

THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

No. 8, August, 2017

Mark Your



Calendar

MEETINGS



Mutual 14 Board Of Directors

3rd Tuesday,
Sept. 19, 2017
Administration
Building at 9:30 a.m.



Property Maintenance Committee

1st Thursday,
Sept. 7, at 11 a.m.,
Harbor Room, Clubhouse 1



Building Rep Committee

Next meeting is
October 10, at 10:00 a.m.
Annapolis Rm. Clubhouse 1

The President's Message

A few years ago letters were sent out to owners of units with glass enclosed balconies (sunrooms). These enclosures were not part of the original build of any units and are the responsibility of current owners to maintain. Some of the enclosures were built 30 to 40 years ago by various companies and have outlived their warranty and function. These older enclosures were not built according to current code, energy, or material standards. In some cases siding has warped or come off.

We are primarily concerned with glass enclosed balconies in the eight condo buildings because over the years water has leaked into these rooms and caused damage to the supporting balconies. We have had to replace the steel channel and parts of concrete on several balconies. There is no flashing or the flashing is not effective. In many cases guidelines were not followed as to placement on the balconies. Some were built out to the edge of the balcony allowing water to run down the walls of the enclosure.

Six units have the glass enclosed balconies which require repair. These six owners will be getting a letter to inform them of what is involved. We must repair the rust and crumbling concrete of the balcony in order to preserve the structure of the building. To do this, the glass walls, screens or shades, and furniture **must be removed from the balcony**. The mutual will pay for the repairs BUT the cost for the removal of the glass walls, screens/shades, and furniture is the responsibility of the owner. We are attempting to get a group price for removal of those items.

Not having a glass enclosure may lower your condo fee.

Respectfully submitted,

Linda O'Neil
301-438-3232

jimoneil007@comcast.net



Notes from the Board

Electric cars - The Mutual does not have chargers for electric cars at this time. Residents may not use a golf cart outlet for an electric car because this blows the circuit breakers in the carports. (The batteries of a golf cart and electric car have very different voltages.)

Reminder – Carport spaces are assigned by the mutual to specific units. They are to be used for Mutual 14 resident vehicles which have a Leisure World sticker. Carport parking is a valuable commodity in Leisure World and should be used for primary vehicles. Visitor parking is limited and those residents who have second vehicles should be given priority for those visitor spaces. If you have a golf cart, you can park it horizontally (sideways at 90 degrees) in the carport space then pull in your car.

Note - Our preliminary budget for 2018 is estimated to yield a 1.1% increase to condo fees. The budget will be sent to all owners for comments in September.

Update - We are looking into remedies for the mice problem.

Continued on last page



E & R Advisory Committee

Committee meeting notes from August 1, 2017

Hours for the Fitness Center will remain 4:00 a.m. to 9:00 p.m. Security will check in periodically between 4:00 a.m. and 7:30 a.m. When the new center opens, cameras in the center will be monitored by the Main Gate 24/7 and video content will be saved for up to 30 days.

There will be a ceremony, tours, and giveaways at the new Fitness Center on Thursday, September 14, and Friday, September 15, from 9:00 a.m. to 5:00 p.m.

The current Fitness Center will become a room for Ping Pong, however, on Tuesday each week, the Scrabble club will use the room from Noon to 6:00 p.m.

Beth Leanza

April 4, 2017

Condolences go out to:

Family and friends of William (Bill) Buck who passed away on July 19.



Landscape Committee



Mutual 14 is looking good. There are no other activities we are doing at this time.

Sharon Moores

301-438-0048



Social Committee

On Thursday, September 14, at 5:30 p.m., we will block Vantage Hill Court and pull out the grills to have "Picnic on the Court"! We will serve hamburgers and hotdogs with all the fixings. Bring your friends and your chairs. The cost is only \$10.00 per person.

Remember it is essential to sign up and pay your money **before** the deadline so the Social Committee will know how much food to order. Look for flyers to be distributed soon and sign up. Hope to see everyone there!

Sharon Moores

301-438-0048

Building Rep Committee

The Building Reps met on Tuesday, August 8th. Beth Leanza (Chair of the Committee) reminded the reps of a suggestion to remove grease from the drain; pour 1/4 cup of Dawn down the drain. (Has to be Dawn, not any other detergent.)

She also reminded them to call Pat Leanza to change light bulbs in the hallways. Do not call Kenia.

Beth announced that Dorothy Taylor (Building 13) is stepping down as Building Rep, and Sherry Crisp is taking over.

Kathy Viney mentioned the Property Maintenance Committee (like all committees) holds open meetings. So, if you have something to share with or ask of the PMC committee, come to a meeting: 1st Thursday, 11:00 a.m., Harbor Room, Clubhouse 1.

If anyone knows of a resident moving out, putting their unit up for sale, or knows that someone has moved in - please contact Beth Leanza (301-598-4569). She would rather hear it more than once, than not know at all! Beth has a ready supply of Welcome Packets



Reminder: do not put items in the hallway or by your outside door which could make it difficult for an Emergency Crew to get into your unit. Remember, they are usually bringing a stretcher and equipment with them.

The next meeting of the Building Rep Committee is October 10th.

Reminders & Vital Info



Fire Safety

- Your smoke detector only alerts you to a possible fire in your unit. It is not connected to Leisure World Security or the Fire Department.
- Fire Alarm pulls can be found in the apartments' atrium or catwalks near the stairwells. They only alert your neighbors to a potential problem; they are not connected to Leisure World Security or the Fire Department.
- **You still have to call 911.**

If you hear the Fire Alarm:

- Leave your unit if you are able, and close the door behind you. Do not lock it.
- Do not use the elevator.
- Go to the carport or lobby of the building opposite or next door. Don't get in the way of the emergency personnel. Wait for the "all clear".
- If you are unable to leave your unit, stay inside. Unlock your front door. Go into a bedroom and close the door. Wait for emergency personnel to come to you.

Clothes Dryers

We have a responsibility to ourselves and to our neighbors for properly operating and maintaining our dryers. While the Mutual cleans the exhaust lines (vents) every two years, keeping the dryer clean from lint build-up will prevent unnecessary energy use and fire hazard.

- **Lint screens should be cleaned after each use.** Vacuum lint particles that accumulate around and under the dryer to reduce the fire hazard.
- Use of fabric softeners have been found to cause a waxy, invisible substance to build up on the lint screen blocking air flow. Occasional washing of the lint screen with soap and water will prevent this.
- Test for any excess heat while it is running. Alert our Mutual Assistant if you find this to be so. It is also a good idea to make a visual check of the outside exhaust point to assure there is no lint build up there and that the flap is operating freely.

Insurance Deductible

Maryland law requires condominium owners to reimburse the Mutual for their deductible, up to \$5,000, "if the cause of any damage to any portion of the condominium originates in their unit", regardless of fault or responsibility. The Board strongly recommends that each owner have an **HO-6** homeowner's insurance policy that will reimburse you for this. If you have any questions, please contact your insurance agent.

Correction from the July Issue: All landlords need a new license every year. We previously reported that a license was needed for each new tenant.

Also

We apologize for misspelling Don Pruet's name in July.



M14 ONLINE:



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

Web Site: Take a look at our newly redesigned web site:
www.mutual-14.org



Happy September birthday to:
Yvette Morcos (9/09), Ethel Lagos (9/25),
Allyne Ike (9/30)

If you would like to share your birthday please email us at: grapevinem14@gmail.com

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 Aug. 23, 24, and 25 OR the LWCC (full) Board of Directors meeting televised on Sept. 4, 6, and 8. All broadcasts at both 4 p.m. and 7 p.m.

BOARD OF DIRECTORS

President: Linda ONeil
301-438-3232 jimoneil007@comcast.net
Vice President: John Radcliffe
301-233-0093 jradltr@aol.com
Secretary: Beth Leanza
301-598-4569 bethlea12020@gmail.com
Treasurer: Bobbie Palmer
301-598-7712 ocbobbiep@comcast.net
Director: Barbara Martin
301-598-0644
Director: Jim Moores
301-438-0048 mooresgang@aol.com
Director: Leona O'Reilly
240-401-8901 ladoreilly@comcast.net

COMMITTEE CHAIRS

Building Rep: Beth Leanza
Budget & Finance: Richard Bambach
Landscape: Sharon Moores
Property Maintenance: Pat Leanza
Social: Sharon Moores
Architectural Design (Subcommittee of PMC) Linda ONeil

Solutions

Building Problems? Call our Mutual Assistant
Kenia Ibanez at 301-598-1338 or email her at kibanez@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 PEPCO 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

Leisure World of Maryland New Website

Go to residents.lwmc.com for internal/residential information about Leisure World.

The www.lwmc.com is now for prospective residents to learn about Leisure World.



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Notes from the Board

Facilities Enhancement Plan (FEP)

There has been a great deal of misleading information and alternate facts circulated about the proposed new administration building.

Some residents are entering the debate and discussion late and not being given complete information. *There will be no increase in condo fees or assessments to residents because of the administration building. The Resale Fee collected at settlement was your contribution to the funds used for community facilities.*

The Leisure World Board has pledged not to borrow money for this project.

The current costs of the total Administration Building and Clubhouse 1 Site Improvement Project are:

Design and Regulatory, & Permitting Fees: (cost estimates)	\$614,000
Administration Building Construction, Equipment: (including demo of old bldg.)	\$5,583,426
Site Changes & Improvements for Safety and Accessibility and Parking requested by residents:	\$1,054,629
Total Project Cost:	\$7,251,055

The funds to pay for this project will come out of the Resale Fund which all Leisure World unit owners pay when they purchase their units. The average annual contribution for the past 3 years has been \$1.3 million. These particular funds cannot be used to improve or update dwellings in individual mutuals or to lower condo fees. The Trust documents state that they may only be used for expanding, improving, altering community facilities, or other trust property.

Another misconception circulating is the new building will cause special assessments. The Leisure World Trust documents state that once mutuals have paid their initial contribution into the Trust fund and owners paid into the Resale fund; they will not have any further obligations to The Fund. The Trust Agreements do not permit any assessment related to the new Admin. Building.

After serious consideration of three options regarding what to do with the building which everyone agreed needed upgrading and renovating, the board voted in Sept 2013 to build a new administration building as part of the comprehensive Facilities Plan. Many recommendations, and ideas were presented to the board by several Advisory committees and residents. Meetings were held, articles written, and the subject debated. The board voted on aspects of the issue 15 times and decided against an invasive engineering study twice. The directors have read the reports listened to the presentation of facts, debated and asked questions for 5 years. We have heard from our residents who had opinions about the project. In the end each director voted based on extensive information pro and con or what they thought was a benefit to the community.

The operations and management of LW is essential, and improving space, technology and efficiency will benefit and support all mutuals' operations and every resident in LW.

It is one thing to disagree, but none of us want to damage LW. Attacks on staff and the departments that serve all of us are not productive or beneficial to any of us. Our goal should be to improve our community without tearing it apart. It is difficult to find competent people willing to run for the board or join committees. This takes hard work and motivation to serve.

The new Administration Building is an essential part of the total wellbeing of Leisure World. Accessibility to resident services will be improved and the Veterans Park and circle will remain.

We cannot function without Management Services; legal, secretarial, accounting, to name a few. Having state of the art technology, updated work spaces, improved communication, room for more support staff, and a 21st century building is a good investment for our community.