
The Grapevine

Published by and for Mutual 14 of Leisure World

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PRESIDENT'S MESSAGE: Mutual 14 is one of the Master Metered Mutuals or the 3Ms. These are the Mutuals that consist of low rise apts., townhomes and plaza homes. The high rises buildings are not 3Ms. 3M Mutuals do not have individual meters for electricity. We get one bill, and it is divided up among our units, hence the name Master meter. Most of the 3Ms do not have property managers to help with their property maintenance.

At a recent 3M meeting concerns were raised about the Mutuals who don't have property managers or property maintenance committees and have aging or inexperienced boards. The good news is that Mutual 14 is fortunate to have an We and capable board and property maintenance committee. We are handling complaints and concerns about building issues. We enforce building policies and rules. We maintain the mutual by inspecting units and buildings for leaks, cracks, settling, rusting and wear and tear. We contract with PPD for mutual wide services and advise individual services. The Board maintains a schedule for annual maintenance and plans for long range projects. We consult with contractors, make reports and keep records of tasks and expenditures. The Board has become knowledgeable about our buildings systems and needs. We maintain a good communication and working relationship with PPD and special projects. We have begun to update our 40 yr. old systems; beginning with standpipes, sprinklers, drains in plaza homes and in common areas. We will be looking at fire alarms, elevator maintenance, streets, concrete, and balcony repairs. These are all things that a certified property manager would be paid to do.

The bad news is that the volunteers who do this work are not trained, certified property managers and they do not want to do this forever. The PMC recommended that the Board look into the services of a certified property manager for the future. The Leisure World reorganization may provide some additional PM services for next year, but we feel it may not be enough in the future. We are looking at the budget and think we can find ways to prepare for funding a property manager without affecting condo fees drastically. If we plan now and make the necessary modest adjustments to our condo fees, we will be prepared for the inevitable changes that are facing many communities in Leisure World.

Respectfully Submitted,

Linda ONeil

Notes from the Board: There was discussion about Leisure World's reorganization plan and how it might affect services we receive from management. We will be talking with Kevin in the next few months about more (free) property management services for next year.

The Who Pays List is being clarified for residents and PPD. The PMC has gone back to the old format which most Mutuals use. We will be explaining new insurance procedures that affect residents, and how they relate to items on the Who Pays List. Once the board understands all ramifications we will send out an explanation to residents.

Did you know that the amount that Leisure World gets paid for recycling is substantial and can help cut down on operating costs. Recycling-LW gets paid for newspapers, magazines and cardboard. Currently we are getting more money for cardboard and less for newsprint. All cardboard must be clean and flat or they go in trash and we do not get paid.

Please do not pour water or anything off of balconies. A first floor resident complained about a bucket of dirty water being emptied from the balcony above causing dirty water to splash all over windows. Be considerate of your neighbors.

Bees, wasps, hornets, mud daubers. Call Aaron in the grounds dept. and he will check them out. Residents pay for pests in their unit and the Mutual pays for common areas.

Landscape committee:

The Mutual is looking very good in spite of the weather being so hot. The rock garden is coming together nicely and will be completed when the temperature is cooler and the tree can be planted.

Please remember to weed your garden.

Social Committee:

By the time you read this, we will have had our Ice Cream Social and Bingo evening and 66 people will have had a great time. Our next function will be a Fall Picnic on Vantage Hill Ct. on September 22nd at 5:30 p.m. earlier time to do losing daylight. Bring yourself, your friends, a chair and have a great time!

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.

RESIDENTS FORUM: Happy birthday July and August babies:

8/06 Agnes Glass 10 VHC (VHC 1A)

8/09 Beth Leanza (B12-1B)

8/15 Gerald Ungar (B12-2F)

8/20 Judy Junghans (B12-3D)

9/06 William Fillman (B16-3D)

9/09 Yvette Morcos (B14-2B)

9/25 Ethel Lagos (B10-2C)

9/30 Allyne Ike (B11-3B)

Stop by and wish your neighbor a happy birthday

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

President: Linda ONeil
301-438-3232 jimoneil007@comcast.net

Vice President: James Moores
301-438-0048 mooresgang@aol.com

Secretary: Kathy Viney
301-598-2691 kathyviney@juno.com

Treasurer: Bobbie Palmer
301-598-7712 ocbobbiep@comcast.net

Director: Barbara Martin
301-598-0644

Director: John Radcliffe
301-233-0093 jradrtr@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 ONeil
(Subcommittee of PMC)

Rules Kathy Viney

Mutual 14 online: M14@mutual-14.org
Or visit these web sites www.mutual-14.org
<http://www.lwmc.lwmc.com>

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.

