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# The Grapevine



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## Mark Your



## Calendar

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### Next Board Of Directors' Meeting Thursday, July 19, 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, August 2 at 1:30 PM, Administration Building. (No meeting in July)

**Tune in to Channel 954 on Monday nights 7 PM to see the previous LWCC Executive Board or the LWCC Board of Directors meetings televised Watch the LW News for specifics.**

The LWCC Board meets on Tuesday, June 26 and July 31<sup>st</sup> at 9:30 am in Clubhouse I.

The LWCC Executive Board meets on Friday, July 21st at 9:30 am.

## The President's Corner

I have three reminders and notices this month, plus the traditional request that you clean up after your pet, if you have one.

Mutual 14 is on the master meter for electricity use in Leisure World. We participate in a PEPCO program called the "Demand Response Program." In this program, we are supposed to cut back on electricity use when PEPCO requests us to do so. In return, if we cut back adequately, Leisure World can earn up to \$20,000 per year in rebates on its electric bill. That is money helps hold the line on condo fees. PEPCO is studying the plan by having several test events. We succeeded in doing well as a total community in the first event a month or so ago. A second audit test is now scheduled for Friday, June 29, from noon to 2PM. Please minimize your electricity use for that time interval. Turn off extra lights, turn off or unplug any electric devices you do not truly need during that interval. Turn up the temperature setting on your air-conditioner for those two hours – or turn the air-conditioning off entirely for that time. Let's help Leisure World get the best results for this test. It will end up saving you money. The announcement will be on the LW television channels (952 and 954) and on the LW website ([www.lwmc.com](http://www.lwmc.com)).

Please obey Sec. 7.01 Storage of the Rules of Mutual 14 — Complete. This rule states, "storage of any kind on common elements is prohibited." This rule applies to all the walkways and catwalks of our apartments buildings — everything outside your front door is part of the common elements, even if you are the only apartment at the end of a walkway or entrance hall. This rule is very important because full width of the walkways must be open for emergency personnel. Fire and ambulance workers must be able to get their equipment to the door of any apartment in which an emergency occurs. They do not have time to move plants, tables and chairs. We will be inspecting soon. It doesn't matter if it is a table and some chairs or decorations. Anything partly blocking the width of the walkway or door must be removed. This must be done. We can't risk lives — and the walkways are, as I have noted, common elements right up to your front door, they are not your private property and they are not even "limited common elements" like your balcony.

We now have new containers in the trash rooms for mixed paper. We will soon have a full notice as to how they are to be used (magazines only before the first Tuesday evening of the month, large amounts of cardboard put out separately, etc.). We have had one unfortunate misuse that really should not happen. While it is true that the mixed paper bins do resemble the recycle bins for plastic, glass and metal cans, they are labeled differently. I am sure all our residents can tell the difference IF they pay attention to the signs. Please do so. Put paper in the mixed paper bin and plastic, glass and metal cans in the recycle bin. DO NOT



put plastic, glass and metal in the mixed paper bin. IF you have a housekeeper then PLEASE remind them of the difference. We do not want to mess up the income that LW gets from participating in recycling. It can only result in increased expenses to YOU eventually if you do not pay attention or if those who may work for you do not pay attention.

I am sorry I feel I need to be so “parental”, but we can’t operate effectively if you don’t cooperate. And so I reach my final comment, the good old issue of picking up after your pet. We have three bins for you to deposit the waste in. We supply bags for the waste at the bins. I am really very irritated that dog waste was lying on the sidewalk leading to Forest Edge Drive from between Buildings 15 and 16 when I left for church this last Sunday morning — and it was still there when I returned in mid-afternoon. PICK UP AFTER YOUR PET. I hope we can do better. I much prefer to write positive things about our very fine Mutual.

So I will close on a positive note — three cheers to the Mutual 14 Social Committee for a great picnic event. Thanks to the “chefs” and to everyone who helped set up and clean up. And special thanks to the good folks on Vantage Hill Court who let all of us descend their cul-de-sac for a good time.

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

**Wednesday July 4th**  **HAPPY**  
**4<sup>th</sup> OF JULY**  
**Independence Day**

 **Property Maintenance Committee**

Two new members were introduced at the June meeting: Don Emel (VH) and Don Pruett (B16). Your PMC needs a few more volunteers to serve your Mutual; just give Bill Buck a call at 301-598-0046.

Because Mutual 15 shared the two major issues on the agenda, Bill Hahn and Vincent McGugan were invited to this meeting. Both reinforced the concerns of your Mutual.

There were two principal items on the June PMC agenda. The first was a discussion of A/C replacements for the apartment residents, led by Hal Crisp. Hal began

his search for a high efficiency replacement last year and found that none were available that fit in the apartment A/C rooms. This caused concern because we all are looking at ways to conserve energy. However, units are available that carry about the same rating as the current units. One of which was installed by PPD in the 1G apartment in building 10 a few weeks ago. So although it isn’t the solution that was looked for, apartment residents can breathe a sigh of relief knowing that A/C units are available in the event of failure especially during HHH months of summer.

The second major item your PMC addressed was the quality of service that the Stansbury Services were providing. Mr. Jim Stahl of Stansbury was there to field questions by PMC and guests. The big concern were the tile floors in the lobbies and elevator floors not being properly cleaned. This was made apparent by the new tiles in the second and third floor lobbies. Mr. Stahl agreed to remedy this even though it was not covered in the contract. During the final inspection of the new tile work by Jim O’Neil and Barbara Marin, the contractor was asked what cleaning materials should be used. This information was sent to Gloria, so that she could advise Stansbury. From all reports, it was put to use and that problem has been solved. There were some other issues that were expressed that Mr. Stahl said would be taken care of, so as that old saying goes, “proof of the pudding will show on the necktie!”

It was agreed to install motion detector lights in all apartment trash rooms on the suggestion of member Pat Leanza. The light will go off after 10 minutes of no activity in the room. Again, this is another way to conserve energy. I’ll help Pat install them when they are received to avoid a charge from PPD.

Along these lines, long-time resident and committee member Ken Schroeder voiced concern that residents were not taking advantage of PEPCO pans to reduce energy. He volunteered to chair a subcommittee to encourage residents to take advantage of this offer by PEPCO that they might not be aware of. Jim Straw and Don Pruett have offered to assist Ken. Although Mutual 14 is on a master meter plan, reducing energy costs will certainly benefit all of us.

Here is the rule of the month, one that overrides all others. THE GOLDEN RULE. No, not the one that says, “He who has the gold rules”, but the one that says, “Do unto others as you would have them do unto you.”

The next PMC meeting will be August 2<sup>nd</sup>.




## Personals...

### Happy Birthday



7/10	Maizie Smith	(B16-3G)
7/13	Pat Leanza	(B12/1B)
7/19	Rae Romano	(B13-1A)
7/27	Barbara Bowers	(B12-3E)
7/29	Stephanie Sidella	(B12-1C)
7/31	Vivian Layman	(B16-2C)
7/31	Delores Fowlkes	(VHC 1C)

## Landscape Committee



As you walk around our mutual, you will see how nice everything looks. Just remember, as fast as our grass grows, so do the weeds, so get yourself some weed-be-gone and make your life easier.

The deer are starting to roam, so if you have any plants that they like, get yourself some deer-off. Remember that you must use it every time it rains or you water. If you have any problems, please contact your landscape rep, or myself.

- Sharon Moores

The mutual has put three trashcans and poop bags around the mutual, but we still have people who don't want to respect the law. There is at least one large and one small dog still offending. Please, at least have respect for everyone and clean up after your dogs.



## Social Committee

The 3<sup>rd</sup> annual Mutual 14 picnic was held on June 5<sup>th</sup> and was attended by 80 people. We had 25 people participate in the putt-putt and Dolores Scott won the top prize. The weather was perfect. The food was delicious and everyone had a great time. Any extra food was taken to the fire department on Connecticut Ave. We are sorry if you missed such a great time.

On August 14<sup>th</sup> we will be having our annual ice cream social at 7 PM. There has been a change in plans. We

will be having an ice cream social with bingo. Everyone had such a great time at the bingo night and many asked to do it again, so this has become the solution. We will have the ice cream social at 7 PM with bingo to follow and all for only \$5. We hope to see you there.

-Sharon Moores

I want to thank everyone (and you know who you are) who helped with the picnic. You don't have to be on the social committee to volunteer and the more volunteers we have, the easier it is for everyone.

## Reminders & Vital Info



### Recycling Reminder:

If you have help, whether it is family helping out, or you hire help – insist that they follow all our recycling procedures!

### • Lifeline

Do you live alone? If 'yes', and you don't have "LIFELINE", it is strongly recommended that you seriously consider getting it. The Lifeline Response System links you to 24-hour assistance, should you have an accident or suffer a sudden illness. At the push of a button, help will be on the way immediately.

Call the Administration Office receptionist who will put you in contact with the Lifeline Coordinator so that you can find out more about this Emergency Response System that is offered to Leisure World residents.

### • File of Life

Do you have the "File of Life" information in a red vinyl case magnetically attached to the outside of your refrigerator? If your answer is "YES", this is reminder to update the information on it.

What is the File of Life? This is an information sheet that contains your known medical problems, the current medications you are taking, your primary doctors, and family members or others to be notified in case of serious illness. This information is exceedingly important to an emergency crew or to a nurse when they are called in case of sudden illness. In times of confusion, your spouse or housemate might have difficulty supplying this information and you may be unresponsive. The rescue crew can then check your refrigerator door for your File of Life.

In the event you do not have the File of Life, check with the L. W. Medical Center for a packet. In order to easily, periodically update the information on this sheet, it is advised that you fill it in, in pencil.

### • 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.



**IN MEMORIAM**

Our condolences to the family of Doris Messick (B15-2B) who passed away on June 18<sup>th</sup>.

**M14 ONLINE:** 

[www.mutual-14.org](http://www.mutual-14.org)

Do you have trouble reading smaller print?  
 Did you know that when you read something online, (like the Grapevine) you could easily make the print larger?

Do you have trouble finding information – especially in a large document like By-Laws?  
 Did you know that when you read something online (like the bylaws) you could easily use a computer search tool to find the section you are looking for?

Don't know how to do either of those things?  
 Leisure World has a computer center with lots of volunteers who are happy to show you.

**BOARD OF DIRECTORS**

**President:** Richard Bambach  
**Vice President:** Jackie Rabinow  
**Secretary:** Agnes Glass  
**Treasurer:** Ann Graham  
**Director:** James Moores  
**Director:** John Radcliffe  
**Director:** Linda O'Neil

**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:** [www.mutual-14.org](http://www.mutual-14.org)  
<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