

The Grapevine



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Mark Your



Calendar

JOIN US!!!

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

MEETINGS



M-14 Board Meeting

3rd Tuesday of the month
Next meeting Nov. 15th
9:30 Admin. building



PMC Meeting

1st Thursday of the month
Next meeting Nov. 3rd 11:00
Harbor Room, Clubhouse 1



The President's Message: Why do things take so long?

Mutual wide projects such as dryer vent cleaning, replacing smoke detector batteries, are scheduled annually and we are "in line" along with other mutuals that are having work done. There are 29 mutuals in Leisure World. We have 193 units and some mutuals have 300 units. It is not easy to coordinate a schedule with 193 units. If the schedule gets delayed or disrupted by problems or weather, it may take a while to get back on track. While other large projects such as painting, carpeting, masonry work etc. require extensive coordination. We depend on LW Special Project Manager to put out RFPs and get bids from several contractors for jobs. It is not easy for outside contractors to come into Leisure World. We can't just pick up the phone and get someone the next day. Most contractors don't return our phone calls when they hear Leisure World. The reasons vary: - They don't have the capability to do the large numbers of units.

- They have to be vetted by Leisure World management.
- They have to carry comprehensive insurance in the millions.
- They have other projects going and have to work us in to their schedule.
- They don't know our buildings and special requirements of our residents.

Linda O'Neil

301-438-3232

jimoneil007@comcast.net

NOTES FROM THE BOARD

PAINT_-Do not put paint in the trash! Do not put paint or containers of liquids in the trash with unsecured lids! Paint was dripped all down Glade in front of B-11. Do not put paint in the trash. It must be disposed of separately. Repaving of streets, retiling lobbies and re-carpeting costs hundreds of thousands of dollars. Please help us take care of our buildings.

DAMAGE to our buildings: Lights get broken in the elevators and catwalks, tile gets broken and gouged, carpeting gets pulled and scraped. Even windows get broken. Of course there are tracks, dirt and debris. It is a constant problem when you don't have a freight elevator.. One of the reasons we implemented a move in move out fee was the constant damage from moves. We have seen a rash of damage recently. If you see damage please report it so we can fix it.

Jolene King, Assistant General Manager for Facilities and Services in Leisure World and Bill Carr, Director of Physical Properties attended the board meeting and made a presentation to the board about changes in services and the history of Physical Properties. Highlights from their presentation will be in the November Grapevine.

The ABM process (architectural building modification)
This form should come to the Property Maintenance committee for M-14 architectural approval, than it can go to PPD for structural approval after these approvals the form will be forwarded back to the board. These forms are important to insure compliance with the architecture of the units and that the work is permitted and completed by licensed contractors. The forms serve as a record for all future owners of all

COMMITTEE REPORTS

Building Rep Committee

At our recent meeting, Building Reps asked: what do we do about abandoned vehicles and home businesses?

A **vehicle without current registration plates/tags** may not be kept on any of the general common elements, according to Montgomery County law and Mutual 14's Bylaws. All parking areas within the condominium are considered part of the general common elements. However, a vehicle with expired tags is still somebody's property. We can't have it towed just because it's dirty and hasn't been driven in a long time. *To protect the mutual* it's necessary that we do everything in our power to contact the vehicle's owner, heir, or estate and allow them time to transfer title, re-register, and/or remove their property. (Estates can take a *very* long time to settle, and cars aren't the highest priority.) Only after every effort has failed, can we request that the County police take the vehicle into their custody.

As for home businesses, our Bylaws only say that no part of the *common elements* shall be used for commercial activities. There is no bylaw or rule that says you can't operate a business out of your unit -- as long as it's a lawful activity, doesn't increase our rate of insurance [i.e. increase our risk of hazard], obstruct the common elements, or create a nuisance.

Social COMMITTEE

Don't miss the Halloween party:

We think it will be great fun and can't wait to see the wacky outfits. Our last social for the year will be the holiday party on Tuesday December 6. All we know at this time is the party starts at 6pm in club house II and that Collidevs are playing. Stay tuned.

E & R committee

LW is still waiting for final approval from the County before the Fitness center construction can begin.

Director's Report

Flea Market

Dee Martynuska reported that the Flea Market was successful, even working well in the smaller Maryland room.

Pool

She was sorry that people had to be told to leave the indoor pool, because the temperature was way too high!

E & R is looking in to a better regulator for the temperature.

Craft Fair

She announced that there will be a Craft Fair where LW Residents may sell their own crafts. It will be November 19 at 9:30 am.

50th Anniversary

Sandy Marks thanked the committee for the Anniversary celebration.

She feels that one good idea was to have activities that included everyone: every price level, different activities from movies to cocktail parties, to fireworks.

And, it was not just fun: LW supported A Wider Circle by exceeding the goal of furnishing 50 kitchens by 100: 500 kitchens were furnished!

Also, about 240 people toured LW; 140 realtors came on Friday. Sandy has heard that a number of people are now seriously thinking of moving to LW!

Also mentioned: The Lions Club is planning to hold clothing drives and donate them to Value Village. They hope to do this about every 3 months.

There will be a truck at Clubhouse 2 on November 12 – time to be announced.

And the Lions are giving money to the LW Library to increase the amount of Large Print items. will be the holiday party on Tuesday December the 6th. All we know at this time is that it is at 6pm in clubhouse and that the Collidevs are playing. Stay tuned.

Landscape committee

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 our Mutual Assistant in the Administration building or by email to grantmasterone@gmail.com

Happy Birthday October babies.

10/03 Louise Hajjar (B10-1A)

10/24 Millicent Lutz (B15-2A)

Please remember to send your birthdays, new residents, and death notices to the editor so we can give you a proper greeting.

Betty Harding (B-14 2G) will be missed she passed away this month. We send condolence to family and friends.

Maxine Hooker (B12-E2) is the recipient of two Bronze Medals from the Senior Olympics Track and Field. Maxine has qualified for the National Senior Olympics that will be in Birmingham, Al. in June 2017. Congratulations Maxine good going.

Building Problems? Call 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 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 ONeil 301-438-3232 jimoneil007@comcast.net
Vice President:	James Moores 301-438-0048 mooresgang@aol.com
Secretary:	Kathy Viney 301-598-2691 kathyviney@jcomcast.net
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
(Subcommittee of PMC) Linda O'Neil
Rules



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