

# THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

No. 9, September, 2017

## Mark Your



## Calendar

### MEETINGS



#### **Mutual 14 Board Of Directors**

3<sup>rd</sup> Tuesday,  
Oct. 17, 2017  
Administration  
Building at 9:30 a.m.

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#### **Property Maintenance Committee**

1<sup>st</sup> Thursday,  
Oct. 5, at 11 a.m.,  
Harbor Room, Clubhouse 1

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#### **Building Rep Committee**

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

## The President's Message

The Board of Directors of Mutual 14 will be sending out the proposed Amendment to our Bylaws for approval. We believe this amendment is the best way to protect our property values. It will also keep us within requirements of financial institutions for the necessary proportion of resident owners. It will enable us to keep a balance between resident occupied units and rental units. Our condo association was set up to be run by residents, and we believe that absentee landlords are not familiar with the needs of the community. Renters are welcome to participate in the operations of the Mutual.

Basically the new Bylaw:

- **Will not affect current owners and their heirs.**
- **Current rentals and tenants will not be affected.**
- **All new owners will be required to own the unit for 24 months before renting.**

Prices are on the rise in Mutual14. We recently had a unit tentatively sell for the highest price since 2010 for a 3 bedroom. It was completely updated with a new kitchen, bathrooms, and flooring.

Respectfully submitted,

**Linda O'Neil**  
301-438-3232

**[jimoneil007@comcast.net](mailto:jimoneil007@comcast.net)**



## Notes from the Board

**-Water is not a friend of our buildings.** Water from toilets and sinks overflowing causes damage to floors, ceilings, walls, and places we can't see. Please do not put anything down your sinks and toilets that can cause backups. Replacing older plumbing fixtures such as toilets and faucets helps prevent many leaks. Residents need to keep an eye on older appliances: air-conditioners, washers, dryers, and water heaters because leaking problems will cause damage for which you are responsible. You can improve your unit, enjoy using the improvements, and help the Mutual as well.

**-Over watering of plants on balconies and inside sunrooms has been a problem causing the rusting of steel and concrete supports on the condo buildings.** If you let water run over the sides of planters and pool on the floor it often leaks through to the structure below. Residents have reported large amounts of water running off open balconies and even coming through the ceiling of sunroom enclosures. Over watering of plants on balconies has contributed to the deterioration of some balconies.

**-Older enclosures** that were built in the 1970's and 1980's when construction standards were lax or non-existent have created some problems for owners and the Mutual. Poor construction, building too close to the edge of the balcony, aging/no flashing, and wood or siding that has deteriorated over the years have all allowed water to damage balcony structures. We are waiting for a report from the engineer who inspected a few enclosures and balconies to determine next steps.

Repairs to our balconies due to water damage from several sources will cost the Mutual many thousands of dollars.

**-Speaking of balconies**, your neighbors do not want to see your stuff all over your balcony. Balconies and sunrooms are not storage areas. Please declutter your balcony or patio and help keep the Mutual looking its best.

**-Concrete and asphalt repairs have been approved for part of Glade Dr. in front of Buildings 12 and 13.** The road has deteriorated more than we realized due to heavy traffic and some bad winters. It was last paved in the 1990's so it is time. Resurfacing will cause some inconvenience which we will try to minimize. Residents will have to park on Vantage Hill Rd. behind the buildings (where we will temporarily take down the barriers at the end of the street) or in visitor parking on Forest Edge and possibly Interlachen.

We will post a schedule when we get dates. It is expected to take 4-5 days to complete the resurfacing which is about the same time that the carport repaving project took in 2011.

### **-Rodent Problem in Mutuals**

Mutual 14 is experiencing a rodent problem as are other Mutuals in Leisure World and across the Eastern seaboard. This is due to warmer winters which result in an increase in the rodent population.



To control this problem in Mutual 14, contractors are working to seal around foundations. Bait is being placed in attics. The trash rooms are monitored regularly.

#### HERE IS WHAT YOU CAN DO INSIDE YOUR RESIDENCE

1. Make sure your residence is kept as clean as possible. Mop or sweep your kitchen floor daily, as small crumbs and food odors will attract rodents looking for a new food source.
2. Seal open boxes as much as possible. Put plastic bags on boxes that cannot be firmly sealed such as bags of flour and sugar.
3. Do **not** leave pet food in an open dish all day and night. Pick up and tightly cover uneaten food.
4. Take trash and recyclables to the trash room frequently. Clean your recyclable and trash containers to control odors that attract mice.
5. Avoid clutter where mice may hide and build nests.

There are bait boxes in place in Mutual 14. Sticky traps and snap traps are available for purchase by residents to use inside their unit.

Getting control of the rodent problem is a cooperative effort of residents and pest control experts. Both bait and bait boxes are approved by the FDA for use in residential and commercial environments.



#### E & R Advisory Committee

Hours for the Fitness Center: The Leisure World Management Board of Directors has approved keeping the hours of the Fitness Center as 4:00 a.m. to 9:00 p.m. In October, there will be surveillance cameras in place that can be monitored by the Front Gate staff. In the meantime, a Security Guard will make periodic checks of the center between 4:00 a.m. and 7:30 a.m.

Advisory Committees: Would you like to be on an Advisory Committee in Leisure World? Get your application ASAP to the Mutual 14 Board. Each Mutual's board must approve its representatives to Advisory Committees.

#### Director's Report: Dee Martynuska reported:

- Walkathon: October 6, starting at 8:00 a.m. with warm ups and stretches and ending with snacks.
- Flu Clinic: In the Ballroom in Clubhouse 1, free flu shots and pneumonia vaccines are available for people with Medicare B.
- No Medicare Part B? Flu shots are available for \$60 (high-dose) or \$30 (regular dose). Pneumonia shots cost \$100-200 depending on the type.
- Dates: Tuesday, October 10; Monday, October 23; and Friday, November 3 from 9:00 a.m. to 12:30 p.m.

Beth Leanza



Condolences go out to:

Family and friends of Christine Lozupone who passed away August 22. She lived in building 17, 3A.

Maurietta "Jo" Schoolfield from building 17, 1G passed away August 25<sup>th</sup>. According to Jo's son, David, memorial service will be held September 30<sup>th</sup> at 10:30 a.m. at the National Presbyterian Church.

### Property Maintenance Committee

1. **Sunrooms Inspection and Moratorium** – Colin McKensie inspected five balconies. It is expected that he will recommend repairs be made to four of them. McKensie indicated he will be doing some load analysis which could lead to recommendations for stronger materials than previously used. At the fifth condo, where some ceiling boards were removed to get access to the ceiling pan and channel, no rust was found. The ceiling was left open so that the source of the leaks could be found. We can expect his report in about two weeks. Repair of the four balconies will require residents **above and below** to **remove their sunrooms**. Since this will be at owners' expense we will try to get a group price for removal. The committee recommends the establishment of standards for any new enclosure in the Mutual.
2. **Mice**- Orkin has baited the attics. PPD will be contacted to check for further infestation.
3. **Gates in front of Transformers**- Mr. Kaiser inspected these doors. He noted the latches cannot be reached easily to open or close
4. **Patios**- The committee unanimously recommended to the board that no patio be extended to the four feet reserved for plantings and shrubs.
5. **H & H Proposal**- The committee will recommend to the Board a resolution for asphalt and concrete replacement of Glade Drive from Building 10 to the intersection of Interlachen Drive. In addition, the drains and concrete swells between Building 10 and 11 will be replaced. These repairs will be paid for from the Replacement Reserve Fund.
6. **Fire Alarm Update**- DynalElectric has installed the new panels. Bells and pull stations have been installed in Building 14-17 and are operating on the new system. Some minor electrical work needs to be done. The sprinkler plumbing, flow valve, and valve sensor items work will have begun the week of Sept. 18. Final County inspection for these four buildings is expected in October.
7. **2018 Expenses**- The committee noted that in addition to the expenses in 2017 for paving and the Fire Alarm System the Board can expect the following expenses for 2018:
  1. Paving of the rest of Glade Drive -estimate \$75,000
  2. Tiling of 2<sup>nd</sup> and 3<sup>rd</sup> Floor Lobbies -estimate \$20,000
  3. Fire Alarm System estimate \$100,000
  4. Replacement of Balconies \$60,000
  5. Repairs to 6 Vantage Hill Court \$50,000



**Social Committee**

We had our fall picnic on Friday, September 15 instead of Thursday, September 14 as rain was predicted. It worked out great because we had a light rain on the 14<sup>th</sup> and that weather front made for lower humidity on the 15<sup>th</sup>.

We had some problems with people just showing up at the picnic who had not signed up or people who had signed up but had not paid. The next two functions will be a totally different arrangement. The Halloween Party is a pot luck with fried chicken which is ordered from a vendor and the Holiday Party is catered by the Big Greek Café. These parties will be in the Activities Room of Clubhouse 2. So I want everyone to think about it and sign up and pay if you are coming. The cutoff for the Halloween Party will be Friday, October 27 at 5:00 p.m. when the sheets will be pulled from the lobbies of the condo buildings. If you have not paid, you will not be counted. There will be no extra chicken or extra setup. This committee works very hard to hold some great functions for our Mutual and friends and we need your cooperation to make it work.

I want particularly to thank Ralph Romano for grilling the burgers, Laurie Burdick for grilling the hot dogs, and Betty Feniak from Montgomery Mutual for making the sausage, pepper and onion dish. A big “thank you” to the committee for doing things that would normally be done by me. I greatly appreciate all the help.

Our next function will be our Halloween Party on October 31<sup>st</sup>. It will be a pot luck with fried chicken. There will be a DJ and the theme of the party is “Tacky Dress”.

Sharon Moores

301-438-0048

**Landscape Committee**



We had our last meeting of the year on September 18. We did a sit down in the park because of my broken bones. It seems the park gives us the most problems.

We ask everyone *please* stay off the stone retaining wall as we have yet another broken stone and it is very costly to repair.

Our Mutual looks very good considering the wet summer we have had. We will be sending some letters as there are a few gardens that are more weeds than plants.

Our next meeting will be set for February/March. Have a great autumn and we'll see you in late winter.

Sharon Moores

301-438-0048



## New Credit Union in Leisure World

Our new credit union is now open in the Administration Building: Signal Financial Federal Credit Union. You can talk to Signal and open an account. Offices are open Monday - Friday, 9:00 a.m. – 3:00 p.m. The ATM in the Administration Building lobby is open every day until 8:30 p.m., All Leisure World residents are eligible to join.

The key advantage of credit unions is they are consumer/member driven, versus big banks which are profit-driven. This means low or no fees. Your accounts are free, with no hidden charges. With the new ATM in the Administration Building, you can get cash without ATM fees. (You can also use the national network of credit union ATMs for free.) Signal has proposed to put an ATM in Club-house 2 in the future.

Credit Unions have all the standard on-line features, so once your accounts are open you rarely have to visit in person. If you are comfortable using computers, you can use a personal accounting program to update constantly, so you can pay bills automatically, easily make forecasts, and electronically maintain your checkbook.

## Reminders & Vital Info



### Moving in and out

Moving in or out of a house or apartment, deliveries, and repair & renovation work are permitted between **8:00 a.m. and 7:00 p.m., Monday through Saturday only (no Sundays or Holidays)**. The Mutual President may make an exception, but only if you make your request in advance.

### Pets

Please pick up after your pets. We know that our pets can have accidents. You need to clean up after them if it is in the elevator or on carpeting. What we can't forgive is you not being courteous to clean up after your pet. Thanks!

### Health Center Adds Departments

New health departments will be added to Leisure World. The following services have been approved:

- Audiology
- Massage therapy
- Durable medical equipment
- Home care nursing
- Acupuncture



**M14 ONLINE:**



Have a question about our Mutual? Contact the Mutual via our e-mail

address: [M14@mutual-14.org](mailto:M14@mutual-14.org)

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

[www.mutual-14.org](http://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 Sep 20, 21, and 22 OR the LWCC (full) Board of Directors meeting televised on Oct. 2, 4, and 6. All broadcasts at both 4 p.m. and 7 p.m.

**BOARD OF DIRECTORS**

**President:** Linda O'Neil  
301-438-3232 [jimoneil007@comcast.net](mailto:jimoneil007@comcast.net)  
**Vice President:** John Radcliffe  
301-233-0093 [jradlr@aol.com](mailto:jradlr@aol.com)  
**Secretary:** Beth Leanza  
301-598-4569 [bethlea12020@gmail.com](mailto:bethlea12020@gmail.com)  
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**Director:** Barbara Martin  
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**Director:** Jim Moores  
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**Director:** Leona O'Reilly  
240-401-8901 [ladoreilly@comcast.net](mailto: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 O'Neil



Happy September birthday to Bunny Gold (9/11).

Happy October birthday to Barry Gold (10/28).

If you would like to share your birthday please email us at: [grapevinem14@gmail.com](mailto:grapevinem14@gmail.com)

**Solutions**

**Building Problems?** Call our Mutual Assistant

Kenia Ibanez at 301-598-1338 or email her at [kibanez@lwmc.com](mailto: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](http://residents.lwmc.com) for internal/residential information about Leisure World.

The [www.lwmc.com](http://www.lwmc.com) is now for prospective residents to learn about Leisure World.