

# THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

Issued Monthly – No. 386, Mar/Apr, 2010

## Mark Your



## Calendar

### Next Board Of Directors' Meeting Thursday, April 15, 2010



## 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 1, 2010 @ 1:30 P, Administration Building
- ▶ Advisory Committee, Wednesday, April 14, 2010 @ 10:00 A, Clubhouse I
- ▶ LWCC Executive Committee, Friday, April 16, 2010 @ 9:30A, Administration Building
- ▶ **Annual Meeting – Thursday, April 22, 2010 @ 3:00 PM in the Auditorium of Clubhouse II. Social Hour @ 2:00 PM.**
- ▶ LWCC BOD, Tuesday, April 27, 2010 @ 9:30 A, Montgomery Rm. Clubhouse I

## The President's Corner

**Spring is here!** That not only means the most beautiful time of year in the Washington area, but that you need to pay attention to the changeover from heating to air-conditioning. Remember that the heat and air-conditioning use separate controls. The heat should be off when you turn the air-conditioning on. Please check and follow the correct instructions in making the change.

If you had any structural damage from the severe winter blizzards it should be documented and Gloria needs to be told so she can pass the information on to the insurance people.

Our annual meeting is going to be on April 22. Please remember that, as a condominium association, we must have a quorum to do business. If you are a unit owner it is your responsibility to participate. We want to see you at the meeting in person, but if you are unable to be there, please make sure your proxy is filed properly ahead of time. You will be receiving information in the mail very soon.

I mentioned sub metering in my last message. Discussions continue. We will have something more about it on the program at the annual meeting.

I want to thank Helen Bass and Jacqueline Rabinow for agreeing to be candidates for the Board of Directors of Mutual 14. We need the talents of our residents and their willingness to serve. Please consider what you are willing to do for your community. We have openings on several committees and we will need some representatives for Leisure World Advisory Committees soon. Our community depends on its residents for governance. [Along these lines, IF you have some computer experience, it would be most helpful if you would come forward and volunteer to help Jackie Rabinow with the production of *The Grapevine*.]

I trust you have received your U. S. Census questionnaire and that you have responded. The U. S. Constitution mandates that the citizens be counted every ten years. As with voting, cooperating with the census is a duty of good citizenship. It matters to the community, too, because government funding for many programs is apportioned by the census tally. Be counted so your community can get the funding it has a right to have.

My best to you all, Richard Bambach,  
President M-14 Board of Directors



### Urgently Needed !!!

#### Editorial assistance is sought for Publishing *The Grapevine*

Articles are provided by members of the Board, chairpersons of the standing committees and interested residents.

The editor's task is to edit these articles and prepare this material for copying by our Mutual Assistant.

Primary Requirement: A computer.

Please contact Jackie Rabinow at 301-598-3672 for details.

### Safety is a Priority

A Message from Security (published in the Leisure World News – March 16, 2010)

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.

### Mutual 14's Annual Meeting will be held on Thursday, April 22, 2010



at 3:00 PM in the Auditorium of Clubhouse II .

### Nominating Committee

You've seen the notice in *The Grapevine* and you've received our letter about candidates for the Board of Directors. You will soon receive information on the Mutual 14 Annual Meeting and biographies on two candidates for our Board. Some of us will probably skip over all this information or think, "I'll consider that later." Well, now it's later, but still not too late!

At the Mutual 14 Annual Meeting in April you will have the opportunity to pick two people for the next Board of Directors. These will be people who can help make your enjoyment of your home in Leisure World more pleasant...or make you wish you took a more active role in the process. So please be a part of the process. Take some time to look over the bios, attend the meeting and vote for the two candidates who you feel will conscientiously represent you on the Board of Directors. And actually it's not too late for you either, as nominations can be accepted from the floor at the meeting. We wish we could say that attendance at the annual meeting is mandatory, because in a way it is. In order to conduct the business of our mutual, at least 50% of owners must be present in person or by proxy. In previous years we have barely had the required attendance. Your attendance or proxy is critical to the process of successfully running this place we call home. And besides that, **we really don't want to do it without you.**



**Advisory Committee**



The next Advisory Committee meeting will be in Clubhouse I on Wednesday, April 14, 2010 at 10:00 a.m. All Building Representatives are urged to be present or call Agnes Glass at 301-598-6590 and let her know if you cannot be available.

 **Property Maintenance Committee**

**Air Conditioners**

Winter is finally over and it won't be long before we will need to turn the air conditioners on.

1. Please remember that the air conditioners are completely separate from the heating system.
2. We all have baseboard heat with separate thermostats in each room. All of them should be turned off before you turn your air conditioner on.
3. If you covered your air conditioner filter with a bag, remove it and make sure the filter is clean. If not replace it.

**Dryer Vents**

We all should have had our dryer vents cleaned by now. If you were missed a notice should have been left with instructions on how to set up an appointment to get it done. If you didn't get a notice call Gloria Ro-bar at 301-598-1338. For your own safety please make sure you get it done.

 **Personals...**

**HAPPY BIRTHDAY TO ALL:**



- 4/04 - Ellen Wilson – 12-1G
- 4/06 – Margaret Friedrich 10-3D
- 4/12 - Jim Straw – VHC 2B
- 4/21 – Judy Frattaroli -13-3F
- 4/28 – Diana Kennedy – 13-3A
- 4/28 - Emily Moran – 12-3A
- 4/29 – Mary West – 16-3A

**Landscape Committee**



Your Landscape Committee at Work –

by Kathy Viney

Your Landscape committee held their first meeting of 2010 on March 8<sup>th</sup>, with representatives of McFall & Berry and PPD present.

The first topics of discussion regarded the quality of work done in 2009. It was pointed out that the Landscaping crews began, but did not complete, their leaf clean-up before the big snows resulting in masses of leaves left to pile up against buildings, in carports, and on some lawns. The quality of lawn mowing was also discussed in depth. Last season was uncommonly wet but could not account for all the lawn maintenance problems brought up. It is hoped that this will be improved through more vigilant oversight of the crews.

McFall & Berry presented a proposal for the Fall plantings but the type and colors were not entirely acceptable. A revised proposal will be presented next month.

Spring maintenance is about to begin and the leaves will be dealt with along with all the snow-damaged plants and tree branches. The committee will do a walk-through at the end of April to assess the progress on clean-up and determine other areas that require attention by McFall & Berry. They will also look at residents' gardens and patios. Residents will have until June 1 to clean up their areas of responsibility before the committee steps in.

This is McFall & Berry's fourth year servicing Leisure World's grounds and their stated aim is to improve the quality of their service. They took our comments, suggestions, and complaints seriously and we look forward to seeing them translate that into action. If you have any comments, suggestions, or complaints about landscaping *do not contact McFall & Berry!* Please direct them to our Mutual Assistant, Gloria Ro-bar, at 301-598-1338 or to the committee chair, Sharon Moores.

 **Social Committee**

The Social Committee will host their usual Meet the Candidates on Thursday, April 22, 2010 at 2:00 P in Clubhouse II before the Mutual's Annual Meeting. All come and enjoy the event along with refreshments.



**Passover begins**



**Tuesday, March 30, 2010  
at sundown**



**Food Committee Report**

Things are changing so fast at the restaurants that I have written this report three times. I hope this will be the last. I won't go into how good the new menus are because everybody is talking about the food and service and wow what an improvement!

Cascade Bistro is now open Thursday, Friday and Saturday nights under the direction of the new chef Darren Rollins. Chef Darren has also added a new ala cart menu for your enjoyment. All buffets are \$13.95. Thursday night special is Italian buffet. Friday special is seafood buffet and Saturday special is hand carved prime rib buffet. It won't be long before it will be open on Wednesday.

Breakfast is now served in the Terrace Room every day from 7:00am, seven days a week. The Stein and Terrace Rooms have lunch and dinner specials every day and on Sunday they have a comfort food dinner that I find very good.

The things that Sharon and I like other than the food, is that all of the rooms are smoke free and clean and the staff is pleasant and happy to serve you,

There is always a manager on duty and the bar manager will listen if your order needs special attention.

I know of most of the problems of the past, so please give them another chance. If you have any problems give me a call 301-438-0048.

Jim Moores



**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.

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

• **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 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.



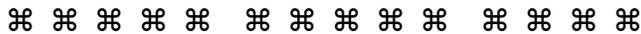
**THIS IS VERY IMPORTANT.**

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

• **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.



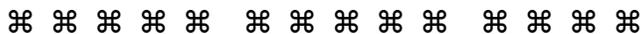
**Time to Clean Up Your Outside Spaces!**

by Kathy Viney

The Mutual 14 Landscape Committee would like to remind residents (owners and renters alike) that they are responsible for the maintenance of their gardens and patios. A garden filled with weeds, tall grass, raggedy shrubs, and dead plants is not a pretty sight for residents and a turn-off for potential buyers, as is a patio used to store 'stuff'.

Many residents have reached the point where they can no longer manage and maintain their gardens. If this is the case, the best option is to seed or sod over the plot. If you need more storage space than is provided indoors, rent a unit at Public Storage.

The committee will take note of the your outside spaces during their walk-through at the end of April and if these areas are not cleaned up by June 1<sup>st</sup>, action will be taken at the owner's expense.



*Happy Easter*



*April 4, 2010*



**DID YOU KNOW?!**

PLASTIC BAGS SHOULD **NEVER** BE PLACED IN THE RECYCLING BIN!

NEWSPAPERS SHOULD **NEVER** BE PLACED IN PLASTIC BAGS!

**Please** tell your housekeepers and caretakers about this important regulation. The recyclers will not accept these items if they include Plastic Bags.

LW sells its recycled newspapers and cardboard to a paper stock company. We recycled almost two million (2,000,000) pounds of newspaper and 150,000 pounds of cardboard in 2009. The dollar figures are not yet available, but it can vary from \$45 to \$85 per ton for newspapers and from \$35 to \$70 per ton for cardboard. (These figures were reported in 2008.)

Help support our LW community by recycling your newspapers, computer paper, mail and cardboard properly.



**BOARD OF DIRECTORS**

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

**COMMITTEE CHAIRS**

- Advisory:** Agnes Glass & Aleen Phillips
- Budget & Finance:** Paulina Garner
- Landscape:** Sharon Moores
- Property Maintenance:** Frank Lozupone & Bill Buck
- 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

**Comcast Issues** - contact 301-920-9951