

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 that share the different services. 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. Many 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.

Repairs to street lights, trash room and lobby doors depend on who is supposed to fix them, are the parts available do we have to order new because ours are obsolete, etc.

We are looking forward to getting additional help in the future, but we can't promise to do things faster.

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. We cannot replace these just because of accidents. Please help us take care of our property.

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. Contractors and residents need to be careful as well. 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 first to the Property Maintenance committee for M-14 architectural approval, than it can go to PPD for structural approval, and it will then be forwarded back to the board.

These forms are important to insure compliance with the architecture and aesthetics of the units and that the work is permitted and completed by licensed contractors. The forms serve as a record of all modifications and improvements to units for all future owners.

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.

Property Maintenance Committee

1. Rehab for water damage in 1G and 2G in B-16 underway.
2. Emergency lights should be fully operational with new circuit boards and batteries.
3. Fire rehab is waiting for drywall installation. Repairs will move at a better pace once this happens.

We Hope You Aren't Missing 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 Colliders 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.

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: 500 kitchens were furnished!

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.

LANDSCAPE COMMITTEE

We had a walk around on Monday Oct. 17th Everything is looking good. We noticed some dead bushes and weeds in some of the gardens and yards. Please take care of them.

Just a reminder to those who live in the condo buildings; if you have a garden you (not McFall Berry) are responsible for it. It means all open areas on your patio; if you are in one of the three bedrooms than, it is everything in the open space by your front door.

The Mutual is responsible for the beds on the brick walls. Please have a great Fall and be well.



Save the date. The 4th Annual Resident Fire Safety Forum will be held October 26th in the Club House II Auditorium promptly from 10:00 until 12:00 noon

From the Emergency Preparedness Advisory Committee.

Featured speakers this year include Dee Howard—the Battalion Chief stationed at Kensington Station 25 (located at Connecticut and Bel Pre). Other featured speakers include: The Maryland State Fire Marshal—Brian Geraci--and Jim Resnick and Scott Goldstein from Montgomery County.

This year, there will again be a question-and-answer session which many residents took advantage of last year. There will be tables filled with handouts that you can use in your own fire safety planning. There will also be door-prize drawings for free fire safety items that you can include in your home emergency supply kit.

The Resident Fire Safety Forum is free. Details for making reservations will be in the Leisure World News.

Resident's Forum

The purpose of this section is for residents to be able 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

Congratulations to Joan Reynolds who received many compliments on her signs that were used at various 50th Anniversary events. Joan's famous golf cart participated as well.

Grapevine Reminders

Keep the lobby doors closed. The heat is on in the lobbies now. Please keep the doors closed!

Going away for the winter? Depending on how long you will be away, avoid wasting energy by taking these steps before leaving:

- * Turn the thermostats in all rooms down to 55 or 60 degrees
- * Turn off circuit breaker to the Water Heater
- * Unplug any unnecessary appliances
- * Make sure that someone has contact information for you in case of an emergency in your unit.

We recently had a pipe burst in a wet bar and the resident was able to contact her neighbors who were away to alert them of water damage that both units suffered. If you are not using your wet bar, you may want to have the water turned off in it.

Birthdays:

Please help me if I have missed your birthday or have the wrong date let me know. For Happy birthday 11/4 Judy Block (B13-1D) and 11/13 Joanne Riggles (B14-2D)

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
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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
(Subcommittee of PMC) Linda O'Neil
Rules



Mutual 14 ONLINE:

Contact the Mutual with our e-mail
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