

# THE GRAPEVINE



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No. 7, July, 2018

## Mark Your



## Calendar

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### JOIN US!!!

All unit owners and residents are encouraged to attend Board meetings and Committee meetings.

### MEETINGS



#### **Mutual 14 Board**

3<sup>rd</sup> Tuesday,

August 21, 2018

Administration

Building at 9:30 a.m.

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#### **Property Maintenance Committee**, 1<sup>st</sup> Thursday,

August 2, at 11 a.m.,

Harbor Room, Clubhouse I

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#### **Building Rep Committee**

August 14, at 10 a.m. An-

napolis Rm Clubhouse I

## The President's Message

Overall everything is going well in Mutual 14. Projects are moving forward, others have been completed.

We welcome Kelly Barton our new Mutual Assistant. She is looking forward to working with Mutual 14. If a resident would like to contact Kelly, please call her at 301-598-1338 or you can email her at [kbarton@lwmc.com](mailto:kbarton@lwmc.com).

At the same time, we express our thanks to Jocelyn Ruiz who has been a terrific Mutual Assistant. We are sorry to see her go but wish her our very best as she moves forward in her career.

Aileen Phillips is stepping down as Building 15 Rep after 17 years of volunteering. Thank you, Aileen. Ruth Hunter is now the Rep for Building 15. Don Pruett is the new backup Building Rep for Building 16.

According to the Rules and Regulations in Mutual 14, no signs of any kind can be posted in carports. If you have a sign on your carport wall, please remove it immediately.

The June Picnic hosted by the Social Committee was a great success with many residents and guests attending. Thank you to everyone who worked to make it a most enjoyable event.

As reported by the Leisure World General Manager, the public relations event, "Zip Trip," held Friday, June 29<sup>th</sup> by WTTG-TV was a great success. Residents showed off their talents and highlighted many of the wonderful qualities of our neighborhood. As a member of the larger Leisure World Community, Mutual 14 has a lot to be proud of.

Respectfully submitted,

**John Radcliffe**

**301-233-0093**



**Notes from the Board**

The broken window in Building 16, A-end of the building, has been replaced.

Later this month we will begin spot painting the catwalks.

The proposal for asphalt and concrete paving work has been approved for Forest Edge Drive and Vantage Hill Road. This will impact your parking spaces and cars will have to be parked elsewhere while the work is being done. We will notify residents before the work begins.

Balconies are not storage areas. Please see page five for the full bylaw description.



**Landscape Committee**



We have had a lot of weeds because of the amount of rain we had in June. Everyone, please take a look at your gardens and let's get some weeding done!

We are having a problem with someone taking the stones from the wall in the park. First, there was just one stone that disappeared but now we have to replace five missing stones in the wall. It took almost three years to get the park to look as beautiful as it does. Why would anyone want to ruin that for their friends and neighbors? Please leave the wall alone because it is costing Mutual 14 a lot of money to replace these stones.

We are asking residents to help us out by watering the plants in the atriums. This is the space between the first floor sidewalks and the garages. There are hose bibs all along the planting beds. If you have a watering hose and a few moments, please connect your hose and give our plants a drink of water from time to time. Thanks!

Sharon Moores

301-438-0048



**Social Committee**

Everyone had a great time at the picnic even though we had to change the day because the weather didn't cooperate. The food was abundant and delicious! This is the first time since we've been having picnics that the weather didn't cooperate. I want to thank Ralph Romano and Pat Leanza for grilling the burgers and hot dogs. You don't know what a tremendous help that was. Thanks to Betty Feniak (a friend) for doing the sausage, peppers, and onions: a big hit! A special thanks to Julie Gibbons for counting, buying, and putting together the prizes. And last but not least, thanks to the whole Social Committee. Without these volunteers we wouldn't have such a delightful time.

Our next event will be the Ice Cream Bingo Social on Thursday, July 26th. Be sure you sign up by the due date which is Saturday, July 21!



We started this committee 12 years ago and used the activities room in Clubhouse II. We originally had to put down a \$200.00 deposit. If we cleaned up after ourselves, we got our money back. After a number of M14 events, Dee, who was head of E&R at the time, said we didn't need to leave a deposit anymore because we left it cleaner than when we reserved it.

We had one mishap at a function where someone dropped coffee and walked through it. After that I have asked everyone, resident or guest, if you drop something and can't pick it up, PLEASE stay in that spot and ask for help to clean it up. I feel the Clubhouse II Activities Room, Vantage Hill Court, or my garage should have the same consideration. As you know, spills attract ants and mice and can be a slipping or falling hazard.

October 30 is our Halloween Party, so put some thought into a costume theme.

Sharon Moores

301-438-0048



**Property Maintenance Committee**



**Tripping Hazards-** Temporary fixes (tape) have been applied to the tripping hazard B17, A-end of the building, and B14, G-end. Mutual 14 has done a review of all the buildings with transition issues (gaps between sidewalk and carpets). A company called Father and Son, will begin repairing the carpets in the common areas. The work will start next week.

**Broken Window-** The window in the stairwell at B16, A-end, has been replaced.

**Second Floor Storage Rooms-** Several storage rooms need to be cleaned of debris, boxes, and furniture. These storage rooms are for the use of the Mutual ONLY! They are NOT to be used by residents. Any resident who has personal belongings in a Mutual 14 storage room must remove them immediately!



**IN MEMORIAM**

Our condolences go out to the family and friends of Louise Hajjar, long-time resident of B10. Louise passed away on July 7th at the age of 92.

**Emergencies**

If you have an emergency:

1. Call our Mutual Assistant, Kelly Barton at 301-598-1338 or email her at [kbarton@lwmc.com](mailto:kbarton@lwmc.com)
2. When our Mutual Assistant is not available **Call Physical Properties** 301-598-1500
3. After Hours and Weekend Emergencies **Call the Main Gate** 301-598-1044

**Reminders & Vital Info****Avoid kitchen drain back-ups & odors:**

Unclogging drains is an all too common event, with considerable costs to us all. Regular running and flushing of the garbage disposal (*whether you use the disposal or not*) is the simplest way to avoid a clog and cure a slow-draining sink, and is the responsibility of all residents. Maintain your disposal by regularly grinding up pieces of lemon or orange peel and ice cubes. To clear the unit, just run COLD water for 15 seconds while the unit is running, and 15 seconds after you turn the unit off.

**Please: *NO GREASE* or oil, egg shells or coffee grounds, potato or banana peels, onion skins, celery, bones, fruit pits, corncobs, or nut shells.**

**Toilet back-ups** are really nasty and expensive, too. NEVER put baby wipes, Depends, sanitary pads, condoms, dryer sheets, paper towels, Swiffer pads, or the like into the toilets or down the drains! **Toilet paper only, please!**

**Water Valve Test**

Residents are urged to test their water valves to make sure they can be turned off in the case of an emergency. The main shut off is usually behind the dryer or washing machine; also check under bathroom sinks, under toilets, and under the kitchen sink. All of them should be in the normal, "open" position. Turning them to the right (clockwise) will close the valve.

If the valve drips or will not turn, notify our Mutual Assistant, Kelly Barton. **NOTE:** Only repairs to the main valve and the washing machine valves, are paid for by the Mutual. You are responsible for the other water valves.

**Washing Machine Hoses**

If your washer hoses are 10 years old or older, they are liable to burst and cause a great deal of inconvenience and damage from flooding. Better be safe than sorry. Call PPD to inspect and replace any hoses that are in bad shape. This is an owner's responsibility.

**Water Heater Leak Check:**

Please keep a sharp eye on your water heater. Especially check the pan under it for water. As soon as it shows signs of leaking, it is imperative that the water heater be replaced immediately. Here's a useful tip: Place a small post-it note, with the words "Check Water Heater Pan" on it, next to your clothes dryer knob. Every time you turn on your dryer, you'll see the post-it note, and look into the water heater pan for a sign of water.

**Insurance Deductible**

Maryland law requires condominium owners to reimburse the Mutual for their deductible, up to \$5,000.00 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.



## Storage

Ref: Bylaws Article IX, Section 2.b, page 23 & Section 2.I, page 25

Storage is defined as the stationary placing or maintaining of miscellaneous goods or materials, individually or in assorted containers, on a semi-permanent or long-term basis. It does not include the accumulation of a limited amount of goods or materials during processing, maintenance, or repair.

1. No storage of any kind is permitted on the common elements, general or limited (In apartments: the first floor patios and the second and third floor balconies whether open or enclosed; In plaza homes: the patio areas and Florida rooms), except that hoses and hose storage racks or reels may be stored neatly on or next to building walls.

### 2. Carport Storage

- a) The open areas of carports are reserved for motor vehicles, golf carts, bicycles and tricycles only.
- b) The maintenance and repair of the storage cupboards and the storage cupboard doors are the responsibility of the resident.
- c) Any materials in the storage cupboards that leak onto the common elements must be removed, and the fluids promptly and thoroughly cleaned up by the owner or their tenant

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

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

**Tune in to Channel 974** to see either the Executive Committee meeting broadcast July 25, 26, 27 OR the LWCC (full) Board of Directors meeting August 6, 8, and 10. All broadcasts at both 4 p.m. and 7 p.m.

**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 reports 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.

**Light Bulb out in the Hallway?**

Call Pat Leanza 301-598-4569

**Comcast Issues?** Call 1-855-638-2855

### BOARD OF DIRECTORS

**President:** John Radcliffe  
301-233-0093

**Vice President:** Leona O'Reilly  
240-401-8901

**Secretary:** Laura Wiltz  
301-598-0897

**Treasurer:** Bobbie Palmer  
301-598-7712

**Director:** Beth Leanza  
301-598-4569

**Director:** Roger Blacklow  
240-560-7789

**Director:** Rick Kaiser  
301-943-0063

### COMMITTEE CHAIRS

**Building Rep:** Laura Wiltz

**Budget & Finance:** Richard Bambach

**Landscape:** Sharon Moores

**Property Maintenance:** Pat Leanza

**Social:** Sharon Moores

**Architectural Design  
(Subcommittee of PMC)** Linda O'Neil



**Happy August Birthday to:**

Agnes Glass (8/6), Beth Leanza (8/9), Gerald Ungar (8/15), Judy Junghans (8/20)

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



**Extra! Extra!**

The Property Maintenance Committee and Landscape Committee meeting minutes are now available on our website [www.mutual-14.org](http://www.mutual-14.org) under the "Committees" tab.

Condo living is Community Living. We are proud of our community. Residents of Mutual 14 work together to keep our common areas clean and attractive. We do this by keeping unsightly items off catwalks and out of carports. We all care and want to keep our neighborhood looking great.

The restaurants in Clubhouse I are changing their menus. They are adding gluten free items. They have also hired a pastry chef to satisfy your sweet tooth after your meal. Discount drinks and desserts are available at The Grille after 8:00 p.m.



**M14 ONLINE:**

Have questions about the Mutual or questions for the Board? Contact the Mutual by using our e-mail address:

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

**Our Web Site:** [www.mutual-14.org](http://www.mutual-14.org)

Mutual 14 is also on the Leisure World Residents' website at:

[mutual14.lwmc.com/HomePage/38013](http://mutual14.lwmc.com/HomePage/38013)