

# The Grapevine



Published by and for Mutual 14 of Leisure World

Issued Monthly – No. 414, August - September, 2012

## Mark Your



## Calendar

### Next Board Of Directors' Meeting Thursday, September 20, 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, September 6<sup>th</sup> at 1:30 PM, Administration Building



Advisory Committee  
October 17th

The LWCC Board meets Tuesday August 28th at 9:30 am in Clubhouse I.

The LWCC Executive Board meets Friday, September 14th at 9:30 am

**Tune in to Channel 954 on Monday August 27th at 7PM to see the Exec meeting (of Aug. 17<sup>th</sup>) televised.**

**Tune in to Channel 954 on Monday September 10<sup>th</sup> at 7PM to see the LWCC Board of Directors (Aug. 28<sup>th</sup> meeting) televised**

## The President's Corner

I trust you have each received your letter from “ecobeco” about the “Quick Home Energy Checkup” Program and a scheduled time for their representatives to visit your unit. This is a program that is designed to save energy (and our electricity and water costs) by making small, but truly energy saving, upgrades to our units. This program is sponsored by PEPCO and is being done at NO COST to you or to the Mutual. PEPCO, too, needs to reduce energy consumption so it can supply energy more reliably. Please understand that this is not a criticism of you (or us), but is intended to help us as a community. Because we are on the Master Meter, we can only see cost benefits by reducing the energy use of the Mutual as a whole. Your cooperation is appreciated.

Although the budget for 2013 is not yet finalized, I have some good news to report: there will not be an increase in your condo fees for 2013. This is the first time in this century that we have been able to do this! Our reserve funds, including the maintenance reserve that we needed to add over the past few years, are now fully funded at the current level of our condo fees and we can continue full maintenance, as well as upgrading our Mutual buildings with no further increase needed to fund our reserves. Leisure World management was also able to negotiate a new electricity contract that will actually reduce our charges for the largest single item in our operating budget. This reduction covers the small needed increases we do have and that, plus the forecast of a slightly smaller budget for the Leisure World Trust, which we help fund, means that your condo fee for 2013 will definitely hold steady and, with some other small savings still “in the works”, may be slightly lower than it was for 2012.

I must remind our apartment residents that you need to be careful to put your trash in the correct containers in the trash room of your building. The large regular trash bin is obvious — it is for general trash and it will take anything that goes to the landfill. However, the material in the big trash bin is not recycled. Leisure World benefits financially from the recycling we can do, and so it is worthwhile taking the time and trouble to put recyclable material in the correct recycling containers. We use two different recycling containers, one for mixed paper and one for “recyclables” (glass, metal cans, plastic). Unfortunately the two containers look similar, so it is important that you make sure you are putting the right material in the correct container. Look for the label on the container. If you have someone empty your trash for you, please make sure they understand what goes in each container.

The Ice Cream Social (and Bingo) night last week was terrific. We had the largest turnout I can recall — over 100 residents and guests attended! Congratulations and thanks to Sharon Moores and the Social Committee. Your hard work and great attitude is deeply appreciated.

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



### Quick Home Energy Check-Up

In an effort to provide basic energy upgrades and education to large numbers of Maryland ratepayers, the Maryland Public Service Commission ordered utilities to provide the **Quick Home Energy Check-Up (QHEC)** at NO ADDITIONAL CHARGE to your existing utility service. PEPCO, our utility provider, has contracted with ecobeco to perform the QHEC for Maryland residents.

ecobeco is the leading Energy Auditing firm in Maryland, and has won many awards. ecobeco was awarded the 2009 Maryland Home Performance Contractor of the Year by the Maryland Energy Administration, 2010 Angie's List Super Service Award, 2010 PEPCO Energy Savings Award, and the 2011 Angie's List Super Service Award.

During a QHEC, your ecobeco energy auditor will install CFL lighting and other energy-saving and water-saving measures. The mutual can save over \$100 per year in electricity and another \$50 per year in water and sewer costs for each unit that replaces high energy use devices with low energy use devices such as CFL (compact fluorescent light) bulbs, aerators on faucets, energy-efficient power strips for appliances that are plugged in continuously, and water-saving showerheads.

At the time of publication of this Grapevine, you should have received either a letter or phone call from ecobeco, advising you that they will be in Mutual 14 on **August 30th and 31st** to perform the installations. You should have the attached questionnaire completed, so they will know which replacements you want. If these dates are not convenient, you may negotiate a different date with

them.

**September 3rd**

**Labor Day**



**Advisory Committee**



Next meeting will be on October 17<sup>th</sup>.



### Property Maintenance Committee

Your Property Maintenance Committee had a special meeting on July 26<sup>th</sup> to review the "who pays" document. Originally there was a basic way of resolving any problems that arose. Everything outside was paid by your mutual, inside was owner responsibility. The exception was building modifications that are the owner's responsibility inside and outside as they are now. However, when it was found that there was reluctance with some owners to report water leaks, (after all, the Mutual was footing the water bill) modifications were made evolving what you have today.

At this meeting your PMC found that Gloria and Physical Properties were using a different form than owners, resulting in some minor differences. In view of this, a few "who pays" issues were adjusted and it was decided to use the format so that everything is uniform. The PMC will make their final review at the September meeting, then send it to the Board for final approval. The revised format will be mailed to you in September. As always, the "who pays" is a guide, not written in stone, as there is an occasional "gray" situation that the Board of Directors will resolve.

Ronny Cabrera, the newly appointed foreman of Special Projects Division of Physical Properties Department was introduced to your PMC at the regular August 2nd meeting. He has replaced the recently retired John Leclere. Board Member and treasurer, Ann Graham, was a visitor so that she also had an opportunity to meet and hear Ronny. It was refreshing to look around the table to see the smiles and nods of agreement during Ronny's introductory speech.

All of the major projects that were proposed by your PMC and approved by the Board have been completed except the floor covering for Apartment Building 11. The bids on this project had been placed on hold due to the uncertainty of the cost of EPDM, the rubber membrane underneath the carpets on the 2<sup>nd</sup> and 3<sup>rd</sup> floors that prevents the metal support pans from rusting.

Board President Bambach asked your Co-Chairman to meet with Ronny early especially to ask him if he would be willing to do a professional annual inspection of Mutual 14 as had been done in the past. Since our mutual does not have a mutual manager, a professional person to act as a General Manager is vital to proper maintenance. Ronny has agreed to do the annual inspection. The annual inspection informs PMC of both minor and major repairs that need to be done. When the



report is received, PMC, with the concurrence of the Board, authorizes Special Projects to make the minor repairs as spelled out in the report. Major repairs exceeding \$10,000 are submitted by PMC and with Board approval are put out for bid (RFP's) by the foreman of Special Projects. You can see the importance of a yearly professional inspection.

In the initial conversation with Ronny, the carpet problem was brought up, explaining that no contract had been awarded for Apartment Building 11. He explained that he had experience with apartment outdoor/indoor floor covering including carpets using EPDM as well as other floor applications. Having this background, he was asked to address PMC with his recommendations. He pointed out that, yes, there were other choices, but with careful installation supervision, carpeting using the existing EPDM whenever possible was the most cost effective method for us. After a question and answer period by PMC and our visitor, it was agreed to authorize Ronny to send out new RFPs for carpets. Architectural Design Chair, Linda O'Neil, and committee member, Barbara Martin, will make the color selection with Ronny's advice.

Ronny also agreed to review the 2012 inspection report to determine what projects remain. It was brought to his attention that there could be some major work to be done on Apartment Building 15 especially at the "G" end. He will also take this opportunity to scrutinize the completed work and was given the OK to correct any work that does not meet his standards.

In view of the excellent financial position your mutual is in, Board President Bambach asked your co-chairman if some of the approved and planned projects for 2013 and 2014 could be accelerated without reducing your mutual reserves to an unacceptable level. Earlier this year Don Emel agreed to join PMC after retiring a year ago from a long and distinguished service in the trust department of Sandy Spring Bank. Don agreed to be your Mutual's financial watchdog. In a meeting with Don earlier this month, the following accelerated projects were proposed to your PMC and approved by your elected Board:

2012

1. Carpet Apartment Building 10

2013

1. Paint a second Apartment Building 12
2. Carpet Apartment Buildings 16 and 17
3. Re-roof Apartment Building 16

2014

1. Paint two Apartment Buildings

2015

1. Paint two Apartment Buildings

This accelerated program will enable all eight

Apartment Buildings to have the "new look" by 2015, five years ahead of the original schedule.

### Rule of the Month: 7.01 Storage

Unless otherwise specified, in these rules, storage of any kind on the common elements is prohibited, except that

- i. hoses, hose storage racks or reels may be stored unobtrusively on or adjacent to building walls.
- ii. bicycles and tricycles may be stored in carports and
- iii. articles may be stored on limited elements of a unit if they are not normally visible from outside the unit.



Sunday September 9th Grandparents Day



### Personals...

Happy Birthday

9/06	William Fillman	(B16-3D)
9/25	Ethel Lagos	(B10-2C)
9/30	Allyne Ike	(B11-3B)



### Landscape Committee



We're coming to the close of another very dry summer. It seems that the only living thing not affected by the lack of rain is weeds. Please check your gardens and do the necessary weeding to keep our Mutual looking nice.

In the next few weeks we'll be spraying to kill the crab-grass and weeds in the lawns, so you'll see lots of brown spots. Once that has taken effect, grass seed will be put on the bare spots, probably later in September.

We'd like to put a stop to a rumor that's been going around our mutual, that all the trees behind the houses lining the golf course will be cut down. While other mutuels had many thousands of dollars of tree damage after the derecho on June 30<sup>th</sup>, we had only one large tree and one large branch come down. This is a



testament to the good health and maintenance of our trees. Since that storm, we have had a professional arborist check every tree in our mutual. Only two trees behind the houses were identified as posing a potential hazard and they will be taken down soon. We want everyone to know that the committee is on top of the situation and that we do not take trees down without good reason and a professional assessment. Please trust us to do our job.



**Social Committee**

On August 14<sup>th</sup> we had our Ice Cream and Bingo Social. It was the largest turnout (109!) we've ever had for a Mutual event. Everyone had a good time socializing, greeting familiar faces and meeting new residents, too. We played ten rounds of bingo so there were lots of winners. We also had the largest 50:50 ever, with the winner taking home \$70! All this would not have happened without the help of our great committee and other helpers (new resident Jodi Donn). If you see a social committee member, remember to say 'thank you'!

Next up is our always popular Casino Night, to be held on Tuesday, October 16<sup>th</sup> at 6:00pm. It's finger-food all night, poker, blackjack, putt-putt, and other games, 50:50, a silent auction, and much, much more – all for only \$10. We need lots of gifts for our auction at the end of the evening, so if you have something nice that you'd like to donate or 're-gift', or if you can get a gift certificate donated by your favorite restaurant, please call Sharon Moores (438-0048) as soon as possible. And if you'd like to join our committee or have some ideas, we'd love to hear from you.



Sunday September 16<sup>th</sup>      Rosh Hashanah

## Reminders & Vital I

nfo



### • 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..

### **IMPORTANT REMINDER from your Board**

In 2009 new laws were passed that makes condominium owners responsible for up to \$5,000 in damage repair "if the cause of any damage to any portion of the condominium originates in their unit." This law automatically replaced the provision in our Bylaws that the unit owner was responsible for only the first \$1000 of damage.

The Board recommends that each owner have an insurance policy that will reimburse you fully.

If you have any questions, please contact your insurance agent.

### • 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.**

First Day of Autumn Saturday September 22<sup>nd</sup> 

Tuesday  September 25<sup>th</sup> Yom Kippur

**M14 ONLINE:**   
[www.mutual-14.org](http://www.mutual-14.org)

Good Calendars on this site. Also lots of good information under (what else?) Useful Information. Check it out! Don't know how to go online? Visit the Computer Center in Clubhouse, Monday to Friday between 9:30 and 11:30 am, or 1:30 and 3:30 PM.

**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