
THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

Issued Monthly – No.392 October, November, 2010

Mark Your



Calendar

Next Board Of Directors'
Meeting Thursday,
November 18, 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, November 4@ 1:30 P, Administration Building

The next Property Maintenance Committee meets Thursday, December 2nd @ 1:20 PM, Administration Building

The President's Corner

My wife, Susan, and I spent late September and early October on a wonderful trip to Italy, and the Mutual seemed to get along quite well.

The Mutual Budget for 2011 had been distributed early in September, before we left, so, with no serious concerns expressed by the unit owners, the Board was able to approve it at our October meeting. We were pleased to be able to keep increases to a minimum again this year, but still have the resources to continue our maintenance and replacement program to keep the Mutual in good shape.

While the basic business of the Mutual seems to go well, I am concerned about several aspects of "good citizenship" in our community. The two things that have attracted my attention are (a) pet care and (b) awareness of our rules.

Pet care: Some items in recent Grapevines about dog walking have generated some concerns. In one instance, the idea that dogs can be walked in the median of Leisure World Boulevard, the report was not right. Oddly we don't know how it got into the article (it wasn't in the original or in the editor's draft), but it is clear that it is not a useful idea with the traffic on Leisure World Boulevard as it is. You should not do it.

As for the general concern that some pet owners are not cleaning up after their dogs, that continues to be an issue worth attention. If you are a pet owner who does keep proper control of your dog and you clean up after it, then the articles aren't addressed to you and you don't need to feel criticized. Sadly, we do have some occasional problems (like the pile of dog feces on the sidewalk of my building that I had to avoid when I came home from my Italy trip). Not every dog owner in Leisure World is following the rules. We will continue to raise these concerns in hopes that those who are careless will eventually "get the message." It is dog owners, not others, who need to pay heed. Walk your dog on a

leash. Clean up after your dog. If your dog is excitable and may bite, use a muzzle on the animal (yes, we have had that problem, too). We do not restrict dog ownership in our Mutual. Please help us continue to be open to pets. We don't want to change the rules — but if some dog owners won't comply with our rules we may be forced to change.

Rules in general: Even though everyone received a copy of the rules when they moved in, things get away from us as time goes on. If you are not clear about the rules, there are several things you can do. (1) If you use the Internet, go to our website (<http://www.professionalusa.net/m14/>). There is a wealth of information about the Mutual there, including all the official documents for the Mutual and the minutes of our Board of Directors meetings. On the left side of the homepage under “Governing Documents” you can see both a digest of the bylaws and rules and the “rules complete”. (2) If you do not use the Internet and cannot find the copy of the rules you were supplied when you moved in, please contact Gloria Robar, the Mutual Assistant, to get a printed copy.

The reason I mention this is that we have had a variety of separate and different problems with individuals, none of which would have occurred if the resident had been familiar with and followed our rules. I won't burden you with the list of issues that arise but just point out that most involve use of the “common elements” of the Mutual without permission from the Board. For instance, did you know that you are not supposed to store boxes on your porch? Sorry to fuss about seemingly small items, but please remember that we have 193 different residential units in our Mutual and just one or two people not cooperating can affect many others. We have a beautiful place here

and many good people. In these economically difficult times resale of vacant units is difficult and appearances matter. Most of us do our part — let's make it everybody doing his or her part.

Richard Bambach
301-598-5322
richard.bambach @verizon

 **Personals...**



11/13 – Joanne Riggles – 14-2D

WELCOME!



Ann Clark B 16 2-A
Martha Blomquist and Helen Hunt B16 2-A
Philip and Rita Klosky 15135 Vantage Hill Rd.

Landscape Committee 

There are a number of units on the market in our neighborhood and buyers considering it as a potential home. Let's make our Mutual look it's best for the approaching winter.

There's nothing worse than seeing dead plants, in beds and in pots, for months on end. Pull up those dead annuals, cut down the plants that require it, tidy up what's left, cover the soil with mulch, and let your gardens rest for the winter. Pots should be emptied, washed, and put away until the spring.

Even though we are not in a growing season, your Landscape Committee members still keep an eye out

for unsightly gardens, and we'll still leave 'friendly reminders' when we see a garden left in disarray. So, while the days are still mild enough, please get out and clean up your gardens!

November 7 Daylight Savings Time Ends



DOG WALKERS

By Kathy Viney

Last month's article on dog-walking courtesy got quite a reaction.

First, let me address a sentence that was inserted into my article without my knowledge, which recommended walking dogs along the median in the middle of Leisure World Boulevard. I believe such a nutty rule exists, but I absolutely do not encourage anyone to follow it.

Some of you were upset by the strong tone of my article. Please consider that complaints about dogs, and the damage their owners *allow them to do* are on the agenda at almost every meeting of the Advisory Committee (i.e. your building reps), the Landscape Committee, and the Board of Directors. It's also regularly addressed in the Grapevine. We've tried saying "please", we've tried gentle reminders, and we've tried humor – to little effect. If strong language gets the message across, then so be it.

I also pointed out that while dog-related damage is Mutual-wide, certain buildings are worse than others. This is a fact that should encourage those buildings' residents to be more vigilant and outspoken about the inconsiderate behavior of their neighbors, specifically those who 'walk their dogs' from the shelter of the

atriums. If your building was 'outed' then do something about it; just don't shoot the messenger.

Finally, if you always clean up after your dog, no matter where it may lie; if you always walk your dog at a respectful distance from the buildings and atriums; and if you never allow your dog anywhere near Mutual shrubs and gardens, or, god forbid, your neighbor's shrubs and gardens, then this article is not addressed at you.



IN MEMORIAM

We send our sincere condolences to the friends and family of Eileen Bates (16-1F) who passed on September 28th.

November 11th Veteran's Day



Comcast Questions?

Wait for one more bill to get everything straightened out. Then, if you call, do NOT call the number on your bill and do NOT call the 800 number for Comcast. DO call 301-920-9951. You will get someone who is familiar with Leisure World's contract.



November 25th Thanksgiving Day



Reminders & Vital Info



• **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.

The following reminder is for residents in the Plaza Homes AND those on the First Floor of the apartment buildings:

• **Exterior Water Valves**

Exterior Water valves can be turned **OFF** now. At the interior access panel, close the valve by turning the faucet handle to the **Right, or 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**.

• **Lobby Doors**

It is imperative that all lobby doors be kept **CLOSED** during cold weather. **DO NOT** chain these doors open. The heat is on in these lobby rooms and we must conserve electricity.

• **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.

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