

THE GRAPEVINE



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Mark Your



Calendar

Next Board Of Directors'
Meeting Thursday,
March 15, 2012



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, March 1 at 1:30 PM, Administration Building

Mutual 14's
ANNUAL MEETING:
APRIL 26TH.

LWCC Executive Board meets
Friday, February 17 at 1:30 PM.

LWCC Board of Directors
Tuesday, February 28th at 1:30
PM.

LWCC Executive Board meets
Friday March 16 at 1:30 PM

The President's Corner

I trust you have received the call for nominations from the Mutual Nominating Committee. As mentioned previously, terms for three members of the Board of Directors of Mutual 14 end this April. While several of them may run again, anyone interested should step up and run. It is vital that you consider being a candidate because when a Board member does decide not to run again it is necessary to have new candidates. Also, this is a true election and the winners are those who get the most votes, which may not be those already in office. Our current Board members are all talented and dedicated, but that is true of most of our residents, too. I deeply appreciate the constructive ideas and careful thoughts of all who serve. Join us if you care about your community.

February is the shortest month, but we had a long Board meeting at which much important business was considered:

We reviewed the job description for our Building Representatives — those good folks on the front lines in connecting the residents to the Mutual (I can never thank our Building Reps enough for the good work they do).

We received copies of our new analysis of our reserve funds. These funds are necessary to permit us to maintain and upgrade our property. We have an outside firm with expertise on maintaining and operating residential properties evaluate our situation every 5 years or so to insure we are funding our needs adequately. I can report that we are in good shape. There will be more news about this after we have digested the report and begun to plan future budgets this summer. The good news is that it looks like we may be able to adjust our budget for reserves to help keep our condo fees from increasing much for a few years. This would be helpful while the general economy is still weak and interest rates on savings remain low.

We had an interesting discussion with Mr. Carr from the Physical Properties Department about recycling. We hope to clarify the recycling rules and provide better facilities in our trash rooms in the apartment buildings soon. The big change will be better ways of storing and holding paper products (instead of paper sacks for newspapers and the inadequate little blue box for other materials). Please be patient a little longer — but change for the better is on the way.

And of course we considered committee reports and other business. While much of that might be called “routine,” your Board action is required to pay the bills and to authorize all the construction and repair activity that keeps our Mutual in good shape.

If you are interested in our meetings, feel free to come and see the Board in action. We meet on the third Thursday of each month at 1:30 PM in the Sullivan Room in the Administration Building.

Richard Bambach
301-598-5322



richard.bambach @verizon.net



MARCH 11TH DAYLIGHT SAVINGS ENDS – CLOCKS SPRING FORWARD AT 2 AM



Nominating Committee

HELP!

Now that we have your attention, here is a message from your Mutual 14 Nominating Committee! Hopefully you will find this more interesting than all the political garbage being thrown at us these days.

Although, this article is sort of a political plea. Politics is about governing, and in Mutual 14 we are governed by our Board of Directors. And this is *our* primary season too. At our annual meeting in April we will elect three owners to our Board because the terms of Frank Lozupone, James Moores and Ann Graham are expiring.

We want and need everyone to come to the meeting, or send in a proxy, and vote for the people you want to continue making Mutual 14 such a wonderful place to live. And what would be especially great is if you were voting for yourself!

Every day your life is affected in some way by the actions of your Board of Directors. To maintain and improve your life as a resident in Mutual 14 requires that you give the Board input on how to manage the community, and it also requires that owners give some of their time to this effort. You can't always depend on your neighbor.

We know that some cannot take on this task. But a large majority of owners could serve on the Board or committees if they chose to make the commitment. We all have our reasons for saying "Not this time." But what we are really saying is that our activities are too important, so we let one of our neighbors, whose stuff isn't so important, do it for us. Hopefully more of you will realize that you chose to live in this mutual, a self-governed community, and you will say, "I'll take my turn."

Please talk to a Board Member, your building representative or one of us on the Nominating Committee: Harold Crisp at 240-393-4800, Dini Stewart at 301-949-5630 or Joseph Fone at 301-598-3010. Let us know that you are interested in the future of Mutual 14. Volunteer, suggest someone you think could help, or offer some advice or even just some words of support. Please make that call now while it's on your mind!



Property Maintenance Committee

February Report:

Apparently there is some confusion as to who should be called when service is needed at a resident's home. All service calls should be made to Gloria Robar (301-598-1338) our mutual assistant. She can then call the Physical Properties Department so that you will receive a prompt response and she can determine "who pays". This will avoid the possibility of you being billed for something that Mutual 14 is responsible for. PPD serves all mutuals, and cannot be expected to know the rules of each one. Should emergency service be needed at an off- hour, phone the main gate at 301-594-1044.

Barbara Martin agreed to accompany James Slattery of Stansbury Services, who has the apartment building janitorial service contract, on a walk through to determine what your Mutual can expect from the bi-yearly shampooing that the contract calls for, as well as the normal cleaning service. Her report of the needed carpet repairs has been turned over to the special project section of PPD and they will contract to have the needed repairs made when the weather permits. Again, Barbara agreed to walk through the apartments with the firm making the repairs.

H and H Concrete has been contacted to replace the floor of Carport 10 and concrete the stairwells of Apartment Buildings 11 and 15 as well as replacing two Plaza walkways. Next year, Carport 16 and the stairwells of Apartment Buildings 16 and 17 will be done. This will complete all the Mutual Carports and Building stairwells.

Linda O'Neil showed your Board of Directors a beautiful graphic display of how Apartment Buildings 16 and 17 will look in their new paint along with the lobbies. Wow, what a spectacular change! The Board gave their approval. It would be great if she could place those displays in the respective lobbies so the residents can see what is in store for them come spring.

The Board also approved the tile for all eight second and third floor lobbies, just as soon as the required three bids are presented.

Rule of the month:

Sec.8.01 Motor Vehicles & Golf Carts

A. Except as provided in the bylaws or this section, motor vehicles may be parked in assigned carports or in the parking areas of the Mutual. No vehicle, whether or not owned by a resident or under his



control or direction, may be parked in a manner that interferes with the entrance of another vehicle to its carport or with the exit of a legally parking vehicle, or blocks the entrance of a building of the Mutual.

B. No motor vehicle determined to be a "recreational vehicle" (RV) by the General Manager or the Board, for which space is available in an area set aside in the community for recreational vehicles, may be parked on the common elements of the Mutual.

C. A motor vehicle not the property of a permanent resident of the Mutual may not be washed in the Mutual or with water drawn from the Mutual's facilities.

D. Golf carts may not be parked or stored anywhere in the Mutual except in garages or carports, or, for short periods, in unusual circumstances, paved parking areas. A golf cart may not be driven on the unpaved areas of the Mutual, except by a resident who lives adjacent to the golf course in traveling directly to and from the golf course.

E. The batteries of a golf cart or other vehicle may be charged in the mutual only through a charging mechanism connected to a special electrical line installed for that purpose with the approval of the Board or a responsible Mutual committee.

 **Personals...**

Ruth Boyd wants to thank everyone who reached out to her with cards and prayers following Ray's passing in January.



Happy Birthday

- 3/06 Margaret Meredith (B13-1G)
- 3/07 Frank Lozupone (B17-3A)
- 3/11 Evelyn Perlmutter (B12-2G)
- 3/21 Sue Bailey (B12-3C)
- 3/21 Jim O'Neil (B10-3A)
- 3/23 Bette Campbell (B13-1C)
- 3/26 Linda O'Neil (B10-3A)

Correction: Glenda Frederick recently moved into B17-1E, not 1F

Please Welcome



Maureen Ross (B11 2-C)

Landscape Committee 

Spring is just around the corner and the landscape committee will have their first meeting of the year on Monday March 12th. We will be doing a walk-around in April to see what needs to be done.

This is just a reminder to all owners and renters of the plaza homes and ground level apartments that you are responsible for 4 feet around your home. We would love to have everybody take pride in their homes and give their gardens a good spring clean up. It isn't any fun for us to send out letters, but sometimes it is necessary, so let's make everyone happy and do a spring clean up.

March 17th St. Patrick's Day 

 **Social Committee**

We have gotten our calendar set up for 2012 so it's time for you to mark your calendar with the dates and plan ahead. The activities are as follows:

March 20th (Tuesday) at 6 PM, Bingo, soup, deli sandwiches, salad.

April 26th (Thursday) at 2 PM Social time. 3 PM elections and annual meeting.

June 5th (Tuesday) at 6 PM Picnic with possible golf tour before hand.

August 14th (Tuesday) at 7 PM Ice cream social.

October 17th (Wednesday) at 6 PM Casino night.

December 4th (Tuesday) Pot-luck dinner and band.

All functions will be \$10, except the ice cream social which will be \$2. The annual meeting with social time before is free, so come and meet your neighbors.

Look for the March flyer.

Reminders & Vital Info 

• Water Heater Leak Check:

Please keep a sharp eye on your water heater. Especially check the pan under it for water. As soon as it shows signs of leaking, it is imperative that it be replaced immediately.



Here is a useful tip: Place a small post-it note, with the words "Check Water Heater Pan" on it, next to the clothes dryer switch (knob). Every time you turn on your dryer, you'll see the post-it note, and look into the water heater pan for a sign of water.

• Garbage Disposal


It doesn't all go down the drain! Please use your garbage disposal prudently to prevent clogs and 'back-ups'. Your garbage disposal can be used for most types of food waste, OTHER THAN hard materials (no Bones, Fruit pits, Corncobs, Nut Shells, etc.) or fibrous materials (no Onion Skins, Celery, or other stringy materials)
 Turn on the cold water, turn on the Disposal, and then place the garbage into the disposal. Let the water run for a full minute after you have turned the disposal off. (Running Hot Water into your Garbage Disposal does not help and can even be detrimental to its functioning.)
 GREASE should NEVER be put into the Disposal. It should be poured into an empty can, placed in the refrigerator to solidify, and then discarded with the regular trash in a plastic bag.

 **IN MEMORIAM**

Our condolences to the family of Regina Gloyd (B12-3G) who passed away on January 2nd.
 And to Ella Washington (B11-2C). Her daughter passed away on February 6th.

M14 ONLINE: 
www.professionalusa.net/m14/

You can read this newsletter online. Or you can see the calendar.

 **Tuesday, March 20th –First Day of Spring**

Programs for the Homebound in Leisure World

There are three programs for those residents who are essentially homebound. They are

the Meals on Wheels Program, the Grocery Shopping and Delivery Program and the Phone Pal Program.

The programs are based at Leisure World's Interfaith Chapel.

1. Meals-on-Wheels: Most of you probably know about this program but a quick summary of it seems worthwhile. This program provides two nutritious meals a day to residents who are unable to make them for themselves. The meals consist of a hot lunch and a cold supper.

Delivery hours are between 11:00 am - 1:30 pm. The meals are low in fat and cholesterol. Special diet meals are available including "low salt" and "diabetic" fare. The cost of the program is based on a sliding fee that takes into account the resident's income and ability to pay. Food assistance benefits are also available if the resident has an Independence Card (issued by the state of Maryland for qualifying individuals). Credit cards are accepted.

2. Grocery Shopping & Delivery Program: This service is available for Meals-On-Wheels clients. Volunteers pick up and deliver groceries for you based on a list of the items you specify. There is no cost for the service; you pay only for the groceries. Payments are made out to Meals-On-Wheels and the client gets a receipt for the groceries purchased.

3. Phone Pal Program: Meals-on-Wheels clients are eligible for this service. Clients receive "friendly telephone assurance calls during the day or evening particularly on the resident's birthday and holidays". The Phone Pal volunteers help to provide a connection between the resident and their community. Phone calls are scheduled for mutually agreeable times.

For more information about these programs go to www.mealsonwheelsmd.org
 Or call Mab Cantril (301) 980-9367.

BOARD OF DIRECTORS

President: Richard Bambach
Vice President: Jackie Rabinow
Secretary: Agnes Glass
Treasurer: Ann Graham
Director: James Moores
Director: Frank Lozupone
Director: John Radcliffe

COMMITTEE CHAIRS

Advisory: Agnes Glass & Aleen Phillips
Budget & Finance: Ann Graham
Landscape: Sharon Moores
Property Maintenance: Frank Lozupone & Bill Buck



Social: Sharon Moores

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