
THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

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Mark Your



Calendar

Next Board of Directors'
Meeting Thursday,
June 17, 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, June 3, 2010 @ 1:30 P, Administration Building
- ▶ Social Committee, Monday, June 14, 2010 @ 11:00 a.m. Pantry, Clubhouse II. Please bring residents' picnic checks.
- ▶ Advisory Committee, Wednesday, June 16, 2010 @ 10:00 a.m., Clubhouse I.
- ▶ Landscape Committee, Monday, June 21, 2010 @ 1:30 p.m. Clubhouse I.

The President's Corner

The Annual Meeting of Mutual 14 was well attended. I want to thank everyone who came out to make it a success. As usual, the "goodies" available at the Social Hour before the business meeting were a highlight. I want to apologize for not having portable microphones available for our discussion of sub-metering of electricity. Plans have already been made to have them at our meeting next year. The discussion was wide-ranging. I know some felt frustrated because data are simply not available to answer the specific questions about what cost changes an individual might expect. Nonetheless, the only way we will ever reduce the cost of electric service will be to conserve, to use less electricity. Since the most effective way to encourage conservation is to make the cost of electricity visible to each individual user, sub-metering is considered. However, as things have developed in this and other Mutuals, there is little likelihood that any major change will happen soon.

The officers of the Mutual for the coming year will all be the same as last year except that Paulina Garner has completed her service on the Board of Directors and as our Treasurer. Thank you again, Paulina, for your work and your wisdom. Helen Bass was elected to replace Paulina on the Board and the Board has elected Ralph Romano as Treasurer.

Our variable Spring weather has produced some beautiful flowers. The improving weather also means that the painting program for our buildings is gearing up. This year we will have Buildings 10 and 12 painted (and the carpet on the ground floor walkway of Building 12 reinstalled now that the trip hazard of loose material under the carpet has been taken care of). The Board of Directors has decided that we will include painting of the exteriors of enclosed and screened balconies in the painting program. This will ensure uniformity of appearance and also get the job completed in a timely fashion. Fortunately, our budget structure does permit this. However, repairs to enclosures and screened areas continue to remain the responsibility of the individual unit owners.

We will be participating in the annual Independence Day parade again this year. It will take place on July 5 because July 4 is a Sunday. Joan Reynolds has graciously agreed to spearhead preparations again. She will be asking who wants to join in.

The Social Committee has planned a picnic event to welcome in warmer weather. It will be held in Vantage Hill Court on June 15 (June 16 as a rain date). We can expect another grand time, thanks to the hard work and planning of the Social Committee. I hope to see you all there.

— Richard Bambach, President, Mutual 14.
e-mail: richard.bambach@verizon.net



If you missed the Mutual 14 Annual Meeting...

by Kathy Viney

Our Mutual's Annual Meeting was held on April 22nd. The turn-out was very good, with over 60% of unit owners represented, either in person or by proxy.

Opening remarks on the state of our Mutual were made by our president, Richard Bambach. He then introduced Tim Coursen, Assistant General Manager of the LW Corporation, who commented on the on-going negotiations with Comcast, and lately with Verizon, for a cable service contract.

Jackie Rabinow reminded residents that anything they need to know about Leisure World (Board and Committee members, minutes of past Board meetings, Mutual Regulations and By-laws, and past copies of the Grapevine, to name only a few) can all be found on the Mutual 14 web page (www.professionalusa.net/m14). She suggested that, for those without Internet access, the LW Computer Center in Clubhouse II or the Montgomery County library system have computers for public use.

Speaking of computers, there was a proposal from the floor that e-mail addresses of the Board members be published so residents would have that avenue to communicate with their representatives. Ms Rabinow made the point that because the Grapevine is put on the Internet, these addresses would be out there for all to see, creating a privacy issue for some members. Mr. Bambach said he personally had no problem with giving out his e-mail address, would be willing to have it published in the Grapevine, and would also bring the matter up for discussion at the next Board meeting.

Jim Moores, a M14 Board member as well as a member of the LW Restaurant Committee, gave a glowing report on the changes taking place at the restaurants in Clubhouse I. He praised the cleanliness of the facilities, the new menus, and the service, and recommended that we check them out.

Harold Crisp of the M14 Nominating Committee spoke briefly about the importance of volunteering ones' services to the continued good management of our community. His hope is that next year, when Board members' seats again become vacant, more good neighbors will step up. The two seats up for election this year were then filled by acclamation. Many thanks to Paulina Garner, retiring from the Board, and to Jackie Rabinow and Helen Bass for future service!

Richard Bambach and David Weiss, chair of the LW Energy Committee, spoke briefly and took questions from the floor with regards to the feasibility

study of the electric sub-metering of all the units currently covered by the master meter. Questions and comments from the floor included: a suggestion that other energy-saving methods, including energy efficient doors and windows, improved insulation, etc. should be considered; why has LW not looked into alternative energy sources such as solar panels; how would common areas, including street lights, be accounted for; and what do unit owners currently pay, i.e. what part of our individual monthly fees constitute electricity usage. This last question was a point of frustration to many residents. The information is not available because there are no meters for individual units (i.e. sub-metering), yet they are being told that installation of sub-meters, at great expense, will reduce these (unknown) costs. Unfortunately there was no microphone for the audience so it was difficult to hear the questions, and the twenty minutes allotted to discussion was inadequate. Many residents left grumbling because so many questions were left unanswered. Nevertheless, by a show of hands, two-thirds of the audience agreed that the committee should at least continue their investigation into sub-metering.

Finally, Mr. Coursen responded to a question about the lack of marketing of LW as a whole. He noted that in the past LW relied upon Cathy Gilmore Real Estate and IDI (the developer) to market our community. LW did begin a brand audit last year with an eye to developing a marketing plan, but in December 2009 a challenge to trademark rights arose. The matter involves ownership of the Leisure World name and globe, and a proposed license fee of \$72,000 per year. The lawyers are working on it but in the meantime the marketing plan is on hold until it can be resolved.

With no other business or questions from the floor, the meeting was adjourned.

Celebrate Flag Day



On June 14, 2010



Advisory Committee



NOTICE

All Building Representatives and Alternates are urged to attend the next Meeting of the Advisory Committee to be held on June 16 at 10:00 A.M. in Clubhouse 1. New Building Rosters will be distributed at this time.



Property Maintenance Committee

Carpeting & Concrete

The first floor walkway in Building 12 had serious safety issues. The carpeting was pulled up earlier this year in order for the problem to be determined. Fortunately the concrete was not the problem, but the glue had developed separations causing the trip hazards. The delay in replacing the carpet is caused by the need for the surface to be warm enough for the carpet glue to adhere. This work is scheduled for late this month or early June along with carpet repairs in the other Buildings. In the meantime while it's not a thing of beauty, the trip hazards are not there.

The next major job for this year will be replacing the carport floor for either Buildings 10 or 12. When the concrete work is scheduled, the walkways on the G end of Building 13 and two plaza homes will be included at the same time.

Painting Project

This month and next, Buildings 12 and 10 are due to be painted by Palmer Bros., who painted Buildings 11 and 13 last year. The enclosed porches both glassed and screened on all four buildings will also be painted at no charge to the owners. However, should there be any structural problems with the enclosures; those repairs will be the owner's responsibility.



Personals...



TO -

- 6/09 - Mary Louise Howard 12-2D
- 6/26 - Ralph Romano - 13-1A
- 6/30 - Sylvia Pachenker - 15-3E

WELCOME NEWCOMERS:



- Phillip Evans/Dini Stewart – 15127 Vantage Hill Road
- Arnold & Atsuki Craft -15137 Vantage Hill Road
- John Radcliffe – 15121 Vantage Hill Road
- Wilma Townsend – B14-1C

Be sure to greet and introduce yourself to our new residents when you see them.

Landscape Committee



Spring Cleaning Update

Our mutual is the first housing group seen when traveling north on Leisure World Boulevard. Our properties can be seen from the golf course, the Clubhouse I parking lot, and Interlachen Drive. Many residents pass through our mutual by way of Vantage Hill Road and the walkway through the park. It is to our advantage as property owners to make our mutual a showpiece and one of the ways to do that is to keep our grounds and gardens looking their best.

Your Landscape Committee has taken action. A full 50% of ground-level unit owners (in apartments and plaza homes) have received letters indicating what needs to be done in their gardens, from weeding and mulching to pruning or removing dead or damaged shrubbery, and urging them to complete the work in a timely manner. The results are fantastic: neat beds, beautiful plantings, tidy shrubbery. Our Mutual looks better already. Thank you, homeowners!

McFall & Berry is also doing their share of spring cleaning. Once the azaleas and rhododendrons have finished flowering you should see quite a bit of weeding, hard pruning, and tree trimming. Unfortunately you will also see a few of our larger trees, especially the firs, coming down. They have sustained fatal snow damage or are at the end of their lifespan and must be removed, but they will be replaced with new plantings.

A Correction by Kathy Viney

In the last edition of *The Grapevine* I wrote that unit owners who wanted to hire someone to clean up



their personal gardens could contact the Grounds Department. That was incorrect. The Grounds Department does not hire out; their purpose is as liaison between LW and the landscaping contractor, McFall & Berry, and the supervisor of work done on *common grounds*.

If you need help cleaning up your *personal garden spaces*, you must hire an independent landscaping company. We were recently given the names of three landscapers who already do extensive work throughout LW:

Bill Bowers	301-831-7893
Stan Hatfield	443-974-1008
McFall & Berry	301-598-5161

If you have see a problem or a have complaint (or a compliment) about the condition or maintenance of Mutual 14's common grounds, you should contact Gloria Robar, our Mutual Assistant, or a member of the Landscape Committee.

The members of your Landscape Committee are:

Sharon Moores	1 VHC, Chair
Louise Hajjar	B10-1A
Kathy Viney	B10-1B
Ellen Wilson	B12-1G
Dorothy Powers	B13-1B
Barbara Martin	B14-1A
Marge Steffen	B15-1A
Mary West	B16-3G



Social Committee

Tuesday, June 15th (rain date June 16th) at **6:00 pm** will see the first social event of 2010. It's a picnic, a cook-out, a barbeque, a street party - whatever you may call it - it's going to be fun. Burgers and dogs will be cooked on the grill with all the usual fixin's on the side. Assorted salads, desserts & sodas will round out the menu. You know we always have more than enough. And don't forget, you can BYOB. All of this for only \$10.00! Sign up and get your checks, made out to 'Kathy Viney', to your Committee rep by Thursday, June 10th.

Logistics required us to change the venue from the park to **Vantage Hill Court**. We'll have some tables set out in the street, but a few TV trays or card tables, if you have them, wouldn't hurt. Bring your own chairs. If you need help getting them to the Court,

call your Committee rep before noon. If you drive, please park along Vantage Hill Road.

June 21th is the first day of



SUMMER

Reminders & Vital Info



• **Air Conditioner Service**

Getting your air conditioner serviced **annually** is an important task. This will help assure that it is working efficiently and thus is help to conserve energy. **Have you had yours checked out this season?**

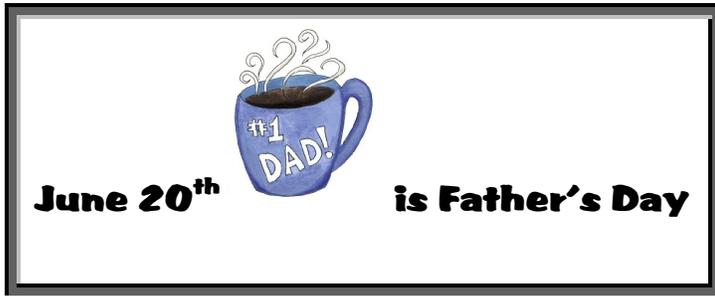
• **Kitchen Drain Test - Check It Out!!!**

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.

• **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.

**M14 ONLINE:**

www.professionalusa.net/m14/

It has been a few months since an article about our Website has been published in *The Grapevine*. As usual after our Annual Meeting some changes were made. Be sure to check out the Board of Directors' page. A picture of our new director, Helen Bass, appears there and, Ralph Romano, who was elected treasurer, has been moved into his proper place in the listing.

Additionally, the Annual Meeting section has been updated. If you didn't get a chance to attend that meeting last month, you will find the reports that were handed out at that meeting are now available for reading in this section. Be sure to review the Committees' section also, so that you are aware of which residents serve on all our committees.

A few days, after our monthly meetings, *The Grapevine*, is posted on the website. You can probably read it online before it appears at your door.

And, you can always read the Minutes of the Meetings of the Board of Directors online. The minutes of the last meeting appears on the website at least two weeks after the meeting is scheduled and before the next meeting.

Remember this website is intended to communicate to you important and timely information about our community. Use it to research useful information, such as "Who Pays", By Laws, Vacation Information, Medical Center Resources, etc. In Addition it would be a good idea for you to review the Fire Safety information while you have the website visible on your com-

puter. Also, the PPD rates will be updated on our site soon for your information.

Our website can also be accessed through the Leisure World website at www.lwmc.com. Go to L. W. Residents, click on Mutual Websites and click on Mutual 14 to display our site from that location.

What additional information should be included in our website? Your input would be greatly appreciated. Please email your ideas to either m14@professionalusa.net or js.rabinow@verizon.net. Also, if you have something you wish to have published on our website, send the article via e-mail to one of the addresses mentioned here or deliver it to our Mutual Assistant and we will consider its appropriateness prior to publishing it.

Don't forget to send your e-mail address to m14@professionalusa.net or js.rabinow@verizon.net.

BOARD OF DIRECTORS

President:	Richard Bambach
Vice President:	Frank Lozupone
Secretary:	Agnes Glass
Treasurer:	Ralph Romano
Director:	James Moores
Director:	Jackie Rabinow
Director:	Helen Bass

COMMITTEE CHAIRS

Advisory:	Agnes Glass & Aleen Phillips
Budget & Finance:	Ralph Romano
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



4th of July

Be Part of Mutual 14's Parade Contingent

How to be a part of the Mutual 14 group for 4th of July Parade which will be on July 5th.

Please fill out the form below and deliver it to Joan Reynolds in Building 13-2A at 15121 Glade Dr.

1. Yes, I _____ want to be in the parade with Mutual 14.

Address _____

Home phone _____ Cell phone _____

Email _____

2. I own a golf cart. I would like _____ to ride with me

3. Although I do not own a golf cart I would still like to be in the parade. My name is _____

4. I own a golf cart and I can't be here to drive, **BUT** I would be willing to allow _____

To use my cart. His/her phone number is _____

5. The carts will be decorated at **Building 13 at carport space #11 at 3 PM on July 4th.**

YES _____ I will be there then to decorate.

NO, I can't come then **but will come July 3rd** instead _____ **at 3 PM.**

6. That evening, I will drive the golf cart home _____ **OR**
I will leave the cart overnight in carport space #11 _____

7. I will be back at Building 13 carport space #11 at **8:30 AM on July 5** ready to line up for the parade.

Please wear something red, white or blue for a parade.

After the parade, please return to Building 13, carport space #11 to remove all the decorations and put them neatly back in the boxes so they can be stored for next year.

For questions call Joan Reynolds at 240-242-4742.

Thanks for helping Mutual 14.