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# The Grapevine



*Published by and for Mutual 14 of Leisure World*

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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.

### MEETINGS



#### **M-14 Board Meeting**

3<sup>rd</sup> Tuesday of the month  
9:30 Admin. building



#### **PMC Meeting**

1<sup>st</sup> Thursday of the month  
Harbor Room, Clubhouse 1

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**From Our Home to yours:**

**“Give Thanks With a Grateful Heart”**

**Happy Thanksgiving**

**The President and Board of Directors**

## **President's Message: What is PPD?**

When Leisure world opened, the Physical Property Department served the community property. After the high rises were built, it began serving individual residents. The department is a resource for the whole community located within the Leisure World campus. It provides HVA, plumbing, electrical, carpentry services and a showroom. Its personnel know our buildings and residents. PPD provides services that other contractors would not give, such as returning several times when residents miss a mutual wide project.

The Leisure World PPD advisory committee regularly meets with PPD personnel and helps set prices and rates for services based on outside market comparisons. PPD does 20,000 to 30,000 work orders per year in Leisure World. It handles emergency situations and has to put normal work on hold. **When handling emergency situations, the normal workload may be put on hold.** Some staff are cross trained so they can overlap when necessary.

Special projects headed by Ronny Cabrera handle projects not included in PPD's regular depts. They do mostly outside work, sidewalk repairs, signs, gutter, inspections, for the mutual, as well as for the Trust property. Ronny advises about roofing, siding, writes RFPs, puts out bids to contractors, schedules work, and handles invoices.

Community Services is a new division that handles the FEP and trust property with Ronny Cabrera, Nicole Gerke, an architect and Scot Seigel.

Mutuals have basic maintenance contracts with PPD and many residents have individual PPD maintenance contracts.

Respectfully submitted,

**Linda ONeil, President**

**301-438-3232**

**Jimoneil007@comcast.net**

## NOTES FROM THE BOARD

The bylaw amendment for leasing units has been sent out to all owners of units in Mutual 14. Please vote and return ballot to Kenia. The ballots will be counted under the supervision of the assistant general manager's office not by M-14 persons. If you have questions please call a board member for an explanation.

Fire and Safety forum-Kudos to Jackie Rabinow and Don Pruett and their committee for a very worthwhile fire and safety forum that was held in Clubhouse 2. Mutual 14 was well represented with residents from 7 buildings and the plaza homes. Local, county, state officials gave presentations on prevention of fires, being prepared and having a plan in case of a fire; preventing kitchen fires by staying in the kitchen when cooking. Never throw water on a grease fire. Smothering it is the best solution.

Hoarding was emphasized as one of the biggest and growing problems for firefighters. They cannot find a clear path into the residence and when furniture and extra debris from hoarding gets wet, it collapses the floors making a very dangerous situation worse. Call 311 if you have a hoarding problem. Professionals will be able to talk with you and give you help.

Not keeping your fresh cut tree watered and using old Christmas trees lights and lights that are not UL listed are a serious danger during the holiday season.

Mutual 14 is in compliance with our 10 yr. hard-wired smoke detectors.

**PLUMBING FACTS:** Members from the board and PMC met with the head of the plumbing dept. to get answers to questions about unit pipes and main lines. In the plaza home condos, each unit has its own pipe that goes out to the main line in the street. The pipes are not connected together. Any problems in the homes are a result of something occurring in the home and cannot be blamed on your neighbors. The only exception is when there is a break or "belly" (sag) in the pipe from your home.

The 8 condo buildings have branches that come from individual units to the stack. There are 7 stacks in each building composed of a 3<sup>rd</sup>, 2<sup>nd</sup> and first floor G 3<sup>rd</sup>, 2<sup>nd</sup> and 1<sup>st</sup> floor F 3<sup>rd</sup>, 2<sup>nd</sup>, 1st etc. that goes down to the main pipe which is under each building. If there is a backup on the 2<sup>nd</sup> or 3<sup>rd</sup> floor, it is usually attributed to

the unit when the clog is found in the branch pipe or close to it. On the first floor, backups may occur from a clog in the main line which is harder to attribute to a unit. If the clog is in the branch pipe it will be attributed to the unit. BABY WIPES, DIAPERS AND OTHER PAPER PRODUCTS OR MATERIALS are prohibited.

WHEN UNITS ARE EMPTY FOR A LENGTH OF TIME THE PIPES DRY OUT AND CORRODE; ANYTHING IN THEM CAN CAUSE A BACK UP. If you leave for months at a time you should have someone check your unit.

Did you know that the electric bill for Mutual 14 is \$411,478 a year? \$177.67 of your condo fee is for electricity. Turn off your air conditioner until next summer and turn out lights and bathroom fans when you leave the room.

## **COMMITTEE REPORTS**

### **Social Committee**

We had a great time at the Halloween Tacky Dress Party. There were 70 people in attendance – some with very tacky dress. June Cayne and Jim Moores were the tackiest according to the DJ.

Everyone out did themselves with the side dishes they brought. Everything was wonderful. I want some recipes!!

The details for the holiday party have not been completed as yet. However, we can tell you that it will be held on Tuesday, December 6 at 6:00 p.m. The Colliders will play and wine will be served. Watch for the flyers!

### **Landscape Committee**

We have done a walk around Mutual 14 and all is looking good. We got the new tree , a Cork Screw Willow, planted in the park. Notice that McFall and Berry placed large rocks around the tree because deer do not like to walk on uneven surfaces. We want to let everyone know that the large pin oak at the corner of Leisure World Boulevard and Vantage Hill Road is dying. We want to have it removed before it falls on the Boulevard or one of the houses.

A few years ago, after we cleaned out dead branches and planted new shrubs between the golf course and the houses, we were told that the trees belong to the Golf Club. It was brought to our attention about four weeks ago that there was a problem with one of the branches. About 30 feet up, it had broken. There

was concern that it would come down and damage property. The Golf Club would not pay to have it taken down. McFall and Berry removed the branch at no cost to the Mutual. Additionally, they checked all the trees and have determined that they are okay.

Mutual 14 is not responsible for the trees between the golf course and the houses. If you have a problem concerning one of the trees, do not call the Grounds Department of Leisure World. Contact Sharon Moores or Linda O'Neil and they will contact the appropriate people.

### **E & R committee**

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

#### 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.

### **50<sup>th</sup> 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 6<sup>th</sup>. All we know at this time is that it is at 6pm in clubhouse and that the Collidevs are playing. Stay tuned.

## 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](mailto:grantmasterone@gmail.com)

**Please note: From now on we will be publishing the Grapevine in the same month as the Board meeting therefor; you will have two issues dated November 2016.**

**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

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  
301-438-3232 [jimoneil007@comcast.net](mailto:jimoneil007@comcast.net)  
**Vice President:** James Moores  
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**Secretary:** Kathy Viney  
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**Treasurer:** Bobbie Palmer  
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**Director:** Barbara Martin  
301-598-0644  
**Director:** John Radcliffe  
301-233-0093 [jradlrtr@aol.com](mailto:jradlrtr@aol.com)  
**Director:** Beth Leanza  
301-598-4569 [bethlea12020@yahoo.com](mailto:bethlea12020@yahoo.com)

**COMMITTEE CHAIRS**

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



**Mutual 14 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>