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# The Grapevine



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## Mark Your



## Calendar

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### JOIN US!!!

All unit owners and residents are encouraged to attend Board meetings and Committee meetings.

### Annual Meeting

Thursday April 28  
Baltimore Room Club 1  
Social at 2 PM  
Meeting 3 PM

### MEETINGS



#### Board Of Directors

Tuesday, April 19, 2016  
Club 1 Montgomery Room  
at 9:30 a.m.

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#### Property Maintenance

Committee, Thursday,  
April 7 at 11 AM,  
Harbor Room, Clubhouse 1

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#### Building Rep Committee

Tuesday, April 12<sup>th</sup> at 10am  
- Annapolis Room

## The President's Corner

As we think about electing 3 candidates to the board, I would ask you to think carefully about who you will vote for. Look for candidates who have served Mutual 14 well, or who have experience with condo associations or other organizations that require working with a group for a common goal. We need people who will put the welfare of Mutual 14 above their own wishes and who understand the principles of community living.

The board's actions affect the association as a whole. When the board makes decisions, they need to be mindful of the majority, not just a few. Board members need to understand the policies and procedures that enable us to govern and keep the mutual viable.

Residents of Mutual 14 have always looked for dedicated people to entrust the management of the mutual. Our board members don't have to be perfect. We don't have to love them, but we do need them to be competent, dedicated to the work involved and aware of the challenges of managing aging buildings and aging residents.

We have a full slate of candidates. Good luck and thank you for offering to serve the Mutual.

Linda ONeil

301-438-3232

[jimoneil007@comcast.net](mailto:jimoneil007@comcast.net)



## Notes from the Board

These are the residents running for the three seats on the Board of Directors:

**John Radcliffe**, 15121 Vantage Hill Road  
**Bobbie Palmer**, 3501 Forest Edge [B14] #2G  
**Don Pruett**, 3510 Forest Edge [B16] #2B  
**Maxine Hooker**, 15111 Glade [B12] #2E  
**Beth Leanza**, 15111 Glade [B12] #1B  
**Ron Krams**, 3500 Forest Edge [B15] #2F

Information about the Annual Meeting, proxies, and ballots go in the mail by March 29<sup>th</sup>. It's important to note that a ballot is not a proxy. Complete the ballot to vote for your choices for the Board. **Complete and sign the proxy envelope** [whether you attend the meeting or not], or we won't be able to conduct the business of the meeting.

The Board approved the following proposals submitted by the **Property Maintenance** Committee: 1) for the annual replacement of smoke detector batteries and the replacement of hard-wired smoke detectors if more than 10 years old [Note: All our smoke detectors are hard-wired with a battery back-up. We are required by law to replace them every 10 years];

2) For the inspection of electrical panels in all units, checking for heat build-up and loose connections, to be done concurrently with the smoke detector project [more efficient, better access];

3) For the maintenance and infrared scanning of all apartment building's main electrical panels;

4) For masonry repairs in Buildings 12 and 13.

Linda O'Neil advised the Board that the LW Energy Committee will no longer do the **calculations for energy credits**. In future, LW's Physical Properties Department will do the calculations for mass projects, the enclosure of balconies or patios (or the removal of an enclosure), and the installation of a heat pump (not regular air conditioning units). Each mutual will do their own calculations for the replacement of windows and doors. Kathy Viney volunteered to do the calculations for M14 once the formula and training becomes available.

The **One-Call-Now** system is an invaluable way for Leisure World and Mutual 14 to communicate timely information, as was done during the recent blizzard. The system is being updated to allow for e-mail and text communications and when that option is available, we'll let you know. Meanwhile, if you opted out and want to opt back in, or, if you want to add or change land line and/or cell phone numbers to receive these infrequent but important messages, please contact Kathy Viney at 301-598-2691 or [kathyviney@juno.com](mailto:kathyviney@juno.com). Kathy is also responsible for the Mutual's telephone directory (*not* the Leisure World Community phone book) that comes out approximately annually. She's the one to notify if there's a change in your contact information.

Sales have been slow throughout Leisure World. Mutual 14 has had only one sale so far this year, while Leisure World as a whole has had only 52.

Leisure World has scheduled a Shredding Day late in April. Watch the *Leisure World News* for date and time.

**"What irritates us most about others is often what we dislike most about ourselves."**



## **Smoke Detectors, GFI outlets and Electrical Panels to be inspected by PPD**

You've already received the schedule for changing smoke detector batteries, the testing of GFI outlets, and the inspection of electrical panels. It is of the utmost importance that you make your unit available for this work. If you cannot be at home, leave a key with a neighbor. You may also call the Main Gate and give PPD permission to use the key on file, and tell PPD you have done so. **If you do none of these things and miss the scheduled day, you may re-schedule with PPD through the end of April. After the end of April the Mutual will no longer pay for the service call.**

### **Rules Committee**



We're seeing quite a few carport spaces with serious and unsightly **engine fluid stains**. Did you know that these fluids corrode cement? Most of our carport floors were re-poured in the past six years, at great expense to us all, and we'd like them to last. If your vehicle is leaking, please park in the open lots until it can be repaired.

Did you know that our Bylaws hold owners responsible for cleaning up these stains? Here's a relatively simple, eco-friendly, "*Hint from Heloise*":

- For a wet stain, put down a layer of talcum powder, sand, *clay-type* kitty litter, cornmeal, cornstarch, or baking soda. Cover with plastic (weighted down) and leave it for a couple of days, so most of the fluid will be absorbed. Sweep it up and put it in the trash. Then follow the instructions for dry stains.
- For a dry stain, wet the area with a little water (not a puddle). Make a thick paste by mixing grease-cutting dish detergent (Ultra Dawn) with talcum powder, sand, clay-type kitty litter, cornmeal, cornstarch, or baking soda. Spread the paste over the stain and cover with plastic. Leave it for a day or two, allowing the fluids to be absorbed and the de-greaser to do its job. Then sweep it all up and put it in the trash. Rinse the surface down with bucket(s) of water.

We don't expect perfection but we will appreciate the attempt.

### **Architectural Design (Subcommittee of PMC)**



It's that time of year when we think about freshening up our homes. We are tired of winter gray and need color and light to renew our spirits. Color is fine for the inside of our units but should not show on the outside. In order to have a harmonious look on the exterior of buildings, all window treatments should have white facing the outside. Curtains, shades, shutters and blinds should be white or have a white backing.

Doors and windows must be approved by the PMC for aesthetic appearance as well as structural integrity. In case you couldn't decide what style our buildings are; the architectural style of Mutual 14 is 1970's

Contemporary with large expanses of glass, clean lines, no trim or decorative moldings and wood although most of the wood has been replaced with metal or composite materials.

Plastic flowers in pots should be avoided on exterior entryways.

We will never be featured in Architectural Digest but we can keep our facades neutral and uncluttered.

### **Restaurant Advisory Committee**



Saturdays at lunch time: the Terrace Room has Burgers for \$5!



### E & R Advisory Committee

E & R met on March 1, 2016.

Eyre Travel agents, Jill and Debra Jane spoke to the committee. They do much more than the group trips we have heard of. They are a full service travel agency and can book vacations, cruises, make hotel reservations and more!

The committee chair encouraged us to smile at and greet those hard working people who keep Clubhouse 1 so clean and are so ready to solve problems!

Nicole Gerke (Projects coordinator for LW) reported that the new Fitness Center project is progressing nicely. The Terrace Room and kitchen are almost done and renovation of the Maryland room is on schedule.

A new policy, a procedure for moving new projects forward from initiation to completion was introduced. New project ideas (for Community wide projects – not mutual projects) should be given to a member of the appropriate advisory committee or to the Mutual’s representative on the Leisure World Board of Directors.

Dee Martynuska, Director of E & R reminded us that it is budget time. If you have a suggestion for some improvement or addition in Leisure World, send your idea to your rep on the LW BOD. Already they are looking at automating the restroom doors in the clubhouses.

There will be another Flea Market on April 16.

Fitness center reminder: for your safety, wear the correct shoes: closed toe athletic shoes.

The next meeting will be April 5, 2016.

Beth Leanza



### Personals...

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

### Happy Birthday

- |      |                |          |
|------|----------------|----------|
| 4/02 | Kathy Viney    | (B10-1B) |
| 4/04 | Ellen Wilson   | (B12-1G) |
| 4/20 | Pearl A. White | (B11-1E) |
| 4/28 | Diana Kennedy  | (B13-3A) |

### Emergency Preparedness Committee

There will be an Emergency Preparedness and Health Committee workshop on April 5 from 1 to 4 in the auditorium in Clubhouse 2

You should reserve a seat (FREE!) at E & R

There will also be two speakers: from the Red Cross and the County Fire & Rescue.

### Landscape Committee



On Tuesday, Aril 21<sup>st</sup>, we will be doing a walk around of the mutual to see how we can improve our beautiful grounds. If you would like to see something new, please give me a call, but understand, we will not remove healthy bushes just because you don’t like them. Also, we are looking at places to put spring flowers. Remember, it’s time to clean your gardens!

Sharon Moores  
301-438-0048



### Social Committee

I want to thank everyone who came to our social meeting. It has made it a lot easier to go forward with our functions. The calendar for 2016 is:

- Annual meeting: Thursday, April 28. Social at 2 PM. Meeting at 3 PM.
- Bingo and Soup and subs: Wednesday, May 18 at 6 PM.
- Picnic: Wednesday, June 29 at 6 PM.
- Ice Cream and Bingo: Monday, August 15 at 7 PM.
- Picnic: Thursday, September 22 at 5:30 PM.
- Halloween potluck: Sunday, October 31, at 6 PM
- Holiday party: Wednesday, December 7 at 6 PM.

The new committee members are: Dolores Scott, Mary Vaughn, Ellen Wilson, Judy Block, Laurie Burdick, Bunny Gold, Geneva Foster, Laura Murphy, Laura Lee Pollen, Leone O'Reilly, Cathy Madden, Sharon Moores.

We still need to have people come forward to help clean at the end of the evening.

The only one we have heard from was Carole Lee Simms.

We still have no one to collect money from Buildings 11 and 16. If you could help, please call.

Hope to see everyone at the socials, seeing your friends, meeting new neighbors and making new friends!

Sharon Moores 301-438-0048

### Reminders & Vital Info



#### Exterior Water Valves

Exterior water valves (for the garden taps) can be turned **ON** now. At the interior access panel, close the valve by turning the faucet handle to the left or **counter-clockwise**.

#### Air Conditioner Preparations

Believe it or not, hot weather is right around the corner. If you placed the air conditioner filter in a plastic bag for the winter, 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

#### Avoid Kitchen Drain Back-ups & Odors:

Unclogging drains is an all too common event, with considerable costs to us all. Regular running and flushing of the garbage disposal (*whether you use the disposal or not*) is the simplest way to avoid a clog and cure a slow-draining sink, and is the responsibility of all residents. Maintain your disposal by regularly grinding up pieces of lemon or orange peel and ice cubes.

To clear the unit, just run **COLD** water for 15 seconds while the unit is running, and 15 seconds after you turn the unit off.

DO NOT put the following materials in the disposal:

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>✓ Grease &amp; oil</li> <li>✓ Egg shells</li> <li>✓ Coffee grounds</li> <li>✓ Potato skins</li> </ul> | <ul style="list-style-type: none"> <li>✓ Stringy stuff like</li> <li>✓ onion skins, banana peels &amp; celery</li> <li>✓ Bones</li> </ul> | <p>Hard stuff like Fruit Pits</p> <ul style="list-style-type: none"> <li>✓ Corncobs Nut shells</li> </ul> |
|--|---|---|

#### Does Your Water Shutoff Valve Work?

Try this test: find the water shutoff valve (usually behind your washing machine); turn it to the off position (counterclockwise) and then run the water in a nearby sink. If the water does not stop running in a few minutes, your shutoff valve does not work. Let the Mutual Assistant know



**Toilet Backups**

**Toilet back-ups** are really nasty and expensive, too. NEVER put baby wipes, Depends, sanitary pads, condoms, dryer sheets, paper towels, Swiffer pads, or the like into the toilets or down the drains! **Toilet paper only, please!**

**Washing Machine Hoses**

If your washer hoses are 10 years old or older, they are liable to burst and cause a great deal of inconvenience and damage from flooding. Better be safe than sorry. Call PPD to inspect and replace any hoses that are in bad shape.

**Water Heater Leak Check**

Please keep a sharp eye on your water heater. Especially check the pan under it for water. As soon as it shows signs of leaking, it is imperative that it be replaced immediately. Here's a useful tip: Place a small post-it note with the words "Check Water Heater Pan" on it, next to the clothes dryer switch (know). Every time you turn on your dryer, you'll see the post-it-note, and look into the water heater pan for a sign of water.



**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>

The LWCC Executive Board meets Friday, (10 days before the LWCC Board) at 9:30 am in Clubhouse I.

The LWCC Board meets on the last Tuesday of each month at 9:30 am in Clubhouse I.

**Tune in to Channel 974 EVERY day at 4PM and 7PM** to see either the Executive Board meeting OR the LWCC (full) Board of Directors meeting televised.

**Solutions**

**Building Problems?** Call the Mutual Assistant Kenia Callejas 301-598-1338 [kcallejas@lwmc.com](mailto:kcallejas@lwmc.com)

**Power Problems:** Please remember that if you have a power outage, DO NOT call Pepco. Call the Main Gate, 301-598-1044. They will report it to Pepco. We do not have individual accounts with Pepco so they do not have a record of individual residences when you call them.

**Emergencies**, when the assistant is not available  
**Call Physical Properties** 301-598-1500  
**After Hours and Weekends**  
 Call Main Gate 301-598-1044  
**Light Bulb in the Hallway?**  
 Call Pat Leanza 301-598-4569  
**Comcast Issues?** Call 1-855-638-2855

**BOARD OF DIRECTORS**

<b>President:</b>	Linda ONeil 301-438-3232 jimoneil007@comcast.net
<b>Vice President:</b>	James Moores 301-438-0048 mooregang@aol.com
<b>Secretary:</b>	Kathy Viney 301-598-2691 kathyviney@juno.com
<b>Treasurer:</b>	Bobbie Palmer 301-598-7712 ocbobbiep@comcast.net
<b>Director:</b>	Barbara Martin 301-598-0644
<b>Director:</b>	John Radcliffe 301-233-0093 jradrtr@aol.com
<b>Director:</b>	Pat Leanza (until April 2016) 301-598-4569 leanzap@yahoo.com

**COMMITTEE CHAIRS**

<b>Building Rep:</b>	Kathy Viney
<b>Budget &amp; Finance:</b>	Richard Bambach
<b>Landscape:</b>	Sharon Moores
<b>Property Maintenance:</b>	Pat Leanza
<b>Social:</b>	Sharon Moores
<b>Architectural Design</b>	
<b>(Subcommittee of PMC)</b>	Linda ONeil
<b>Rules</b>	Kathy Viney