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# The Grapevine



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## Mark Your



## Calendar

**Next Board Of Directors'  
Meeting Tuesday,  
May 20, 2014 at 9:30 am**



### JOIN US!!!

in the Administration  
Building at 9:30 a.m. All unit  
owners and residents are  
encouraged to attend all  
Board meetings.



Property Maintenance  
Committee,  
Thursday, May 1 at 1 PM,  
Administration Building

Congratulations to  
Vicki McCarty (B16) and  
Kathy Viney (B10)  
who were elected to the  
Mutual 14  
Board of Directors."

## President's Report to the Annual Meeting

This marks our 37<sup>th</sup> Annual Meeting; the Council of Unit Owners of Mutual 14, Condominium of Rossmoor was established in 1976.

Management and oversight over the years by its elected Board of Directors and its active volunteer committees has made Mutual 14 one of the most well-managed and financially healthy Mutuels in Leisure World. My goal this year has been to maintain that financial strength while making a few policy changes and trying out new ideas that will make our governance and use of assets more efficient.

This past year we've continued some very important property updates that were started a few years ago. These updates were part of a planned maintenance program, but were also intended to improve our appearance and to make us more appealing to a new generation of active adult buyers. Guided by the Property Maintenance Committee and the Architectural Design sub-committee, each project is scheduled for two buildings a year: so in 2013 two more buildings were painted and re-carpeted with neutral colors, two more buildings got new roofs, two more buildings got new gutters and downspouts, and the last four buildings got new siding. These projects will continue into 2014.

One critical goal was to evaluate our aging apartment buildings. We had a professional engineer survey our buildings and make some recommendations, one of which was to make minor repairs to the carport roofs, work that was completed just before Christmas. We also have to replace the bottom portion of the steel columns on some patios due to rust. There's no cause for alarm; this kind of work has been done before in the Mutual. Unfortunately, hiring welders takes a lot more time and effort than you'd think, but we're confident the work will be completed this summer. In the meantime, the wooden posts you've see on some patios or enclosed sunrooms will support the structure until the repairs can be made. Finally, we'll be looking at masonry and a few other issues we feel are necessary to maintain structural integrity for another 40 years. We're very fortunate to be able to make these necessary repairs and improvements. We realize that they cause



temporary inconveniences, but they haven't required assessments or excessive increases of condo fees like some Mutuals in Leisure World.

While our previous Property Maintenance Committee did a fantastic job, it was time for new ideas and the energy to deal with future tasks. Among the changes this year was the appointment of a new PMC chairman. Pat Leanza and members of his committee will help us maintain and oversee the necessary repairs to our homes by doing monthly inspections and instituting a process for handling your less-urgent concerns.

If you have a computer and know how to get on the Internet, then you know that our Mutual website has always been a useful tool. It's recently been overhauled and upgraded, making it more user-friendly. So when you want to know what's what in our Mutual, that's the place to go.

Living in a condominium is not like living in an apartment or house. There are no landlords or resident managers to take care of things. It requires all residents to share in the management and care of each space. An example of that is when you were all given a chance to make suggestions and comments when we updated our Rules in November. Following the rules makes this a pleasant place to live for everyone. The new Rules Committee, chaired by Kathy Viney, was set up to monitor situations and remind residents of specific rules when needed. The committee has successfully dealt with issues concerning under-age occupants, abandoned cars, trash room messes, public areas used for storage, and parking problems in carports and visitors' spaces. The committee acts on behalf of the Board whose goal is the same as yours: to maintain a high quality of life in Mutual 14.

The one sad thing about an age-restricted community is that we lose cherished members of our community each year. They are truly missed, and our thoughts are with their families.

I want to thank all the Board members for their support and patience. Every member makes a valuable contribution and brings a unique perspective that enables us to make important decisions with careful and thoughtful deliberation. The same goes for the chairs and the members of our standing committees, Advisory, Landscape, and Social. If you look at our attractive surroundings you will see the ongoing improvements, and if you attend one of our social events you will understand how solid our basic organization is, and how much we should thank all the people who work so hard to make this a great place to live.

This meeting marks the end of an era, the "changing of the guard", with several long-time residents retiring from committees and Board positions. We have five residents who I would like to thank for their dedication and service to the Mutual. Their combined years of service total 64 years and their contributions have been invaluable.

**Bill Buck** has served on the PMC for 6 years, 5 as the co-chair. Bill's distinctive gait made him recognizable to most residents as he walked through the mutual every day inspecting work and looking for things that needed to be repaired. Now we can see him driving around in his jazzy red car as vigilant as ever.

**Richard Bambach** has followed in the footsteps of his mother, who served on several Mutual 14 committees in the 80's and 90's and who was Mutual President for 4 years. Richard has also served as President for 4 years - out of his 6 years on the Board of Directors. He has represented Mutual 14 on the Leisure World Board of Directors and chaired the committee that created policy and procedures for handling complaints from residents. Under his tenure as President routine painting was started again, the Architectural Design Committee was formed, and - his most important legacy - a Maintenance Reserve Account was created and funded. He's served on our Property



Maintenance Committee for 5 years and will continue for another year at least. He's served as Treasurer this past year, and will continue to chair the Budget and Finance Committee. We will always count on him for his thoughtful and measured approach to the issues that confront us.

**Agnes Glass** has served on the board since 2002 with 4 consecutive terms as Secretary of the Board. She was appointed as co-chair of the Advisory Committee in 2003 and has been welcoming new residents ever since.

**Frank Lozupone** retired from the Board of Directors in 2012 after serving since 1994. He was Vice President and President for 14 of those 18 years! He also served as co-chair of the Property Maintenance Committee for the past 11 years. We are indebted to him for his faithful service.

And last, but not least, **Jackie Rabinow**. Jackie wasn't able to be with us last year because of an accident, so she never got the public thanks that she so greatly deserved. Jackie began her service to the Mutual in 1994 when she became the Advisory Committee chair. Since then she's served on the Property Maintenance Committee and the Landscape and Social committees. She also taught herself computer programming so she could develop our Mutual website. In 2007 she was elected to the Board of Directors where she held the offices of Secretary, Vice President, and President (though not all at the same time!) She's also represented Mutual 14 on the Leisure World Board of Directors and the Executive Committee of the Leisure World Board of Directors. We can't thank her enough for her tireless and effective service.

Respectfully submitted  
John Radcliffe, President  
April 24, 2014

Architectural Design   
(Subcommittee of PMC)

Spring is finally here, maybe. It is time to freshen up exterior spaces; patios, enclosed balconies etc. Residents have started working on their landscaping and getting outdoor furniture ready for lounging. Please take a look at any window treatments you may have; especially in the sunrooms. If yours have been hanging for 20 years or more, they may have faded or deteriorated and probably need to be replaced. The Mutual bylaws state that window treatments must be white or off white. We do accept beige and even natural wood, but colors are not harmonious with the buildings and stand out like "a sore thumb". If you drive around Leisure World you will see that every mutual has the same rule about no colorful window treatments. You may be as creative and colorful as you want inside your condo, but we must insist that the exteriors remain harmonious and neutral in appearance. The Mutual has gone to a great deal of expense and effort to update and improve the appearance of all buildings and houses, and we ask for your cooperation and help in keeping the mutual looking clean and attractive.



### Bedding Collection

If you've been meaning to clean out your linen closets, this is the time to do it. Bring your surplus bedding - clean, gently used sheets, pillowcases, blankets, comforters, towels, etc., etc. on **Monday or Tuesday, May 5-6, between 9am and 1pm** to the main entrance of the Interfaith Chapel where volunteers will take your donations at curb-side. All donations go to local charity "A Wider Circle".

### Rules Committee



To date, the committee has successfully resolved:

- Illegal (under-age) occupants
- Using open areas of carports for storage (other than bicycles)
- Using balconies (open & enclosed) for storage
- Derelict vehicles
- Vehicles leaking fluids in carports
- Parking in carports without the owners' permission
- Placement of decorations & furniture in entry 'T's of apartments
- Trash rooms blocked by construction material, furniture, & packing materials from residents moving

- Kathy Viney, Chairman

### Landscape Committee



On Monday, April 14<sup>th</sup>, the landscape committee did a walk around the whole mutual. Most of the yards and patios look good, but we must remind everyone that the patios and yards (4 feet out) are the owners' or renters' responsibility to keep free of weeds and dead bushes. If you are putting down mulch, please keep it away from the foundation, as it will attract termites when it comes into contact with the walls.

Anyone who is putting out flowerpots that hang on the railings should remember that they must be attached on the inside of the railing.

We know that flower-planting season isn't quite here, but if you decide not to use all your planters, please remove all unused planters from your space.

We will be sending out letters in one month if your gardens aren't done. With everyone's help, we can make Mutual 14 shine with pride.



**Reminders & Vital Info**



• **4th of July Parade**

It's that time of year again! Joan Reynolds is going to drive her golf cart in the parade. She would love it if other golf carts joined in. If you don't own one, maybe you could borrow one? She has plenty of decorations and invites anyone to help decorate her cart (and others) on July 3 around 4 PM at Building 13, carport #11. She is also encouraging grandkids (dressed in Red, White and Blue) to ride along, as well as dogs that are dressed up! You can email her at joantheartist@yahoo.com or call her cell phone (301-928-2129)

• **Air Conditioner Preparations**

Believe it or not HOT weather is right around the corner. If you have placed the air conditioner filter in a plastic bag, now is the time to remove it. If the filter is dirty, it should be replaced before the start of the season.

Please be certain to turn OFF the heat **before** you turn on the Air Conditioner

• **Moving in and Out**

Hours for moving in or out of a house or an apartment are between 8am and 5 pm, Monday through Friday only. The Mutual President *may* make an exception, but *only* if you contact him in advance, *and* if you have a very special circumstance. Otherwise, if a truck turns up at the Main Gate on a Saturday or Sunday it will be denied entry!



**IN MEMORIAM**

Our condolences to friends and family of Clyde Kuester (B10-1E) who passed away on March 5<sup>th</sup>.



**Property Maintenance Committee**

The PMC committee, concerned about peeling paint on the underside of the catwalks, is going to address this issue by painting building 15 and spot paint building 16 this year.



**Personals...**

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

Happy Birthday

- 5/07 Sarah Sutton (B10-2F)
- 5/29 Gerry Windham (B11-2F)

**M14 ONLINE:**

Contact the Mutual with our e-mail address: [M14@mutual-14.org](mailto:M14@mutual-14.org)

**Web Site:** [www.mutual-14.org](http://www.mutual-14.org)  
<http://www.lwmc.com>

**CHECK OUT OUR NEW WEB SITE!**

We recently had some work done on our website. The look is more modern (and the type font larger) and I think it'll be easier to access the information you need, whether you're a prospective buyer or a current resident. The drop-down menus across the top are separated into Governing Documents (all the Bylaws, Rules & Procedures), Board of Directors (Directors' names & photos, and archives of meeting minutes), Committees, The Grapevine, and Mutual Information (what you need to know about living in our Mutual). On the right-side menu there are links to a Calendar of Events, Useful Links and Telephone Numbers, and our four most common Forms (Application for Building Modification, Caregiver Registration, Lease Addendum, & Pet Registration). Take a few minutes to look it over. I hope you'll use it as an easy reference site for all things "Mutual 14".

The LWCC Executive Board meets Friday, April 18<sup>th</sup> at 9:30 am

The LWCC Board meets Tuesday April 29<sup>th</sup> at 9:30 am in Clubhouse I.

**Tune in to Channel 974** at 7PM starting on Friday April 25 to see the April 18<sup>th</sup> Executive meeting televised.

**Tune in to Channel 974** starting on Friday May 2<sup>nd</sup> at 7PM to see the April 29<sup>th</sup> meeting of LWCC Board of Directors televised

### **BOARD OF DIRECTORS**

**President:** John Radcliffe  
**Vice President:** Linda ONeil  
**Secretary:** Agnes Glass  
**Treasurer:** Richard Bambach  
**Director:** James Moores  
**Director:** Bobbie Palmer  
**Director:** Barbara Martin

### **COMMITTEE CHAIRS**

**Advisory:** Agnes Glass & Aleen Phillips  
**Budget & Finance:** Richard Bambach  
**Landscape:** Sharon Moores  
**Property Maintenance:** Pat Leanza

**Social:** Sharon Moores

#### **Architectural Design**

**(Subcommittee of PMC)** Linda ONeil

**Rules** Kathy Viney

**Mutual Assistant: Gloria Robar**

**- 301-598-1338**

- Building Problems? - **Call** Gloria  
Emergencies, when Gloria is not available  
- **Call** Physical Properties –301-598-1500

- After hours & weekends –

**Call** Main Gate – 301-598-1044

**Comcast Issues** - contact 1-855-638-2855



From the Emergency preparedness Advisory Committee  
Monthly Quiz—**Pet emergency supply kit**

Emergencies can happen at any time and help may not be available immediately. Many Leisure World residents have pets. It behooves pet owners to take personal responsibility and initiative in preparing your pets for emergencies. Use the following quiz to review your emergency supply kit for your pet. Pick the one best answer. Answers are below. (Don't peek first!)

Question 1. Which of the following should be in the emergency supply kit?

- A. A picture of your pet.
- B. A picture of you and your pet.
- C. A picture of you.
- D. A picture of the Leisure World globe.

Question 2. How much food and water should be in the pet emergency supply kit?

- A. At least three days' supply.
- B. One day's supply.
- C. A week's supply.
- D. Call the front gate to find out.

Question 3. What sanitation supplies should be in the pet emergency supply kit?

- A. Litter box.
- B. Paper towels.
- C. Plastic trash bags.
- D. All of the above.

Question 4. When should you review your pet's emergency supply kit?

- A. When you think of it.
- B. When you review your home emergency supply kit.
- C. Every year
- D. Every month.

For additional information on emergency preparedness in Leisure World, go to <http://www.lwmc/gen-info/emergency-plan.html> to find the Emergency Plan for Leisure World.

Answers

Question 1.—C

Question 2.—A

Question 3.—D

Question 4.—B