

THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

No. 10, November, 2019

Mark Your Calendar!

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



Mutual 14 Board

3rd Tuesday,

December 17,

Administration

Building at 9:30 a.m.



Property Maintenance Committee, 1st Thursday,

December 5, at 10 a.m.

Chesapeake Rm,

Clubhouse I



Budget Committee

Quarterly meetings will be held on February 10, May 11, August 10, and November 9. Time & place TBA.



Building Rep Committee

December 10, at 10 a.m.

Annapolis Rm, Clubhouse I

The President's Message

The Mutual 14 Budget for 2020 was approved by the Board of Directors. Based on the fact that there were no questions or feedback from our 193 owners, I congratulate our Budget Committee on another year of successfully juggling the numbers to keep our condo fees in line!

In all our busyness this past five weeks, getting out the Bylaw amendment for your review and vote, reviewing the Management and Operations Contract we have with LWMC, providing access to the telecommunications rooms in the apartment buildings for the Comcast installers, I dropped the ball on distributing the Collections Policy for your review and comment. I corrected that at the last Board meeting. If you haven't received it in the mail already, you will within the next few days.

You may have heard rumors that Ronny Cabrera is no longer working for Leisure World at PPD. This is true. Since Mr. Cabrera has been our "go to" guy at PPD for several years, this has presented the Board and the Property Maintenance Committee with an unexpected challenge. We are all brainstorming on what path to take from here. I'm confident that within the next few weeks this team of community volunteers will have a plan to report to you. In the meantime, Mr. Cabrera is providing us full access to him and all the information he's acquired that is specific to our little corner of Leisure World. Mutual 14 is fortunate to have so many in the community who are willing and able to pull together to keep our community strong and in good repair.

Speaking of maintenance, the Board has chosen to follow the advice of the Architectural Design Subcommittee and use a color palette that is different from, but similar to, the current colors on the apartment buildings.



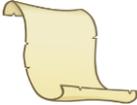
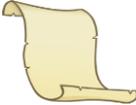
Buildings 16 and 17 are scheduled to be painted in the spring. We hope you'll be pleasantly surprised at their refreshed appearance. Another bit of maintenance: a replacement awning is going to be installed over the entrance to building 17. It will be as similar as possible in appearance to the awnings already on the other buildings.

Mutual 14's final social event of the year was the "Hallow-Thanks-Mas" dinner in Clubhouse II. I'll leave the numbers of attendees and meals to our Social Committee Chair, Sharon Moores, to report and just give you my subjective assessment of the event. We shared lots of good food and grog, and we all had a great time! The live band played tunes that were familiar and nostalgic. Many feet were tapping and our more agile neighbors filled the dance floor.

I wish you all a wonderful Thanksgiving Day, filled with good food, good friends, and loved ones. We all have so very much to be thankful for. I'm thankful to be part of a community that allows me to do two things I find fulfilling: solving problems and helping people. Thank YOU.

Ruth Hunter

479-601-2781

 **Announcements** 

Marine Corps Toys for Tots collection

It's time for the annual Weichert Realtors' collection for Toys for Tots. As in years past, any NEW items are welcome: games, footballs, models to build, dolls, plush animals, books to read or color, crayons, paints, Lego items, puzzles, craft items, etc. Last year our community was most generous and creative with gifts. Leisure World residents always look forward to participating.

Collection boxes are in the Administration Building (lobby area) next to the Weichert Realtors front desk. The last day to bring the gifts will be Tuesday, December 10.

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



E & R Committee



At the November E & R meeting, the Ping Pong Club and the Volleyball Club were both approved.

In future, the committee may choose to put off approval of new clubs until the following meeting to give members time to consider the applications.

The committee combed through the E & R Policies and Procedures documents, voted on changes, and will submit it to the LW BOD for approval.

Beth Leanza



Property Maintenance Committee



At our November 7th meeting, the Architectural Design Sub-Committee made a presentation of their proposals for a building enhancement plan. The PMC discussed the different elements of their plan and made their recommendations at the November 19th Board meeting. The PMC rejected the ADC's proposed canvas awnings for the apartment buildings, instead recommending that the mutual replace Building 17's entry awning with an "in kind" metal awning. Aesthetic preferences aside, the PMC believed that replacing all our awnings was not a priority and the previous decision to install vinyl soffits already put us over budget. After discussion, the Board agreed with the recommendation to replace only Building 17's awning. The other issue to be decided was colors to use on our buildings when painting begins next year. The PMC could not make a unanimous recommendation. After discussion, in a 4:2 vote (Mrs. Wiltz being absent), the Board approved the monochromatic neutral color scheme recommended by the ADC.

The PMC also recommended a proposal for the repair or replacement of six trash room ceilings. Now that the Board has approved that proposal, the vendor will schedule the work.

A few months ago the mutual employed an architect to develop aesthetic and construction standards for new balcony enclosures. He will present his preliminary schematics to the PMC at our meeting on December 5th, at 10:00 a.m., in the Chesapeake Room. All residents are welcome.

To find out more, minutes of the PMC's meetings can be found on our website at <http://www.mutual-14.org/committee-meeting-minutes/>



Social Committee



We held our final social of the year and everyone had a great time. There were 70 people in attendance. We had the Big Greek Café cater the event. Everyone greatly enjoyed the food, the margaritas, and the wine. I want to thank the Social Committee members for all the hard work they have done this year to give you great socials. The following volunteers worked on this event doing setup, serving, and cleanup: Kathy Viney, Ellen Wilson, Judy Block, Ellen Goodman, Susan Bombach, Julie Gibbons, Laurie Burdick, Carol Ames, and



Geneva Foster. I also want to give a special thanks to neighbors who just stepped in to help out: Jesse Fitzpatrick and Marilyn Greggs. A thank you to Stan Jones and Shelagh Hodson for taking the leftover food to the firehouse.

I hope this won't be the last social that M14 holds as it is a lot of work when our functions aren't well attended. We could be like Creekside and Overlook and have our parties where we let others do all the work for \$35.00 each plus cash bar. I don't think that would make anyone happy.

We'd like to hear from everyone as to some ideas for the social functions of 2020. Remember we would like to charge as little as possible for our get-togethers. You can call or text me at 301-219-1783 or email me at mooresgang@aol.com.

Sharon Moores

301-438-0048



Landscape Committee



We had our final meeting last month and will resume meeting in March. We are asking everyone to keep an eye on our property. If you see something that needs to be taken care of, please let us know.

The leaves will be taken care of when they are all down. Leaf cleanup occurs only once in the fall and once in the spring. But remember they don't take care of your garden which may be full of leaves.

Have a great holiday!

Sharon Moores

301-438-0048



Reminders & Vital Info



Exterior Water Valves

Exterior water spigots (for the garden taps) should be turned **OFF** now. At the interior access panel, close the valve by turning the faucet handle to the right or **clockwise**. Then go outside, open the water tap to drain out any water. Once there are no drips, turn that spigot off as well.

If you have a problem locating the interior valve or need any assistance, ask a friend, a neighbor, or a relative. If you still need help, phone your Building Rep. (Building Rep information is posted on the bulletin board in the lobby of each apartment building.)

Going away for the winter

Depending on how long you're going to be away this winter, avoid wasting energy by taking these steps before leaving:

- Turn the thermostats in all rooms down to 55° or 60°.
- Turn off circuit breaker to the Water Heater. Then turn off the water to your unit.
- Unplug any unnecessary appliances.



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.

From the Leisure World News: "Due to technical issues the Leisure World Community Corporation (LWCC) Board of Directors and Executive committee meetings will not be broadcast until further notice. Management is in the process of selecting a new platform on which to broadcast LWCC governance meetings."

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 December Birthday to:

Tony Morcos 12/29.

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

BOARD OF DIRECTORS

President: Ruth Hunter
479-601-2781

Vice President: Bobbie Palmer
301-598-7712

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: Jane Carona
301-922-2994

COMMITTEE CHAIRS

Building Rep: Roger Blacklow

Budget & Finance: Laura Wiltz

Landscape: Sharon Moores

Property Maintenance: Kathy Viney

Social: Sharon Moores

Architectural Design:

(Subcommittee of PMC) Linda O'Neil



It's time again to thank our roster of volunteers. Here are the people who have served Mutual 14 in a multitude of ways. If you see them, say thanks.

Building Reps:

Roger Blacklow, Chair
B10 Kathy Viney
B11 Paulina Garner, Maria Cruz
B12 Ellen Wilson
B13 Sherry Crisp, Jim Reilly
B14 Laurie Burdick
B15 Ruth Hunter
B16 Bernice Taylor, Don Pruett
B17 Jane Carona
Patio Homes Cindy Wright

Property Maintenance Committee:

Kathy Viney, Chair
Richard Bambach
Julie Gibbons
Bob Clipper
Stan Jones
Hal Crisp
Russ Coburn

Architectural Design Committee:

Linda O'Neil, Chair
Jim O'Neil
Barbara Martin
Rick Kaiser
Ramona Brown
Leona O'Reilly

Social Committee:

Sharon Moores, Chair
Carole Lee Simms
Geneva Foster
Susan Bambach
Julie Gibbons
Kathy Viney
Judy Block
Ellen Wilson
Mary Vaughan
Ellen Goldman
LaNelle Simpson
Carol Ames

Budget & Finance Committee:

Laura Wiltz, Chair
Richard Bambach
Kathy Viney
Russ Coburn
Carol Ames
Bobbie Palmer

Board of Directors:

Ruth Hunter, President
Bobbie Palmer, Vice President
Roger Blacklow, Secretary
Laura Wiltz, Treasurer
Leona O'Reilly, Director
Beth Leanza, Director
Jane Carona, Director

Landscape Committee:

Sharon Moores, Chair
Kathy Viney
Jim O'Neil
Ellen Wilson

LW Advisory Committees:

Carol Ames: Budget and Finance
Beth Leanza, Laurie Burdick: E&R
Don Pruett, Jackie Rabinow: EPAC
Jane Carona, Don Pruett: Safety and Transportation
Jim Moores: Restaurant
Laurie Burdick, Roger Blacklow: Tennis/Pickleball
Kathy Viney: Insurance
Harold Crisp: Physical Property

Grapevine delivery:

B10 Jackie Butler
B11 Paulina Garner
B12 Ellen Wilson
B13 Sherry Crisp
B14 Laurie Burdick
B15 Marie Sinnott
B16 Don Pruett
B17 Jane Carona
Patio Homes Ed & Linda Andrews

Grapevine editors: Leona O'Reilly, Cathy Madden

Grapevine couriers: Ellen Goldman/Gail Rosenberg

LW News delivery: Mary Vaughan

M14 Lamplighter: Pat Leanza

Pet bag replacements: Maria Cruz

M14 website: Kathy Viney

Robo-call listings: Jennifer Quinteros