

THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

No. 3, March, 2017

Mark Your



Calendar

Meet the Candidates

All residents are encouraged to attend our "Meet & Greet the Board Candidates" on Tuesday, April 4, at 7:00 pm in the Baltimore Room, Clubhouse 1. Come meet Ron Krams, Beth Leanza, Leona O'Reilly, and Kathy Viney

MEETINGS



Mutual 14 Board

3rd Tuesday,
April 18, 2017
Administration
Building at 9:30 a.m.



**Property Maintenance
Committee**, 1st Thursday,
April 6, at 11 AM,
Harbor Room, Clubhouse 1



Building Rep Committee
Annapolis Room CH1
April 11th at 10 AM

The President's Message

Two Board seats will become vacant for the upcoming Board term. The Mutual must vote to fill these two vacant Board positions. Seats on the Mutual Board of Directors are elected on a rotating basis by the Council of Unit Owners of Mutual 14 Condominium Association at the annual meeting in April. There are seven directors who meet once a month in an open meeting which all residents are welcome to attend

The Leisure World of Maryland Corporation LWMC is our Management Agent. Each mutual pays LWMC to provide administrative and property maintenance services to assist the Mutual Board of Directors with the operations of the mutual. LWMC Management provides mutual assistants to support boards with their administrative, financial, legal, resales, maintenance responsibilities, and general support. They also supervise the election process. Some Mutuals, for example the high rises, have property managers who deal with the above plus rentals, and resident issues. Mutual 14 does not have a property manager. The volunteers on the Board must attend to maintenance issues, operational tasks and handle resident matters. These volunteers are not paid, they do not receive extensive training and there is no handbook for running Mutual 14. We do have bylaws and rules which offer basic guidelines. The Mutual Board is not a landlord or property manager. It is not responsible for maintaining your unit. Ultimately, you are responsible for maintaining your unit and keeping its' value.

Board members' life experiences, skills and philosophy influence how they will function on a board. Many of our residents have never experienced condo living. They have a steep learning curve as they adjust to the rules of the community and neighbors. The board must try to achieve a balance between enforcing rules and accommodating many diverse expectations and misconceptions that residents bring to condo living. It is a challenging job. "The Board is mandated to **make good business decisions** for the Mutual. The seven directors must use due diligence and avoid making decisions based on personal interests".

Welcome and good luck to all the candidates!

Linda O'Neil
301-438-3232

jimoneil007@comcast.net



Notes from the Board

*Leisure World (LW) is a community made up of 29 separate communities or Mutuals. Each Mutual is independent and has its own governing body, bylaws, rules, and finances.

The Leisure World Trust owns the buildings, grounds, and facilities such as the pool, golf course, clubhouses, and roads.

Leisure World Management manages the facilities and operations for the Trust including the administration buildings, restaurants, snow removal, landscaping of Trust property, security, Medical Center, etc. LW Trust and LW Management are not responsible financially for the Mutuals. Many people think that "Leisure World" is the benevolent parent and takes care of all problems. Not so. Each Mutual must take care of its' own problems.

*Ronnie Cabrera met with the board and discussed his role in the new property maintenance agreements where he will be inspecting the buildings, making recommendations, advising the PMC, and as needed.

*Some residents who are Comcast customers may soon see a credit on their monthly statement. Leisure World has a bulk service agreement with Comcast and the High Definition (HD) service of \$9.95 per month should never have been charged to a resident. A full description of the matter is in the March 17 issue of Leisure World News, page six.

*The board delayed action on the replacing of fire alarms in order to have more time to study the contracts from Dyna-Electric.

Our 40th Annual Meeting of the Council of Unit Owners will be held on Thursday, April 27th. Check-in and a social hour start at 2:00, and the meeting will be called to order promptly at 3:00. It will be held in the Baltimore Room in Clubhouse 1. Aside from the election of two Directors to the Board, the agenda will be open to any and all resident questions and comments. You will receive the official notice and ballots in the mail by the end of this month.

Visitor Parking

In last month's *Grapevine* there was a "parking reminder" that generated some concern and needs clarification.

Most of us like to know who our neighbors are, even if we don't do any more than wave hello. The Board encourages residents to keep their eyes open and to report strangers coming and going in our neighborhood, and they do. It makes us all feel comfortable and safe. We don't want to be obsessive about this, but it is the Board's responsibility to know who is living in every unit, to make sure that underage visitors don't overstay their 90 days, and that all vehicles are accounted for.

When residents see unfamiliar cars - without LW decals - for extended periods in the parking lots or carports, it's reasonable that they ask who that car belongs to. That's why unit owners agreed on a new rule in 2013 that says "*Any vehicle parked on Mutual property for more than 14 days without a LW decal or a valid Mutual 14 Parking ID may be subject to fine or towing.*"

To avoid questions and confusion, we have a "Mutual 14 Parking ID" that is issued by the mutual (not Leisure World) for live-in caregivers and long-term (over 14 days) visitors. The Mutual 14 ID can be left on the vehicle's dashboard. If you need a dashboard ID for such a guest, please contact Kathy Viney at 301-598-2691 or kathyviney@comcast.net.



[Note: This dashboard ID is completely separate from Visitor's Passes issued by the Leisure World administration, and Decals that are issued only to vehicles of owners and tenants by the LW Security department.]

Storage

With this relatively mild winter, more people have been out walking. They're looking around and noticing – and reporting - balconies and patios (open & enclosed) being used as storage rooms. You may not be able to see your stuff when it's out there (out of sight, out of mind), but we can see it - and it's unacceptable. If you have an open patio or balcony, remove the stuff. Clean it up. If you have an enclosed patio or balcony, remove the stuff or close the blinds. Thank you.

Website Calendar

If you can't find your *Grapevine* and you want to know the date of the next Social, Board, or committee meeting, you can go to our website, www.mutual-14.org for a **calendar of mutual events** that has been added to our Home page. We have a very helpful website where you can also access information about the members of the Board of Directors and committees, our governing documents, common forms (such as the ABM), useful links, and a list of frequently requested telephone numbers. Check it out!



E & R Advisory Committee

*A member of the Fun and Fancy board outlined several budget requests. Most had to do with sound and lighting equipment for the auditorium in clubhouse 2. One request (that is already in the works) was to resurface the stage floor. The Director of E & R pointed out that the stage is 30 years old!

*The new fitness center construction has finally begun! It is hoped the foundation work will start at the end of March and, hopefully, the new center will open in August.

*A power lift will be installed to assist people in and out of the lap pool. New handrails will be installed.

Beth Leanza

March 7, 2017



Meet Your Neighbors...

Roger and Bea Blacklow

Roger and Bea moved to Leisure World from Wheaton. Roger is native to Maryland. Bea is originally from Long Island. They, and Huxley, their dog, enjoy the many walking paths and the convenience to the Clubhouses. On Tuesday evenings, you will find them playing Trivia

with other members of the Red Menace Team. In January they participated in the Women's March.

Paul and Cindy Wright

Paul and Cindy come from a long line of Montgomery County residents. Paul's family dates back to the 1850's. Cindy's father was born here. They have found it very convenient to live in Leisure World with proximity to major roads and shopping. They enjoy no longer having to mow grass and shovel snow! Both are avid travelers and always looking for the next great adventure.



Welcome New Residents

- B10-1G Carl Dahlstrom & Ed Knowles [back home after the fire renovations]
- B10-2G Jessie Fitzpatrick
- B12-1D Carol Ames
- B14-2E Annie Holmes
- B14-3G Stan Jones & Shelagh Hodson
- B15-2B Tom Griffin

Landscape Committee



We had our first meeting on Monday, March 20th. We discussed the snow removal and replacing some of the bushes that have died. We will be doing a walk-around in April to get a better idea of how the plants have fared this winter. Please remember that residents who live on the ground floor are responsible for four feet around your unit.

Residents have asked if they may plant flowers around the trees located on Mutual Property near their balcony doors. Although it would nice to have more flowers, McFall and Berry Landscape Company have said, “no”. Flowers require more water than the trees need or can use. I am sorry that we can’t because I love flowers but we don’t want to lose the trees.

People who walk their dogs should vary the “potty spots” where the dogs urinate. Outside Building 11, the grass is dead because dogs are being taken to the same spot.

Sharon Moores

301-438-0048



Social Committee

March 7 we had our first social event of the year. It was a Bingo and Sub event attended by 72 people – new and old residents. Everyone commented that it was a fun evening. Jim Foster won the 50/50.

Calendar for social events for this year are set:

- *Wednesday, June 7, 6:00 pm, Picnic on Vantage Hill Court
- *Tuesday, July 18, 7:00 pm, Ice Cream Social followed by Bingo in Clubhouse II
- *Thursday, September 14, 5:30 pm, Picnic on Vantage Hill Court
- *Tuesday, October 31, 6:00 pm, Potluck, Clubhouse II
- *Wednesday, December 6, 6:00 pm, Holiday Party, Clubhouse II

Hope to see everyone soon!

Sharon Moores: 301-438-0048



Condolences go out to:

Friends and family of Charles Shea, [B16] 1F, who passed away the week of February 20th.
Friends and family of John Gravlín [B13] 2F, who passed away March 19.

Reminders & Vital Info



** The 40th Annual Meeting of the Council of Unit Owners of Mutual 14 will be held on Thursday, April 27th, in the Baltimore Room, of Clubhouse 1. The terms of Kathy Viney and Beth Leanza have expired. Schedule is as follows: 2:00 pm check-in and social hour; 3:00 pm meeting called to order

Cleaning ladies

Residents, please don't ask the cleaning ladies to do personal tasks for you between 8:00 am and 3:00 pm. They are being paid by the Mutual during those hours. We don't want to interfere with their work schedule and the many things they do to keep our buildings clean.

Hours for moving in and out

Hours for moving in or out of a house or an apartment, deliveries, and repair and renovation work are permitted between 8am and 7pm, Monday through Saturday only (no Sundays or Holidays). The Mutual President may make an exception, but only if you make your request in advance.

Air B & B Listings are NOT allowed in Mutual 14 nor are they allowed in Leisure World. Mutual 14 does not permit short term leasing.

"Roommates" who pay rent are NOT allowed.

All landlords should have a license and all tenants should sign a lease and have renters insurance.

Web Site: Take a look at our newly redesigned web site:

www.mutual-14.org

Leisure World Executive Meetings The LWCC Executive Committee meets Friday, (10 days before the LWCC Board) at 9:30 am in Clubhouse I

The LWCC Board meets on the last Tuesday of each month at 9:30 am in Clubhouse I.

Tune in to Channel 974 to see either the Executive Committee meeting broadcast Apr. 19, 20, 21 OR the LWCC (full) Board of Directors meeting televised on April 3, 5, and 7. All broadcasts at both 4 p.m. and 7 p.m.

M14 ONLINE:



Contact the Mutual with our e-mail address: M14@mutual-14.org



BOARD OF DIRECTORS

President: Linda O'Neil
301-438-3232 jimoneil007@comcast.net
Vice President: James Moores
301-438-0048 mooresgang@aol.com
Secretary: Kathy Viney
301-598-2691 kathyviney@comcast.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 bethlea12020@gmail.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



Happy March/April Birthday to: Frank Lozupone (3/7), Evelyn Perlmutter (3/11), Jim O'Neil (3/21), Linda O'Neil (3/26), Kathy Viney (4/2), Ellen Wilson (4/4), Pearl A. White (4/20), Diana Kennedy (4/28).
If you would like to share your birthday please email us at: grapevinem14@gmail.com

Solutions

Building Problems? Call the Mutual Assistant Kenia Callejas at 301-598-1338 or email her at 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.

The Main Gate will report outages to Pepco. We do not have individual accounts with Pepco. This means PEPSCO does not have a record of your individual residence if you were to call them.

Emergencies, when our assistant is not available Call Physical Properties 301-598-1500

After Hours and Weekend Emergencies
Call Main Gate 301-598-1044

Light Bulb in the Hallway?
Call Pat Leanza 301-598-4569

Comcast Issues? Call 1-855-638-2855

Calendar of Events

Apr 4, Tuesday- Meet the Candidates, 7:00pm
Baltimore Room Clubhouse 1

Apr 6 – Property Maintenance Committee,
11am Harbor Room Clubhouse 1

Apr 11 – Building Rep Committee, 10am Annapolis Room Clubhouse 1

Apr 17 – Landscape Committee, 1:30pm Annapolis Room Clubhouse 1

Apr 18, Tuesday- M14 Board of Directors meeting, 9:30 Sullivan Room Clubhouse 1

Apr 18 – Rescheduled "Walk-about" for Landscape Committee, Mutual inspection, 1:30pm

Apr 27 – 40th Annual Meeting Council Unit Owners Mutual 14, 3:00pm, Baltimore Room Clubhouse 1

Grapevine delivery will be a week late next month so the editors can publish the results of the Board elections.