
THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

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Mark Your



Calendar

**Next Board Of Directors'
Meeting Thursday, Sept. 16,
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, September 2 at 1:30 PM, Administration Building

The President's Corner

Comcast Agreement: The Leisure World Board of Directors has approved a ten-year extension of their Agreement with Comcast. This will be put into effect over the next few months. The result will be to give us all the equivalent of Comcast's Digital Starter Service with up to two large and two small converter boxes. If you have a high definition TV, one high definition box will be supplied in place of one of the large digital converter boxes at *no cost* to you. Some 50 channels are now available in high definition in the package. This service will be provided as part of your regular facilities charges in your condo fee (at about \$25 per month). Because this change was anticipated, the old charge of \$8 per month in the condo fee was increased this year to \$16, meaning that no additional charges will be needed this year and the fee for next year will increase only by about \$8, yet the service provided will be equivalent to that which many now pay over \$40 per month. The reason it will take some time to implement the service fully is because of the need to change accounting by Comcast for each Mutual. Premium services (such as HBO) will continue to be billed as extra service by Comcast. There should be articles about this in the Leisure World News.

Renters and Landlords: For those of you who live in Mutual 14 as renters, please understand that you are renting a condominium and are a resident in a condominium system. This means you are just as subject to our rules as an owner and have the same responsibilities for cooperation with the operation of our association as any other resident. Of course, with this also come rights of a resident and the privileges of living in Leisure World (security, landscape care, property maintenance, use of the facilities, etc.). Renters are welcome to serve on the committees of the Mutual and on Advisory Committees for Leisure World, as well. We are all citizens of our community.

Landlords need to inform their tenants that they are renting in a condominium and are joining that sort of community. It is important that you provide the necessary information to your tenants. I would also remind you that you have responsibilities to Montgomery County (registering with the county) and a responsibility to provide Mutual 14 with copies of the leases you have with your tenants.

Leisure World Advisory Committees: As you know, the community wide activities and policies (those that apply to all 29 Mutuels in Leisure World) are formulated by Leisure World Advisory Committees and enacted by



the Leisure World Board of Directors. Mutual 14 gets its say in the operation of Leisure World in general through representation on these Advisory Committees. The membership on these committees (you can see them all listed on the Leisure World Website at (<http://www.lwmc.com/govern/lwcc/advisory-committees.html>)) is set each year. The Mutual President submits nominations for service on Leisure World Advisory Committees. They are due by the end of September. I hope that those now serving, or who have agreed to serve recently, will continue (I will be in touch soon), but we have openings on several: E & R (Education and Recreation), Insurance, and Strategic Planning are open and I am seeking volunteers with an interest in each. The Leisure World Audit Committee and the Energy Committee each require members to have particular qualifications (which you can read on the website). If anyone in the Mutual has the necessary qualifications I would be willing to contact those committees to see if they would be interested in having you join, as well.

Cleaning up after your dog: The Landscape Committee of the Mutual has a note on this topic in this issue of The Grapevine and I would simply second it. We do welcome pets, but we expect you to be a responsible caretaker of your Mutual as well as your pet. Montgomery County ordinances cover both walking dogs on a leash and cleaning up after your dog. It is not expected; it is required.

Budget planning: As fall approaches, budget-planning time also approaches. We hope to keep increases to a minimum, but some small increase is almost inevitable because we need to make sure our maintenance program is fully funded. We have used surplus to help out in the past two years, but can't count on that indefinitely. Also, the economic turmoil of the past few years has had an unexpected consequence in the severe reduction in interest rates. This has cut the income we earn from our solid replacement reserve funds in half. While we do not depend on that income for operating budget, it is used to support the replacement reserve, which we use for the vital work of things like roof replacement, which will begin next year, the elevator equipment and refurbishing we did a couple years ago, and such. To prevent the imposition of large assessments when large projects are required we must have adequate replacement reserves. We will need to consider what to do about our lost income, which looks to be a fact of life for the next five years or more, in our budget work this year.

Fortunately, Mutual 14 does have adequate resources and no major changes are in store. But I hope to always run an open administration and wish to keep you informed about what we are doing.

-- **Richard Bambach**,
President, Mutual 14 Board of Directors.
richard.bambach @verizon.net



Personals...



Welcome to our newest residents!

Sankararao and Sasikala Mopidevi B16 3B
Starlet Barber B14 2C



9/03 – **Helen Nichols** – 17-2A
9/06 – **William Fillman** – 16-3D
9/30 – **Allyne Ike** -11-3B



Landscape Committee

To Bag or Not to Bag?

This is NOT a trick question — bagging is the law. When you walk your dog you *must* bag their waste. Someone is walking a large dog in Mutual 14 and not picking up after it. I know dogs are very smart but this is not a trick they have been taught, so you must do it for them. The worst area is in the park. I guess whoever is doing this doesn't think they will be seen.

So, to all our neighbors walk with a bag when you walk your dogs and if you see a bag less person also walking a dog, give them a bag. This way everyone can enjoy the walking areas.



Reminders & Vital Info



• **Water Valve Test**

Residents are urged to conduct a test of their water valve handles. To test the valves at the **main shut off, under bathroom sinks, under toilets, and under the kitchen sink**, all of which should be in the normal, "open" position do the following:

1. Turn the handle to the right (clockwise) until it stops. This will close the valve.
2. If it does not drip, the valve is okay. If it does drip, notify our Board Secretary.
3. Turn the valve handle back to the "open" position (counter-clockwise) until it stops and then give it a quarter turn to the right (clockwise).
4. **If you cannot do any of the above, call our Mutual Assistant and she will arrange for repairs.**

• **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..



Leisure World News spotlight

Good information on the upcoming Primary. Note that you can vote early in person any day from September 3rd through September 9th. Exception: not Sunday September 5th. No application needed, just go and vote.

Funny !!

No one believes seniors . . . everyone thinks they are senile. An elderly couple was celebrating their sixtieth anniversary. The couple had married as childhood sweet-

hearts and had moved back to their old neighborhood after they retired. Holding hands, they walked back to their old school. It was not locked, so they entered, and found the old desk they'd shared, where Andy had carved "I love you, Sally."

On their way back home, a bag of money fell out of an armored car, practically landing at their feet. Sally quickly picked it up and, not sure what to do with it, they took it home. There, she counted the money-fifty thousand dollars! Andy said, "We've got to give it back." Sally said, "Finders keepers." She put the money back in the bag and hid it in their attic.

The next day, two police officers were canvassing the neighborhood looking for the money, and knocked on their door. "Pardon me, did either of you find a bag that fell out of an armored car yesterday?" Sally said, "No". Andy said, "She's lying. She hid it up in the attic. Sally said, "Don't believe him, he's getting senile"

The agents turned to Andy and began to question him. One said: "Tell us the story from the beginning." Andy said, "Well, when Sally and I were walking home from school yesterday..." The first police officer turned to his partner and said, "We're outta here!"

BOARD OF DIRECTORS

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Vice President: Frank Lozupone
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Director: James Moores
Director: Jackie Rabinow
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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/>
<http://www.lwmc.com>

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



TRASH - RECYCLABLES - NEWSPAPERS - MAGAZINES

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

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