

The Grapevine



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Mark Your



Calendar

**Next Board Of
Directors' Meeting**
**Tuesday, July 15, 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, July 3rd at 1 PM,
Administration Building



Advisory Committee
Wednesday, August 13
at 10 am.

Notes from the Board

The Board of Directors elects to pay for certain maintenance projects in the interests of reducing water or fire hazards. These projects include: dryer vent & drum cleaning (every other year), gutter & downspout cleaning (spring & fall), smoke detector battery changing (annually). However, we also have to be careful about spending your money. With that in mind **the Board has made a change to our "who pays" policy**. Effective immediately it is the policy of Mutual 14 to only pay these expenses when done as a scheduled Mutual-wide project. Individual calls for these services will be charged to the unit owner.

Dryer vent cleaning will be scheduled shortly. Please note that you'll only have two chances to get this done at the Mutual's expense. If you aren't home or don't make a key available for the first appointed day and time, a "make-up" day and time will be available. After that, if you need your dryer vents cleaned you will be charged. We will also be clearing gutters and downspouts.

Beginning the week of June 24th, a welder will be working on the balcony supports of a number of units. This is noisy work and we apologize in advance for the disruption, but these are structural repairs that have to be done. The project will be completed in about three weeks.

We have mice. It's up to each resident to set traps inside their units and to make sure there are no little holes (under sinks, behind washing machines, etc.) where they can get in. The Mutual's pest control contract only covers traps in the trash rooms of apartment buildings and some common areas outside. If there is a serious infestation in any building and traps have to be placed in attics or other spaces, the Mutual is charged extra.

We've had numerous complaints about residents' bad parking habits. Big SUVs and pick-up trucks have to be pulled all the way in to the carport so as not to block others' view when backing out, or create a hazard for people who have to walk into the street to get around their rear ends. Please park straight! When you park at an angle you make it very difficult for your neighbors to park safely. Please respect the 'space' of your neighbors



Rules Committee



Procedures for Building Modifications in Mutual 14

The 'ABM': Application for Building Modification

All Mutuals in Leisure World have Bylaws and Rules that govern the actions of unit owners for the benefit of the community. One such requirement is the need to gain written approval from the Mutual's Property Maintenance Committee or Board of Directors before making any substantial architectural or structural changes to your unit. **The ABM procedure was established to ensure that building modifications, renovations, or alterations are performed in a safe and professional manner in accordance with all applicable code requirements.**

NOTE: *It is premature to sign any contractor's proposal to perform work, purchase any materials for the job, or give any contractor deposit money until the Mutual Board has approved your application.*

1. Get an ABM (Application for Building Modifications) from the Mutual Assistant or download the form from www.mutual-14.org or www.lwmc.com and fill it out.
2. Take the completed ABM to Leisure World's Physical Properties Department (PPD). They will review your request and make any pre-inspections necessary to provide comments for your Mutual. [Amended February 2014]
3. Your application and PPD's comments are then reviewed by Mutual 14's Property Maintenance Committee and they add their comments.
4. Finally, the Board of Directors reviews your application and all the comments and makes a decision to approve, modify, or reject your request.
5. A copy of the approved ABM must be conspicuously posted on an exterior window of your unit 7 days before any construction begins and must remain posted for 14 days after construction has been completed.

NOTE: *In order to expedite your paperwork through the approval process, it may help you to know that the M14 Property Maintenance Committee meets on the first Thursday of the month and the M14 Board of Directors meet on the third Tuesday of the month.*

On occasion, the Mutual Board will require that the unit owner employ the services of PPD as an outside inspector to insure the work is done in accordance with the approved plans, specifications and code requirements.

By following these procedures, we can help to insure that all work is done in a professional manner throughout Leisure World for the benefit of the entire community.

[See *Mutual 14 Rules and Procedure*, pages 15-22]

The Board of Directors strongly recommends that residents also speak with a member of the Property Maintenance Committee or a Board member about their proposed projects, even the ones that don't require an ABM, to avoid problems.



Advisory Committee



The Building Reps are our “neighborhood monitors”. They report maintenance problems, and generally keep our common areas tidy and presentable. They welcome new residents, answer questions like “where’s the water shut-off valve” or “what’s a ‘PPD’”, and put names on the mailboxes. They also maintain our emergency contact information in case the Mutual needs to call your families or friends when you need assistance. And they distribute *The Grapevine* door-to-door each month. It’s an important job, but isn’t very time consuming.

Buildings 13 and 17 need a Rep! If you’re interested, please call Kathy Viney at [301-598-2691](tel:301-598-2691).



Property Maintenance Committee

New procedure for reporting non-emergency common area maintenance issues

1- To improve oversight and follow-up on routine maintenance items and to reduce the cost associated with numerous trips by the Physical Properties Department - Residents should report **non-emergency, common area maintenance issues** to

Pat Leanza, chairman of the Property Maintenance Committee
301-598-4569 or **leanzap@yahoo.com**

It is intended to accumulate these items and forward to PPD periodically.

Emergencies and requests for repairs inside residents’ units, call Gloria Robar at [301-598-1338](tel:301-598-1338).

2- The Mutual regularly schedules dryer vent cleaning every other year, smoke detector battery changing annually, and gutter cleaning in the spring and fall. The Mutual will not in future pay for individual units to receive these services. If you want these services you should expect to call and pay PPD directly. The Mutual has had numerous calls recently that are an unnecessary burden to Mutual residents.



 **Personals...**

Please Welcome



Theresa Friedrich (B10-3D)
Bozidar Muller & Jacqueline Miller (B13-1G)
Ellsworth & Laura Wiltz (B16-3G)

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



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)

Congratulations to Ellen and Kyle Wilson who celebrated 65 years of marriage on June 17!

 **Reminders & Vital Info**

• **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.

Avoid kitchen drain back-ups & odors:

Unclogging drains is an all too common event, with considerable costs to the Mutual. Regular running and flushing of the garbage disposal (*whether you use it or not*) is the simplest way to avoid a clog and cure a slow draining sink, and is the responsibility of all residents

Run the COLD water for 15 seconds before introducing waste, while the unit is running, and 15 seconds afterward to clear the unit.

Maintain your disposal by regularly grinding up pieces of lemon or orange peel and ice cubes. DO NOT put the following materials into the disposal: grease & oil, egg shells & coffee grounds, potato & banana peels, onion skins, celery, bones, fruit pits, corncobs, and nut shells.

 **IN MEMORIAM**

Our condolences to the family and friends of
Ken Schroeder (B15-2C) and
Carolyn Rice (B17-3E)
who passed away recently.

M14 ONLINE: 

Contact the Mutual with our e-mail address: M14@mutual-14.org

Web Site: www.mutual-14.org
<http://www.lwmc.com>



The LWCC Executive Board meets Friday,
July 18th at 9:30 am

The LWCC Board meets Tuesday
Wednesday July 29 at 9:30 am in
Clubhouse I.

Tune in to Channel 974 starting on
Monday June 19 at 4PM and 7PM to see the
June 13 Exec meeting televised.

Tune in to Channel 974 starting on Monday
June 26 at 4PM and 7PM to see the LWCC
Board of Directors televised

BOARD OF DIRECTORS

President:	John Radcliffe 301-233-0093 jradrtr@aol.com
Vice President:	Linda O'Neil 301-438-3232 jimoneil007@comcast.net
Secretary:	Kathy Viney 301-598-2691 kathyviney@juno.com
Treasurer:	Bobbie Palmer 301-598-7712 ocbobbiep@comcast.net
Director:	James Moores 301-438-0048 mooresgang@aol.com
Director:	Barbara Martin 301-598-0644
Director:	Vickie McCarty 257-575-1542 goldievq@hotmail.com

COMMITTEE CHAIRS

Advisory:	Kathy Viney
Budget & Finance:	Richard Bambach
Landscape:	Sharon Moores
Property Maintenance:	Pat Leanza

Social: Sharon Moores

Architectural Design

(Subcommittee of PMC) Linda O'Neil

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