

The Grapevine



Published by and for Mutual 14 of Leisure World

Issued Monthly – No. 422, May - June, 2013

Mark Your



Calendar

**Next Board Of Directors'
Meeting
Thursday, June
20, 2013**



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, 1st Thursday at 2 PM, Administration Building

Advisory Committee
June 19 10:00 A.M.
Clubhouse 1

see the May 31st meeting of the LWCC Board of Directors televised

The President's Corner

It's been a privilege to serve as a Director on the Mutual 14 Board, and now I have the extra honor of being its President. You can be sure that I'll do my best to help make Mutual 14 the best neighborhood in Leisure World. At our

meeting on May 16th we welcomed the newest elected Director, Bobbie Palmer, who lives in Building 14. She's going to be a terrific addition to our Board.

It takes a lot of people volunteering their time, experience, and expertise to keep our Mutual looking good and operating smoothly. If it weren't for these volunteers, we'd have to pay someone to do their jobs, which would increase our condo fees. These volunteers are a small group; you see the same names come up all the time. I'd like to encourage more residents to get involved. Right now we need people to join our Property Maintenance Committee. They're the ones who are responsible for all the building upgrades you've seen in the past couple of years. But if you can't join a committee, then just be the eyes of our community. If you see something that needs attention, something you don't like (or something you do), something not right – phone or write or e-mail your building rep, a committee member, a Board member, or our Mutual assistant, Gloria.

So what did we talk about at this last Board meeting?

The benches in the Mutual need sanding and painting. The benches on the Boulevard and on Interlachen are the responsibility of the Trust, but the Mutual might just go ahead and take care of them ourselves. The Property Maintenance Committee will look into this.

The little woods across from Building 14 are looking bad and need to be cleaned out. These woods are the responsibility of the Trust (not the golf course) so M14 has to push them to do something there. I'll talk to the General Manager, Kevin Flannery, about this.

There was a discussion about 'deer fences' erected by unit owners trying to protect their gardens. The Landscape Committee has come up with some standards and the Board will consider them in due course.

A resolution was passed regarding comments and questions from residents or visitors at Board meetings: When a subject is up for a vote the Board will discuss it first; then Residents or visitors will have the opportunity to make comments. Residents or visitors each have three minutes to talk, with a total of 30 minutes of discussion before the vote is called. These time constraints will also apply to the Open Forum at the end of the meeting where residents or visitors can raise other concerns or make comments on other topics.

Budget planning is coming up soon. That would be a great time to come to a Board meeting. The meetings are open to everyone.

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

The LWCC Board meets
Friday
May 31 at 9:30 am in
Clubhouse I.

Tune in to Channel 974 on
Monday May 27 at 7PM to
see the May 17th Executive
board meeting televised.

Tune in to Channel 974 on
Monday June 10 at 7PM to



Please feel free to contact me about any of your concerns or suggestions.

John Radcliffe
jradltr@aol.com
301-233-0093



Friday June 14th



Flag Day

Advisory Committee



This committee will be meeting on Wednesday, June 19 at 10 am in Clubhouse I.



Property Maintenance Committee

At the February PMC meeting longtime committee member Ken Schroeder brought up the idea of installing automatic handicap doors in the apartment buildings. Co-Chairman, Frank Lozupone, turned to me saying, "Bill, this should have been done a long time ago, as we could be very well in violation of Montgomery County regulations." With this in mind, your PMC asked Ken to further explore this subject. At the May meeting, Ken made his report, requesting that the Maintenance Committee seek proposals to install this badly needed improvement for all lobby doors, including those on the second and third floors. A motion to do this was made and the Committee was directed to seek formal proposals. Your new Board of Directors President, John Radcliffe, directed the PMC to give this proposal a priority. The Committee expects to have a proposal ready for the Board to consider at the June meeting

Earlier this year a masonry inspection indicated that some of the apartments had shifted enough to warrant an outside structural inspection of all eight Apartment Buildings and Carports. Because of the importance of this and the possible very expensive problems that the inspection might show, President Radcliffe directed Ronny Cabrera, head of the Special Projects Department, to initiate a request for a structural engineering study. Mr. Colin McKensie, who has done engineering services for Leisure World, including Mutual 14, for over fifteen years has been contracted and will schedule these services shortly, if not already completed by the time you read the Grapevine. Until this report is completed, all other major pending projects will be on hold with the exception of handicap doors.

Your Property Maintenance Committee is pleased to announce the addition of Hal Crisp to the

Committee, replacing Ann Graham, who is moving from Mutual 14.

Your PMC sent RFPs for installing carpeting on first floors of buildings 16 and 17 to the Board, which they approved. The Committee had entertained stamped concrete to replace first floor carpeting, but agreed that the \$35,000 plus cost opposed to the \$6,282 cost of carpeting was too great. The contract was awarded to Mid Atlantic Floors who will also be carpeting the second and third floors.

As always, all residents are invited to attend PMC meetings that are held the first Thursday of each month starting at 2 PM. At every meeting, there is an open forum that gives residents an opportunity to voice their issues. **REMEMBER ISSUES CAN ONLY BE ADDRESSED WHEN THE COMMITTEE IS MADE AWARE OF THEM.**

Bill Buck

Co-Chair, Property Maintenance Committee

Rule of the month: Sec. 5.01

Use of Common Elements - Plantings

A. Except for foundation plantings and the planting of flowers adjacent to a wall of a carport of an apartment building, nothing may be planted on the common elements of the Mutual without the written approval of the Board or a responsible Mutual committee. Plantings (such as trees and shrubs) that are not foundation plantings when so approved become the property of the Mutual and, except as the Board may specify, shall be maintained by the Mutual.

B. As used in these rules, a foundation planting is a planting that is

- i. within four feet of a wall that has no overhang,
- ii. within five feet of a wall that has an overhang,
- iii. within four feet of the edge of a patio, or
- iv. within four feet of the edge of a walkway

leading to the entrance of a unit.

C. A foundation planting, though consistent with the provisions of the preceding paragraph, is not permitted without the written approval of the Board if it would extend within four feet of the wall or an adjacent plaza unit or within five feet, if that wall has an overhang...

D. Beds for plantings must be maintained in a neat and orderly condition, free of weeds, grass, and dead plant materials. They must be separated from adjacent lawn areas by sufficient mulch or an inflexible barrier in order to avoid interference with the maintenance of the lawn.

E. Plantings along a walkway, wall, or patio of a unit must be in a continuous bed. Plantings must be at least six inches from any wall, at least six inches inside the edge of the bed which adjoins any lawn area, and at



least two feet from any air conditioning unit. Any flexible or inflexible edging in a bed must be at least six inches from the outside edge of the bed that adjoins any lawn area unless it is even with or below ground level or is a solid inflexible barrier (such as garden timber) sufficient to avoid interference with maintenance of the lawn. Ivy or other plants that adhere to bricks and mortar are prohibited. If a bed contains any other climbing plants, the plants may not be closer to any wall than twelve inches and must be attached to a 3/4 inch or one inch non rusting pipe trellis or to a wooden trellis. Any wooden trellis used for this purpose must be constructed of pressure treated strips at least one and 5/8 inches by one and 5/8 inches net. A trellis of any other kind of material may be used only with the written approval of the Board or a responsible Mutual committee.

F. Any climbing or other plants, edging, trellis, or other materials inconsistent with the provisions of paragraph E that are in place at the effective date of this rule shall be removed or made consistent with the rule by July 1, 1982, unless the Board, in response to a written request by the responsible resident, approves their retention.

G. No artificial shrubs or flowers may be placed on any exterior common elements. Artificial shrubs or flowers or decorations may be placed in the lobby of an apartment building, but such object must be promptly removed if the Board finds substantial objection to it by residents. Vegetable plantings may be maintained on the common elements only if in a pot or similar container that is not visible to persons other than the residents or visitors to the unit near which the container is located.

H. Plantings or planting materials that are not in conformity with these rules may, after reasonable notice to the responsible resident, be removed or brought into conformance with these rules on the instruction of the Board in accordance with Section 12.01.

I. In arriving at its decisions under this section, the Board shall consider the views of the residents of neighboring units, responsible Mutual committees, committees of the Leisure World Community Corporation, and the General Manager.

DID WE MISS YOUR BIRTHDAY? Let Beth Leanza know and we will include it.



Happy Birthday

- 6/09 Mary Louise Howard (B12-2D)
- 6/25 Ruth Boyd (B12-3F)
- 6/26 Ralph Romano (B13-1A)
- 6/30 Sylvia Pachenker (B15-3E)



Please Welcome

John Pflieger (B17-2E)

Landscape Committee



Our Mutual is looking pretty good, except for some late gardeners. We've given out letters to those that need to do some sprucing up. We give them two weeks to get the work done before other actions are taken. The committee is waiting for plans from McFall & Berry about what we'll be doing next with the large rock bed in the park. The summer flowers have been planted and we think they'll be beautiful and different.



Social Committee

To the 94 residents and their friends who attended our picnic, we hope you had a great time. Mark your calendars for the Ice Cream and Bingo social; the date has been changed from July 17 to July 24 due to a scheduling conflict.



Personals...

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.

• Stairway Safety

HOLD ON TO THE RAILING!!! when using the stairs. During wet weather, the moisture in the air can settle on the stairs causing them to become slippery.

Sunday June 16th Father’s Day 

M14 ONLINE:  www.mutual-14.org

Want to see an old Grapevine? Or read the minutes of a Board meeting?
Check out our Mutual’s web site!



**Friday June 21st
First Day of Summer**

BOARD OF DIRECTORS

President: John Radcliffe
Vice President: Linda O’Neil
Secretary: Agnes Glass
Treasurer: Richard Bambach
Director: James Moores
Director: Bobbie Palmer
Director:

COMMITTEE CHAIRS

Advisory: Agnes Glass & Aleen Phillips
Budget & Finance: Richard Bambach
Landscape: Sharon Moores
Property Maintenance: Frank Lozupone & Bill Buck
Social: Sharon Moores
Architectural Design (Subcommittee of PMC) Linda O’Neil
 Contact the Mutual with our e-mail address:
M14@mutual-14.org
Web Site: 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