

THE GRAPEVINE



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Mark Your



Calendar

**Next Board Of Directors'
Meeting Thursday, October
21, 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, October 7 @ 1:30 P,
Administration Building

Landscape Committee Meeting,
Monday, October 11, at 1:30 PM
in Clubhouse I.

Advisory Committee Meeting
October 20 @ 10 am in
Clubhouse I.

The President's Corner

Budget for 2011: You have recently received your budget letter from the Treasurer and the Board of Directors. We were fortunate to be able to have another modest increase and still accomplish a wide range of new or strengthened goals. If you have comments or concerns you need to send them in writing before the next Board meeting on October 21 — that is when the new budget will be officially approved. Also, please pay attention to the memorandum concerning insurance deductibles that was enclosed with the budget information. We always hope you don't need to invoke insurance claims, but it is your responsibility to have the correct coverage involved if you do need to use your insurance.

New TV contract: The Leisure World News should have more information for you on the new TV contract with Comcast. The transition is underway. What we understand to be going on is that Comcast is reviewing the current billing for all individual accounts in Leisure World. They intend to adjust the billing automatically, but it will take a month or so and you need to monitor this for your own bill to see that it is done correctly. If you are not being billed directly for service now that means you are receiving television under a plan covered by your condo fee – and that should continue, but with the new channel line-up planned to begin at the start of October. If you are now paying extra to Comcast for digital programming or expanded channel packages or premium channels or for equipment you rent from Comcast you should see a reduction in your bill. The equivalent of the “digital starter” package and use of two large (or one High Definition and one large regular) digital connection boxes and two small digital boxes (the large boxes are needed for “On Demand” and such) should be at no charge after the billing is changed because they are paid for from your condo fee. Premium channels and other pay-per-view features will still carry an extra charge for which you will continue to be billed individually. Look for announcements in the Leisure World News about the progress of the transition and also for information about fee data for added services. If by November you do not feel the charges you are getting from Comcast are correct, then you should follow the directions that you will see in the Leisure World News to get things straightened out. With luck the transition will be smooth, but it will still be best if you pay attention to the information you get through the Leisure World News and from Comcast, too.

Dogs again: Pet owners, please respect the gardening work of your neighbors. Not only should you always clean up solid wastes from your faithful companion, but also you should not let the animal relieve itself on plantings at the ends or along the walls of our buildings. Remember, plantings within four



feet of the walls of a unit are done at the choice of the unit owner. Unit owners either maintain those plantings themselves or they pay someone to do the gardening work. Since these plantings are individually maintained and paid for, it is highly discourteous to let a pet make them either unsightly (urine is not good for leaves) or unsanitary. You wouldn't let your pet (or at least I hope fervently that you wouldn't) relieve itself on your neighbor's patio or front door. Please have the same regard for the plantings your neighbors have put in. I feel it is necessary to make this point because, yes, plant damage of this sort has been found at several places in the Mutual. Pet owners do have added responsibilities for being good neighbors and good citizens.

Appreciation for good service: Now that the heat of summer has cooled somewhat, it is fun to go out and walk in our beautiful surroundings. This reminds me that I appreciate all the work that many of you do to make our Mutual a great place to live. A number of you got phone calls from me recently checking to see if you would continue serving on various Leisure World Advisory committees — and almost all of you said yes! Thanks. [The few who didn't all had truly legitimate reasons – they have served us well and have done their duty.] The Advisory Committees are the vehicles by which the residents of Leisure World have input into management and program for the community. Within the Mutual, the Building Representatives are our “front line” for monitoring what is happening within the Mutual and they interact through the Mutual's Advisory Committee. Our other standing committees (Property Maintenance, Landscape, Social) are true “working” committees, too. Property Maintenance has major responsibilities for keeping our property sound, whereas the Landscape Committee looks after the park-like appearance of our home community — and our neighborly get-togethers are a result of the careful and imaginative planning and hard work of preparation by the Social Committee. Which reminds me that the next social event on the calendar is the Pot Luck Social scheduled for September 28. Don't miss the good food and good times — I am sorry that I will be on a trip and won't get the chicken entrée or any of the delicious things the great cooks in our Mutual will be bringing to the event. If you are in town that day, join in – I would if I could.

With best regards –

Richard Bambach, President, Mutual 14 Board of Directors

richard.bambach @verizon.net



Halloween Oct 31



Personals...

Let us celebrate with you! Please let the editor know when your birthday is. We only mention the month and day, not the year!



10/03 - Louise Hajjar 10-1A
 10/12 – Mildred Flyer – 17-2G
 10/24 – Millicent Lutz – 15-2A
 10/28 – Christine Lozupone -17-3A



Please welcome!

Arnold and Atsuko Craft 15137 Vantage Hill Rd. #7A

Landscape Committee



Once again we need to address the topic of **DOG WALKING COURTESY**. The recommended area for walking dogs is the median on Leisure World Boulevard.

If you let your dogs walk on a long leash, and they go up or down a hilly lawn to do their business, then you must follow them to clean up after them. We've had many complaints of piles left on the lawns in front of ground-floor apartments.

On our recent walk-around, we also saw those telltale circular dead spots in the grass – abundant evidence of owners allowing their dogs to do their business on the grass immediately outside the apartment atriums. The worst offenders seem to be in Buildings 14 and 17. This is unacceptable – besides being an eyesore, some of your neighbors bedrooms are only a few feet away from our “front walks”.



Please be considerate of your neighbors! And if an appeal to courtesy does not affect you, then consider the monetary effects of this bad behavior. We now have to contract with McFall and Berry to treat these areas so that other dogs aren't drawn by the scents, and to re-seed the lawns.



Columbus Day October 11, 2010



Social Committee

The Pot Luck Social is scheduled for September 28th. Sign up, bring a dish to share (and utensils to serve it with!) and come to socialize with your neighbors.

Reminders & Vital Info



➤ **Get Ready for Cold Weather**

Winter is almost upon us. To get ready for winter:

- a) Replace the air conditioner filter with a new one.
- b) Place the filter in a plastic bag, return it to its normal place. This will help reduce drafts from the air conditioner grill and save heat.
- c) Turn the air conditioner switch to OFF

IMPORTANT: Once the filter is covered with plastic, DO NOT turn the house fan ON.

Also: DO NOT turn on the air conditioner when the heat is on.

➤ **Clothes Dryers**

We have a responsibility to ourselves and to our neighbors for properly operating and caring for our

Dryers. Keeping the dryer clean from lint build up will prevent unnecessary energy use. **Lint screens should be cleaned after each use.** Some lint particles can accumulate around and under the dryer increasing the fire hazard.

You are, of course, aware that the Mutual cleans the exhaust lines every two years. However, it is a good idea for you to test for any excess heat while it is running. Alert our property manager if you find this to be so. It is also a good idea to make a visual check of the outside exhaust point to assure there is no lint build up there and that the flap is operating freely.

Use of fabric softeners have been found to cause a waxy, invisible substance to build up on the lint screen blocking the air. Occasional washing of the lint screen with soap and water will prevent this.

➤ **Smoke Alarms**

It is important that you DUST and CHECK your Smoke Alarm periodically. Please consider this as a reminder to take care of one of our most important safety gadgets.



Leisure World News spotlight

Be sure to note the dates for flu shots. Flu season is coming soon.

Flu Clinics 2010 Clubhouse I Crystal Ballroom

9 am to 1 PM

Medicare Fee-For-Service Plan accepted.

All other plans – cash or check \$30.

No appointment necessary.

September 28	Tuesday
October 4	Monday
October 8	Friday
October 13	Wednesday
October 15	Friday
October 21	Thursday
October 26	Tuesday



UNITED NATIONS DAY OCTOBER 24



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/>
<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



FIRE SAFETY INFORMATION FOR RESIDENTS OF MUTUAL 14 APARTMENT UNITS

Your safety and the safety of your neighbors depend on your response to a fire in your own unit.

1. Be certain you have a working smoke detector. Test it now and twice a year when "The Grapevine" reminds you to do so.
2. Smoke detectors are not connected to the Fire Department.
3. Advise your building representative if you now or if you later require assistance to evacuate your unit.
4. Keep this copy of FIRE SAFETY INFORMATION where you will see it and read it again.

Please look now for the red fire alarm pull box nearest your unit. There are three on each floor, one on the wall between the lobby entrance and the middle stairway and one on the wall at each end of the building at the stairway.

Apartment smoke detectors are not connected to the apartment alarm system.

In the Event of a Fire in Your Own Unit

1. Do not attempt to put out the fire.
2. Walk out of your unit closing doors behind you, but do not lock the front door.
3. Go to the nearest red fire alarm pull handle and pull it to activate the alarms in the units in the building
4. Go to a neighbor's unit and call 911 to report the fire to the Fire Department. It is not necessary to call the gate as they will be notified by the Fire Department.
5. Walk out of your building to a neighboring building for shelter.
6. Do not use the elevator.
7. Do not stand in the carport or street near your building. Keep that area clear for fire vehicles and equipment.

In the Event of a Fire in Another Unit

8. When you hear the Fire Alarm, walk out of your unit and walk out of your building to a neighboring building for shelter.
9. Do not use the elevator.
10. Do not stand in the carport or street near your building. Keep that area clear for fire vehicles and equipment.

If You Need Assistance to Evacuate Your Unit

Call 911; tell them that you have a fire in your unit or that you have heard the fire alarm and that you need assistance to evacuate your unit.

FIRE EVACUATION SUMMARY

Fire Safety – Summary of Evacuation Instructions

Fire in your own unit:

1. Leave your unit. Close door behind you. Do not lock it.
2. Pull Fire Alarm handle.
3. Call 911 (from a neighbor's phone)
4. Do **not** use the elevator.
5. Leave Building

When Fire Alarm sounds:

1. Leave your unit.
2. Do **not** use the elevator (See below if you need assistance.)
3. Leave Building

If you Need Assistance:

1. Leave your unit and wait on the catwalk for assistance **OR** if you are not mobile, wait for assistance.
2. Do **not** use the elevator
3. Fire Department personnel will assist you as necessary.



FIRE SAFETY INFORMATION FOR RESIDENTS OF MUTUAL 14

PLAZA HOMES

Your safety and the safety of your neighbors depend on your response to a fire in your own unit.

1. Be certain you have a working smoke detector. Test it now and twice a year when "The Grapevine" reminds you to do so.
2. Smoke detectors are not connected to the Fire Department.
3. Advise your building representative if you now or if you later require assistance to evacuate your unit.
4. Keep this copy of FIRE SAFETY INFORMATION where you will see it and read it again.

In the Event of a Fire in Your Own Unit

1. Do not attempt to put out the fire.
2. Walk out of your unit, closing doors behind you, but do not lock the front door.
3. Go to a neighbor's telephone and call 911 to report the fire to the Fire Department. It is not necessary to call the gate as they will be notified by the Fire Department.
4. Go to the neighbors in the units attached to your unit to tell them of the fire.
5. Do not stand in your garage or the street near your building. Keep that area clear for fire vehicles and equipment.

In the Event of a Fire in an Attached Unit

1. When you learn of a fire, walk out of your unit and go to a neighboring, not attached, unit for shelter.
2. Do not stand in your garage or the street near your building. Keep that area clear for fire vehicles and equipment.

If You Need Assistance to Evacuate Your Unit

Call 911. Tell them that you have a fire in your unit or that you have a fire in an attached unit and that you need help to evacuate your unit.

FIRE EVACUATION SUMMARY

Fire Safety – Summary of Evacuation Instructions

Fire in your own unit:

6. Leave your unit. Close door behind you. Do not lock it.
7. Pull Fire Alarm handle.
8. Call 911 (from a neighbor's phone)
9. Do **not** use the elevator.
10. Leave Building

When Fire Alarm sounds:

4. Leave your unit.
5. Do **not** use the elevator (See below if you need assistance.)
6. Leave Building

If you Need Assistance:

4. Leave your unit and wait on the catwalk for assistance **OR** if you are not mobile, wait for assistance.
5. Do **not** use the elevator
6. Fire Department personnel will assist you as necessary.