
The Grapevine



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The President's Message:

Mutual 14 is a very nice place to live. It has dedicated residents who spend many hours dealing with property maintenance, administrative details, and landscaping, residents who monitor the buildings and those who report concerns, a social committee that plans events giving you the opportunity to meet your neighbors and feel a part of the community. It is hard to hold a grudge against people you play bingo, picnic, and dance with. This is a community of hardworking, caring, and law abiding residents who want to make condo living work.

Unfortunately there are a few individuals who have negative feelings toward the Board of Directors. Their own actions have caused the Board to take action against them, and now they are angry at the Board. They use verbal attacks, rudeness, bullying, and harassment with letters, petitions, emails, and gatherings that promote ill will. They have no legitimate goals that will benefit their neighbors. They have no interest in learning about the operation and complex structure of the association. They are not willing to do the work, but they want to drive away the people who do the work.

The campaign of negative rhetoric and abuse that has been aimed at the Board has inspired someone to commit a crime against a Board member. Vandalizing a car and causing \$2,400 of damage is a felony. Leisure World security thought it was a deliberate act, and the police were shocked because they don't see very much crime like that in Leisure World.

Does this mean that anyone who considers serving on the Board should be afraid that residents who don't like their decisions, or them, will commit or cause criminal acts against them? Do we have people who think like middle-school bullies living in our Mutual? Do we have people whose disagreements and differences with Board members allow them to believe that felonies are acceptable against their neighbors? Freedom of speech and differences of opinion must be tempered with civilized expressions and actions. We live at a time when thoughtless and reckless words have consequences. Condo living is not for everyone. If you can't be happy with rules and regulations, don't make everyone else unhappy; find someplace else to live.

I want to thank all the residents who expressed to me their support, and their horror at the thought that someone in this Mutual would commit such a despicable act. It can be discouraging to serve on a condominium Board. In spite of all this, I still think that Mutual 14 is a very nice place to live. The majority of people who live here understand that condo living requires respect for neighbors, respect for the rules, and they care about making it work.

Respectfully submitted,
Linda ONeil

Mark your Calendars:

All unit owners and residents are encouraged to attend Board meetings & committee meetings!

- Property Maintenance Committee: Thursday, August 4 at 11:00am, Harbor Room
- Building Rep Committee: Tuesday, August 9 at 10:00am, Annapolis Room
- Landscape Committee: Monday, August 15 at 1:30pm, Annapolis Rm
- Mutual 14 Board of Directors: Tuesday, August 16 at 9:30am, Admin. Bldg.

Notes from the Board:

Many thanks to B13 residents Joan Reynolds, Judy Block (and Judy's dog, Fanny) for representing Mutual 14 in the Leisure World July 4th parade. Their picture is on page 7 of the latest *LWN*ews.

Activity has begun on the fire-damaged units in Building 10. Nothing was done to date because the insurance company had to sign off on the proposed work first. It's still going to be a long drawn out process. But now one out of two front doors that were damaged by first responders on neighboring units has been replaced. They've started gutting the first- and second-floor units. And everyone will be pleased to know that a dumpster will be delivered "soon" for the removal of that unsightly mess outside. Please be careful when making the turn into Glade Drive. Those tight turns are a little more dangerous in both directions with drivers and pedestrians slowing to take a look.

Speaking of dumpsters, the Board approved a proposal to buy new ones for the apartment trash rooms. The current dumpsters are old, stinky, rusted hulks with holes in their bottoms. We'll have the replacements (hopefully) by the end of the year. Also in the realm of Property Maintenance, you probably have noticed that some Plaza Home driveways are being replaced, and work will start soon in the Park replacing sidewalks. Please excuse the inconvenience. ***Yes, that information was a little late in coming, but H&H Concrete doesn't give us a timetable; they just show up...*

We've also arranged for dryer vent cleaning, scheduled to begin August 8th. The mutual only pays for this every other year, while the rest of the time residents have to pay out of their own pocket. It was last done in September/October 2014 and you can check that by looking at the tag hanging from the main water valve, located behind your dryer. When the schedule is posted, it's imperative that you make a plan to allow PPD access for this brief but very important work. Vents clogged with excessive dryer lint is a fire hazard.

Positive actions generate positive outcomes. To that end, the Board was asked to adopt a **Code of Conduct** to ensure that good behavior and positive communication by everyone in the Boardroom will inspire improved civility out in the community. It may seem obvious, but it's still worth saying:

- Don't use abusive language.
- Don't make insulting remarks, personal attacks, threats, or intimidation.
- Don't yell or interrupt when someone else is speaking.
- Don't let issues fester; address disagreements immediately, without confrontation.
- Accommodate where possible, then agree to disagree.

A proposal was made by a resident that the Board create a "Goodwill Fund", to give financial assistance to mutual residents affected by catastrophic events such as our recent fire. Everyone agreed that there was good intention behind the idea. But it was also decided that it was not an appropriate use of mutual funds and would increase costs to the mutual in administration, accounting, and legal fees.

Beth Leanza brought up a good point when reporting on the recent E&R Committee meeting: Funding for Leisure World facilities, such as the fitness center, the ceramics studio, or the computer room, is based on the number of residents who use them, and there's no way to know how many people use them if you don't sign in! If you want to continue to have a fitness center, a ceramics studio, or a computer room – *sign in every time you enter.*

And finally, congratulations to Kathy Viney [B10] and John Radcliffe [15121 VHR] who have been nominated by County Executive Ike Leggett to serve on Montgomery County's Commission on Common Ownership Communities (CCOC).

Deliveries:

You may think that the *LWNews* and the *Grapevine* are delivered by little elves in the dead of night, but they're not. They're delivered by your neighbors in the light of day, rain or snow or shine. For the Plaza Homes, Cathy Madden [15151 VHR] & Leona O'Reilly [2 VHC] have recently volunteered to take turns delivering the *LWNews* twice a month, while the *Grapevine* comes thanks to Ed & Linda Andrews [15115 VHR]. The Building Reps deliver the *Grapevine* door-to-door in most of the apartment buildings, and by Jacki Butler in B10 and Ann Clark in B16.

Residents' Forum:

The purpose of this Forum is for residents to share their thoughts, experiences, and family news with their neighbors. It should not be considered a substitute for official requests, complaints, or comments to the Board of Directors. Deliver your letters to the editor to our Mutual Assistant in the Administration building or by email to **M14@mutual-14.org**.

Please welcome these new neighbors:

Clifton & Rosalyn Fyle	B15 - #3G
Charles Shea	B16 - #1F

Deaths:

Our condolences go out to the family and friends of our neighbors who recently passed away:

Margaret Cross [B13-2F]	7/7/16
Kyle Wilson [B12-1G]	7/12/16

Landscape Committee:

We think our mutual looks great with all the new trees and plants. We're waiting until September to put the new tree in the Rock Garden; it's way too hot right now to plant.

We need you to take a look at your gardens, too. Take some pride in your garden and tidy up. There are some beds that need to be weeded badly. Mornings are the best time, before it gets too hot. We dislike sending out letters but it may become necessary. *Sharon Moores*

Social Committee:

On July 29th we had our first picnic of the year with 62 people in attendance. Sorry if you missed it; I was told by several people that it was the best one yet. I want to thank the Social Committee for all their hard work. A special thanks to Ralph Romano and Pat Leanza who manned the grills, Leona O'Reilly who loaned her grills (so there were no long lines), and Betty Feniak from Montgomery Mutual who cooked the sausage.

Our next social is Monday, August 15th at 7:00pm with ice cream and bingo. I've been told that some people don't come because they don't like bingo. If we had just ice cream with no bingo, it would be a lot of work for fifteen minutes. That's how long everyone would stay without something else to keep them around to socialize – and socializing with your neighbors, even if it's only an hour or two, is the whole point.

The next social after ice cream and bingo will be the autumn picnic scheduled for Thursday, September 22nd.

Sharon Moores

Reminders:

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.

Please: NO GREASE or oil, egg shells or coffee grounds, potato or banana peels, onion skins, celery, bones, fruit pits, corncobs, or nut shells.

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!**

Water Valve Test

Residents are urged to test their water valves to make sure they can be turned off in the case of an emergency. The main shut off is usually behind the dryer or washing machine; also check under bathroom sinks, under toilets, and under the kitchen sink. All of them should be in the normal, "open" position. Turning them to the right (clockwise) will close the valve.

If the valve drips or will not turn, notify our Mutual Assistant. **NOTE:** Only repairs to the main valve and the washing machine valves, are paid for by the Mutual. You are responsible for the other water valves.

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. This is an owner's responsibility.

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 your clothes dryer knob. 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.

August GOLFING SALE at Leisure World

The Leisure World golf course will not be underpriced in the month of August by any public golf course in the county. That means if you are a resident of Leisure World, you and your guests will not pay more to play our golf course. We will match any advertised promotion by any public golf course in the county for the respective time period. If a public course has a special to play 18 holes between noon and 2 PM with cart and a bucket of balls for \$30 that is what you and your guest will pay at Leisure World. If breakfast is included in the special we will take \$3 off and for lunch we will deduct \$5. Our pricing will include all fees, golf cart, driving range, whatever the public course is offering. All you have to do is provide proof of how much it will cost you – copy of the flier, internet page, whatever. Leisure World will not be underpriced in August. Call 301-598-1570 up to three days in advance for your tee time and support your community golf course.

Mutual 14 ONLINE: Contact the Mutual at M14@mutual-14.org or visit these Web Sites:
www.mutual-14.org
<http://www.lwmc.com>

Building Problems?

Call or email the Mutual Assistant
Kenia Callejas 301-598-1338
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 mutual 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

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.

BOARD OF DIRECTORS

President: Linda O'Neil
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Director: Barbara Martin
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Director: John Radcliffe
301-233-0093 jradrltr@aol.com
Director: Beth Leanza
301-598-4569 leanzap@yahoo.com

COMMITTEE CHAIRS

Building Rep: Kathy Viney
Budget & Finance: Richard Bambach
Landscape: Sharon Moores
Property Maintenance: Pat Leanza
Social: Sharon Moores
Architectural Design: Linda O'Neil
(Subcommittee of PMC)
Rules: Kathy Viney