

THE GRAPEVINE



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Mark Your



Calendar

JOIN US!!!

We encourage all unit owners and residents to attend Board meetings and Committee meetings.

MEETINGS



Mutual 14 Board

3rd Tuesday,

July 16, 2019

Administration

Building at 9:30 a.m.



Property Maintenance

Committee, TBA. Meeting will not be July 4th. Members will be notified.



Building Rep Committee

August 13, at 10 a.m. Annapolis Rm, Clubhouse I

The President's Message

May, 2019 presented some uncertainty at the onset but also the opportunity for a renewed vision and direction for the Mutual 14 Board. One person was appointed to the Board and two people were elected to fill vacant positions of President and Vice President.

In speaking on behalf of the Board, I would like to make the Board more transparent and accessible to residents. One way to accomplish this would be by opening the lines of communication and making a concerted effort to share information of interest to our residents. I encourage all residents and owners to attend the monthly board meetings and use that opportunity to express your ideas and your concerns.

On behalf of the Board, I would like to encourage residents to be more involved in Mutual and Board activities. For example, we are looking for volunteers to join established committees such as Property Maintenance, Building Representatives, Landscaping, Social, or Architectural Design. If that doesn't sound interesting, perhaps you would like to help launch new committees such as Strategic Planning and Policy, Information Technology, or Fire Safety and Security. Perhaps a resident has another talent or a skill to contribute. No time commitment is too big or too small. If interested, please submit your full name, why you would like to volunteer for which committee, and your contact information to m14@mutual-14.org

If you don't have access to email, contact me to submit your name and contact information. My info is listed below.

I plan to host a Town Hall meeting that would be open to all residents: just me and you. This could be an opportunity for you to express ideas, concerns, or ways you feel might improve how the Mutual and the Board functions as a whole.

I believe change takes time and will not happen overnight. However, the Board and the Residents can start by making a concerted effort to exchange ideas toward finding mutually satisfying solutions to some of the issues on which the Mutual has been working.

Richard Saunders

301-822-4116

Notes from the Board

A Work Session was held June 11, by the Board. The discussion focused on structural deficiencies within the condominium buildings, including balcony repairs, plumbing issues, trusses in some of the third-floor units, and masonry.

A proposal to paint buildings 16 and 17 this year was put on hold until the Board could determine alternative options for some items such as railings and pans underneath the cat walks. This is in line with the 2018 Reserve Study which suggested putting off any such painting until next year.

The Board passed a motion for a moratorium on constructing any new balcony enclosures until a study is conducted to determine structural standards. An official notification will go out to all unit owners.

Efforts are underway to update the "building representative signs" in each of the condominium building lobbies. This will include contact information for the Mutual Assistant. The labels on resident mailboxes (in all eight condominium buildings) will be updated in the next few weeks. The intent is that names appearing on mailboxes are uniform in appearance (white labels with black lettering).

The Board approved payment of the following invoices under \$1000.00 each, including, but not limited to:

Invoice	Date	Amount
Monthly pest control - Building #12	April 2019	\$93.93
Monthly pest control - Building #12	May 2019	\$93.93
Forest Edge Drive and Vantage Hill Rd	May 2019	\$124.50
Balcony inspection - Building 17	May 2019	\$47.00
Building #13 lobby door latch repaired	June 2019	\$47.00
Balcony repair - Buildings 11 and 13	April 2019	\$875.00

The board approved the following proposals from the Property Maintenance Committee:

- Schindler Elevator proposal to repair elevator in Building #14
- H&H Proposal for balcony repair – Building #15
- H&H concrete construction proposal – drainage work

Landscape Committee – A motion was passed to allow the Chair of the committee to submit proposals directly to the Board President or Vice President for approval. This should help to streamline the process to get landscaping projects completed, invoices approved, and payments to the contracting companies.



IN MEMORIAM



Our condolences go out to Diana Snell on the death of her mother Diana Kennedy. Diana Kennedy was a longtime resident of Building 13. She passed away in May.

Condolences to Mary Goldstein on the death of her husband, Steven. Steven was a resident at 15127 Vantage Hill Road.

Condolences go out to the family and friends of Al Fried. Al was a resident of Building 10.

We also send our condolences to the family and friends of Maizie Smith. She passed away on June 10 and was a long time resident of Building 16.



Building Rep Committee



The Building Representatives met June 11. Each Building Rep received a copy of who lives where and was asked to update that list.

A new two-sided leaflet gives a brief explanation of "What to do if ..." certain problems arise. On the flip side is a more detailed explanation of immediate actions to take if there is a fire or you are faced with flooding. The Building Reps will review the leaflet for accuracy before it is published in The Grapevine.

Included in the report to the Building Reps is that the Board will (a) schedule a public forum with insurance expert Susan Galbraith and (b) hold a budget forum with Chair Richard Bombach and Finance committee. The Board appointed a group of residents to revise the policy on rentals - hopefully with a more user friendly and clearer letter. That effort probably will happen in early September.

The Board Secretary will circulate the telephone directory to Building Reps for updating.

A big "thank you" to all the Building Reps who continue to do a superb job. Our next meeting is August 13.
Roger Blacklow

Emergencies

If you have an emergency:

1. **Call our Mutual Assistant**, Jennifer Quinteros at 301-598-1369 or email her at jquinteros@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



Property Maintenance Committee



The Committee recommended to the Board of Directors that building or rebuilding enclosures on apartment patios and balconies (i.e. Application for Building Modification ABM) should not be approved until architectural and structural standards for patio and balcony enclosures are developed. The Board approved the recommendation.

The Committee recommended to the Board that a letter be sent to owners whose balconies need to be removed. The Board approved the recommendation.

Schindler Elevator Corporation repaired the elevator in Building 14.



We have several big trees that will be taken down because they are dead, dying, or causing problems to the buildings from being planted too close.

This week letters will be going out about your gardens. Please get them cleaned up.

If you have a good landscaper who is looking for work, please let me know so I can pass his/her name along to those asking for landscape help.

If you would like to join the Landscape Committee, please send your request in writing to the Board so they may approve it. We can always use new people. You must be able to walk around the Mutual and look for things that need attention.

Sharon Moores

301-438-0048



Our Ice Cream and Bingo Social will be held July 17th at 7:00 p.m. Look for the sign-up flyers coming soon. The Social is only \$5.00. Come and bring your friends. There will be a lot of sweets and Margaritas!

Reports from attendees stated the picnic was the best one we've had. We will be having another one in September.

Carol Ames has volunteered to be on the Social Committee. Thank you, Carol.

Thank you to everyone who helped out with the picnic. A special thanks to John Roberts and Carol Ames for cooking burgers and dogs. Thank you Betty Feniak for making the sausage, peppers and onions (she doesn't even live in our mutual) and Julie Gibbons who helped shop and assisted in the numerous setups. We would not get along without Judy Block who always does our dishes and clean ups. Thanks to all of you who make our socials great.

Sharon Moores

301-438-0048



How would you like to save yourself and all of us money? It's easy. The main sewer drain, which your individual pipe feeds into, is a nasty, expensive-to-clean pipe. The PPD plumbers recommend:

- (a) Put all garbage in the trash and not in the sink disposal. Use your sink disposal only to clear the sink and drain of small food particles that fall in the sink.
- (b) Clean all dishes of large food particles before placing them in the dishwasher.



- (c) No oils or grease in the drain, please. You can put them in a jar and, when full, put the jar in the garbage.
- (d) Make sure you flush your sink with lots of water each day, particularly after running your disposal. Let it run for a full minute.

That's it. But those four simple steps will prevent our main drain pipes from backing up, which can flood the 1st and 2nd floor units. Pipe cleaning literally costs the Mutual thousands of dollars when the main drain gets clogged.

By the way your individual drain that connects to the main drain is your responsibility, as per Mutual 14 By-laws.

To Grill or not to Grill:

Want to do some outdoor cooking but not sure of the rules? Mutual 14 follows the County code. Montgomery County Fire and Rescue says that all outdoor cooking near multi-family dwellings such as our plaza homes or our garden/mid-rise apartments – **whether on a gas-fired, charcoal, or electric grill** - must be done at least 20 feet away from any building. Cooking is not permitted on balconies or under overhanging portions of a building. A garden hose or other extinguisher should be nearby and ready for use. Gas-fired, charcoal, and electric grills cannot be stored on balconies. Read more at <http://www.montgomerycountymd.gov/mcfrs-code/resources/files/homeowners/outdoorfireMF.pdf>

Plants on Balconies:

Many of us have brought our indoor plants outside for the summer. Just remember that second and third floor balconies may not hold planting containers larger than 17" in diameter, and no more than three of that size. Please put a saucer under them to act as a catch basin. **Water running off the front edge rusts the beam that supports your balcony!** That goes for enclosed balconies, too. Maintaining and repairing rusted balconies is very expensive!

File of Life - Keep it up to date and on your refrigerator!

Do you have a red vinyl "File of Life" magnetically attached to the outside of your refrigerator? If your answer is "YES", this is a reminder to update the information on it. If you don't have a File of Life, ask the Leisure World Medical Center for one (free!). To update the information periodically on the sheet, we advise you fill it in with pencil.

What is the File of Life? It is an information sheet that contains your known medical issues, the current medications you are taking, your primary doctors, and family members or others to be notified in case of serious illness. This information is exceedingly important to an emergency crew when they are called in due to a sudden illness. In times of confusion, your spouse or housemate might have difficulty supplying this information and you may be unresponsive. The rescue crew will check your refrigerator door for the File of Life.

Lifeline

Do you live alone? If 'yes', and you don't have "LIFELINE", it is strongly recommended that you consider getting it. The Lifeline Response System links you to 24-hour assistance, should you have an accident or suffer a sudden illness. At the push of a button, help will be on the way immediately. Call the Administration Office receptionist who will put you in contact with the Lifeline Coordinator so you can find out more about this Emergency Response System that is offered to Leisure World residents.

**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

Our Web Site: www.mutual-14.org

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

mutual14.lwmc.com/HomePage/38013

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 June 19, 20, 21 OR the LWCC (full) Board of Directors meeting July 1, 3, and 5. All broadcasts are at 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

**Happy July Birthday to:**

Pat Leanza (7/13), Rae Romano (7/19), De-
lores Fowlkes (7/31)

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

BOARD OF DIRECTORS

President:	Richard Saunders 301-822-4116
Vice President:	Ruth Hunter 240-221-3185
Secretary:	Roger Blacklow 240-560-7789
Treasurer:	Laura Wiltz 301-598-0897
Director:	Beth Leanza 301-598-4569
Director:	Leona O'Reilly 240-401-8901
Director:	Bobbie Palmer 301-598-7712

COMMITTEE CHAIRS

Building Rep:	Roger Blacklow
Budget & Finance:	Richard Bambach
Landscape:	Sharon Moores
Property Maintenance:	Hal Crisp
Social:	Sharon Moores
Architectural Design:	
(Subcommittee of PMC)	Linda O'Neil