3672

Associate Editor: ---

LANDSCAPE COMMITTEE

Chair: Sharon Moores (PL.H) 438-0048

--	(B10)	Barbara Martin	(B14) 598-0644
--	(B11)	Nancy Nixon	(B15) 240-242-4376
Ellen Wilson	(B12) 598-0928	Mary West	(B16) 598-2972
Dorothy Powers	(B13) 438-3224	Jo Schoolfield	(B17) 598-6284

PROPERTY MAINTENANCE COMMITTEE

Co-Chairs: Frank Lozupone (B17) 598-1166 & Bill Buck (PL.H) 598-0046

Harold Levy	(B10)	598-6927	Robert Leon	(B15)	438-1673
Steve Grilles	(B11)	598-8547	Frank Lozupone	(B16)	598-1166
Kyle Wilson	(B12)	598-0928	Irving Flyer	(B17)	438-0083
Jackie Rabinow	(B13)	598-3672	--		
Herb Fine	(B14)	598-5178	Chuck Glass	(PL.H)	598-6590
Ken Schroeder	(B15)	598-1405	James Straw	(PL.H)	598-0089

SOCIAL COMMITTEE

Co-Chairs: Sharon Moores (PL.H) 438-0048 & Mary West (B16) 598-2972

Kathy Viney	(B10)	912-399-7349	--	(B15)	
Allyne Ike	(B11)	438-3324	Mary West	(B16)	598-2972
Helen Bass	(B11)	598-9276	Christine Lozupone	(B17)	598-1166
Ellen Wilson	(B12)	598-0928	Frank Lozupone	(B17)	598-1166
--	(B13)		Gerry Newton	(B17)	598-8715
Joanne Riggles	(B14)	438-3502	Sharon Moores	(PL.H)	438-0048

MUTUAL 14 LEISURE WORLD OF MARYLAND CORPORATION DIRECTORS

Mutual 14 Director	Jacqueline Rabinow	(B13)	598-3672
Alternate	Frank Lozupone	(B17)	598-1166

Mutual 14 Residents Serving On Leisure World of Maryland Corporation Advisory Committee

Audit	--	--	--
Budget & Finance	Virginia DeMatteo	(B10)	598-3451
Community Planning	Frank Lozupone	(B17)	598-1166
Education & Recreation	--	--	--
Emergency Preparedness	Jim Moores	(1 VHC)	438-0048
Energy	--	--	--
Golf & Greens	--	--	--
Health	--	--	--
Insurance	William Gloyd	(B12)	598-1436
Landscape	--	--	--
Legislation & Taxation	Herbert Fine	(B11)	598-5178
Physical Properties	Harold Crisp	(B13)	240-393-4800
Restaurant	Jackie Rabinow	(B13)	598-3672
Security & Transportation	Geraldine Windham	(B11)	598-8045
Strategic Planning	--	--	--
Tennis	Jim Straw	(PL.H)	598-0089

M14 June 2009

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
	1	2 9:30A E & R 6:00P M14 Chicken Dinner	3	4 9:30A EmergPlan 10:30A Stat Plan 1:30P PMC-M14 	5 9:00A Audit	6
7	8 1 P 3M Club	9 9:30A PPD	10 9:30A Foundation 2 P B & F	11 9:30A S & T 10A Landscape	12	13
14 Flag Day 	15 10A Rest.Com.	16 2 P Health	17 10 A M14 Advisory	18 1:30P M14 BOD 	19  9:30A LW Exec.Com.	20 1:30P L.W. Open Forum
21 Father's Day  Summer Solstice 	22 2 P Insurance 2 P L & T	23	24 9 A Energy 2:30 P Cable Ad Hoc	25	26	27
28	29	30 9:30A LW BOD 				
Note:	If the meeting	doesn't say	M14, it is a	LWMC/LWCC	Meeting	