

THE GRAPEVINE



Published by and for Mutual 14 of Leisure World

No. 11, December, 2019

Mark Your Calendar!

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



Mutual 14 Board

3rd Tuesday,
January 21,
Administration
Building at 9:30 a.m.



Property Maintenance Committee, 1st Thursday,

January 2 at 10 a.m.
Chesapeake Rm,
Clubhouse I



Budget Committee

Quarterly meetings are held.
Next meeting is February
10, at 10 a.m. Annapolis
Rm, Clubhouse I



Building Rep Committee

February 11, at 10 a.m.
Annapolis Rm, Clubhouse I

The President's Message

Oh, what a year it's been! Mutual 14 has had a few challenges (four presidents in as many months and two Board resignations), but we've overcome our challenges and turned our setbacks into successes. Here are a few we've achieved thru due diligence and solid teamwork:

- Agreed on color palette for painting the buildings (gray railings with white trim and white entry doors)
- Issued RFP (requests for proposals) for beginning painting in the spring. (Buildings 16 & 17 in 2020.)
- Found a replacement for Harold Crisp as PMC chair so he could start enjoying his retirement.
- Approved the architectural standards for new balcony/patio enclosures, thus completing another step towards lifting the moratorium on new enclosures.
- Replaced our trash room doors.
- Repaired our trash room ceilings (they were literally hanging down in places).
- Resolved a lawsuit without spending a penny of Mutual money.
- Approved foreclosure on a unit that has sat empty for over five years.
- Approved a collection policy that is already yielding results. (Delinquencies are at a record low).
- Agreed on a nickname for our Mutual (Forest Glade is where we now live).
- Hired Ronny Cabrera as our private Property Maintenance Manager. (Hiring a maintenance manager has been a goal of "Forest Glade" for several years.)
- And our greatest achievement – passing the Bylaw Amendment, thus protecting our community from value degradation because of too high a percentage of rental units!



Kudos and congratulations to all the residents of Forest Glade who generously donated their time and talents to all these projects. The Building Reps knocked on doors and made phone calls on behalf of the amendment. The PMC members worked diligently on our maintenance projects, and the Architectural Design Committee (ADC) provided some wonderful visual aids to making the color decisions. The Social Committee provided us many opportunities to celebrate with our neighbors. The Board members spent countless hours considering thorny financial and legal issues and finding solutions for the welfare of our community.

What lies ahead in the New Year? More of the same! Here are some issues we can use everyone's help on:

- Livability of our community – Pets continue to be a challenge. As with most things, ten percent of the people cause ninety percent of the problem. If you see someone NOT cleaning up after their dog, confront them and stand up for your right (and everyone's right) to live in a clean environment. Remind neighbors that their dog might like to use the same place, day after day, but that kills the lawn and makes unsightly brown spots that all of us have to look at. The atriums are not potty stations for pets when it's cold and rainy. That's unhealthy for puppies and residents both.
- Get your cable upgraded! It's free (for now) but if you fail to take advantage of this one time free offer, it will cost you an installation fee in the new year.

And one last task for each and every resident of Forest Glade to address right now --

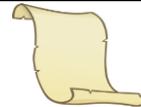
- Have the Merriest Christmas ever, and a Happy, Prosperous, Successful New Year!

Ruth Hunter

479-601-2781



Announcements



~~At this point, residents of ALL MUTUALS should have scheduled their home's installation of upgraded cable television equipment and internet service. If you have not done so, call 855-638-2855 to schedule your installation appointment.

~~Dogs are being allowed to make a mess on the rocks adjacent to the buildings or at the end of the ground level hallways. That is unacceptable.

1. No matter what the weather, dogs need to be led away from the buildings for their health and that of our residents.
2. Bags to clean up are available at multiple places within the Mutual.
3. Dog owners must register their dog with the Mutual. If you have not done so, get a registration form from your Building Rep, whose name is on your bulletin board. Unregistered dogs are unwelcome.



- 4. The bottom line: If you see something, say something! No matter if the violator is a Mutual resident or a visitor, stop the person and point out the location of the nearest poop bag station. Once owners realize we are serious about policing our neighborhood, we will all be better off.

At the Mutual's December 17 Board meeting the issue of penalties for violations was discussed. It was temporarily tabled, but there was considerable -- and increasing -- sentiment for passing it.

~~Recycling Christmas Trees and yard waste is as easy as making a phone call. If you live in a condo building, put your tree next to the dumpster (not in the dumpster!) and call the Grounds Department at 301-598-1314. If you live in a Plaza Home, place your tree on the curb at the end of your drive and call the Grounds Department at the number above.

NOTE: Lights in Common Areas and Catwalks

If a lightbulb goes out and it is located above catwalks, stairwells, or other common areas, PLEASE call Jennifer Quinteros at 301-598-1369. Do NOT call PPD.

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



The committee will be meeting soon to plan for our calendar of 2020 events. We'd like to hear from everyone about ideas for social activities. 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.



Building Rep Committee



The Building Representatives met December 10. Occasionally there is trash, such as plastic bottles, on our lawns and common areas. Please keep our spaces clean and if you see something, pick it up and dispose of it properly. This is our community and we work together to make it look great. There's no such thing as, "It's not my job" in a condominium community.

The PMC will hang new bulletin boards in the lobbies. They are also working on signs that will tell drivers the carport spaces are reserved only for residents.

Tis the season for accumulating boxes from all your phone and online orders. When you are finished using the boxes PLEASE BREAK THEM DOWN and put them in recycling.



Reminders & Vital Info



Snow Emergency Parking

Winter is here and this is a reminder about the "No Parking in Snow Emergency" locations. The designated emergency areas are:

- The small parking area at the Leisure World Boulevard end of Building 17
- The larger parking area at the Leisure World Boulevard end of Building 11
- 3 to 4 parking slots on Glade Drive across from the space between Buildings 12 and 13
- 2 spaces on Glade Drive at the end of the parking area at Building 11

These spaces have been designated as the areas where snow will be piled after plowing. Any cars parked in these areas may be snowed in for the winter. Signs are placed at the appropriate areas to remind our residents but residents must remind their guests and other non-residents to keep these areas clear.

Street Plowing Priorities

The Leisure World News states the order of snow plowing as follows.

1. Parking lots and through streets like Leisure World Boulevard and Interlachen Drive
2. Primary Access Roads like Vantage Hill Road, Glade Drive, Forest Edge
3. Courts
4. Driveways



Refer to Page 8 in the December 6 edition of The Leisure World News for complete information on the community's Snow Plan.

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

Do you have a red vinyl "File of Life"? This is a reminder to update the information concerning your medications, doctors, and those contacts who should 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. The rescue crew will check your refrigerator door for the "File of Life". Don't have a File of Life? They are free at the Leisure World Medical Center.



Property Maintenance Committee



Several end-unit residents asked that their front doors not be painted the same color as the railings as was done in the past. The committee recommended this to the Board who approved it at their December 17th meeting. As each building comes up for painting, all apartment unit doors will be painted white.

Almost every trash room door has a bent strike plate. This has been caused by the trash collectors banging the dumpsters against our new doors. Our vendor, Just Doors, is trying to figure out how to repair them and protect them from future damage. When the repairs are made, the bill will be sent to PPD.

The Board approved the amended proposal to install a replacement awning at the entrance to Building 17. J&M Construction will begin the project as soon as they get their deposit.

The committee was presented with Saul Architects' proposed plan for aesthetic and structural standards for future patio and balcony enclosures. The committee was satisfied with their proposal subject to a few amendments. The architects then made their presentation to the Board at the December 17th meeting and the Board approved the 'schematic proposal'. Review and approval of the 'final plan' will take place at the January 21st Board meeting before being sent out for owners' comments and adoption into our Rules.

The next Property Maintenance Committee meeting will be held on Thursday, January 2, 2020 at 10:00 a.m. in Clubhouse I (room TBA). All residents are welcome! The full minutes of the Property Maintenance Committee meetings can be found on our website: www.mutual-14.org/committees.



Happy Holidays





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:

Pat Shephard (1/23)

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