

THE GRAPEVINE



Published by and for Forest Glade, Mutual 14 of Leisure World

No. 4, April 2020

Mark Your Calendar!

Meetings are being held by conference call. Call-in numbers to be provided.



Mutual 14 Board 3rd Tuesday,

Meetings at 9:30 a.m. via Free Conference Call.



Budget Committee

Committee meets Quarterly. Next meeting is May 11, at 10:00 a.m. via Free Conference Call



Building Rep Committee:

Committee meets bi-monthly on second Tuesday. Next meeting is June 9 at 10:00 a.m. Venue TBA.

The President's Message

If you missed the Annual Meeting teleconference, we received 111 proxies providing 58.456% of the possible 100% votes. Kathy Viney, Jane Carona, Gary Leber, and I were elected. Jane will serve a two year term and Gary has been elected for the one year term. Kathy and I were elected to the three year terms. The officers for the next 12 months are myself continuing as President, Barbara (Bobbie) Palmer as Vice-President, Laura Wiltz as Treasurer, and Kathy Viney is replacing Roger Blacklow as Secretary. Our thanks to all the owners for their participation in Mutual governance!

The COVID-19 virus is on everyone's minds. As of Tuesday, cases in Maryland had not leveled off much less diminished. We will remain on stay-at-home/safe-at-home orders for at least another week or two and perhaps longer. We have been informed of one death of a Leisure World resident. It is believed she contracted the disease in rehab. She became symptomatic after being released to return to her home in The Greens. We're told her contacts with others were minimal before she was evacuated to the hospital where she succumbed to the disease. If/when I learn any further facts, I will immediately share that information with all residents. We all need to know the facts so that we can act accordingly. Until we are once again allowed to congregate, all meetings will be by teleconference.

This past year has been a whirlwind of activity in Forest Glade. I won't go over the list again but suffice to say that we've taken major steps by ending our Supplemental Management and Operation Agreement with Leisure World and contracting directly with Mr. Ronny Cabrera to be our Property Maintenance Manager. The Board has been pleased with his service thus far. He has written RFPs (request for proposal) for major projects, secured lower prices for us, and advised the Board on many maintenance issues that require an expertise we volunteers frequently lack.



As a result of his exemplary performance plus the resignation of a Property Maintenance Committee (PMC) member, the loss of the PMC Chair (Kathy Viney is now a Board member), and the lack of qualified volunteers stepping up to serve on Mutual committees, the Board has decided to suspend the PMC and Architectural Design (ADC) committees. They will be reconstituted as ad hoc committees in the future on an as needed basis. The ADC has worked themselves out of a job now that they've provided the color palette for our apartment buildings, both inside and out. The Board extends its thanks to all those who have served on these two committees over the years and hope all the alums will respond willingly if called upon to serve again.

The painting contract has been awarded; the soffit contract has been awarded. We have one major project still pending, and that is the repair of four balconies. That project has been kicked around for several years now. Most recently we had another Maryland licensed professional structural engineer assess those balconies. Only one engineer we've consulted felt that invasive (and expensive) remediation was necessary on all four balconies. One balcony is still being considered as possibly requiring extreme renovation, but the other three more than likely will be able to be repaired without removal of enclosures. The owners of the impacted balconies and enclosures will be seeing their units reviewed individually for specific project planning and all four balcony repairs should be completed by the end of summer.

Leisure World Community Corporation is considering revising its Trust Documents (bylaws) to allow an increase in the resale fee from the current 2% up to 3%. If this change is made, it will become effective January 1, 2021. I have been reappointed as the Forest Glade representative to the LWCC Board and will have an opportunity to vote on this issue. LWCC has indicated they will be distributing information on this proposal to all owners. I am interested in hearing the opinions of the owners of Forest Glade. If possible, I'll schedule a town hall where we can discuss this and share our thoughts, but this may not be possible in the time frame we'll have. If you'd like to share your opinions with me, you may also email them to me at M14@mutual-14.org with a subject line of RESALE FEE.

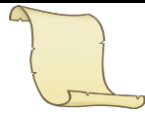
Ruth Hunter

479-601-2781

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



Announcements



With our social distancing, our Mutual is using robo-calls and email to keep residents informed of events. If you are not receiving robo-calls or emails from the Mutual, please contact Jennifer Quinteros at 301-598-1369. Her email is jquinteros@lwmc.com. This is the most efficient way to get up-to-date Mutual information.

A Reminder: Applications for Building Modification (ABM) are submitted to Jennifer Quinteros at 301-598-1369. Her email is jquinteros@lwmc.com.



Welcome to Our New Residents...

Welcome to Jose Garcia's mother, Rosa Castro, who moved into Building 12, 1E.



Social Committee



This will be the last article from your Social Committee until the virus is over and we can stand a little closer to each other. When we can hold a normal function, we will be the first to let you know and we will do our best to have a hell of a good time. Until then, be safe and be smart.

Sharon Moores

301-438-0048



Landscape Committee



We did a walkaround of the Mutual on Monday, April 20th, and we are in fairly good shape. Some bushes need to be replaced and some need to be added.

This is a reminder to all plaza home residents and ground floor apartment owners: if you have any landscaping, it is your responsibility to take care of your landscaping. NOW is the time!

For the plaza homes you must take care of the four feet out from all around your house. Keep bushes off the siding and below the roof lines.

For the apartments, you are responsible for the four feet out from your unit on the open area side. If you are in an end unit, the area by your door and patio are your obligation to maintain.

If we see gardens that are not being taken care of, you will be getting a letter requesting that it be done. Please, let's get our gardens done soon. Be safe and thanks.

Sharon Moores

301-438-0048

**Property Maintenance Committee**

The mutual has a few regularly scheduled maintenance projects that PPD does every year. One is turning the lobby and trash room heaters off, which will be done by the end of this month if it hasn't been done already. We also have all the stack vents in all the apartment buildings snaked and flushed, and their gaskets replaced where necessary. This involves a worker on the roof running a snake down all the main pipelines. This is done annually between April and June, at mutual expense, and helps to avoid back-ups. Don't be alarmed if you hear metallic clanking or scraping, like metallic rats scraping inside your walls. We were given a schedule but Building 10 was done sooner than expected (!) so residents were not given notice. We apologize for that. Buildings 14-17 will be done later next month. The next buildings scheduled are as follows:

Building 12 – Thursday, April 23

Building 11 – Wednesday, April 29

Building 13 – Wednesday, May 6

When we know about any project being done around the mutual, we will let you know (to the best of our ability) by a notice in apartment lobbies, robo-calls, and/or by email. If you are not receiving our telephone or email communications, you could be missing out on important and timely information. Please contact our Mutual Assistant to find out how to sign up for robo-calls and emails or to change your contact information.

Some long-awaited projects are about to get started! The Board accepted the PMC's recommendation to approve the proposal to install soffits on the ceilings of all 1st and 2nd floor catwalk ceilings. The Board even expanded the scope of work to include the hallways or 'T's leading to unit doors. This will reduce our painting costs in the long run, and significantly improve our curb appeal and property values. The total cost for the soffit and painting projects, \$464,000.00, will come out of our reserve accounts. It's a scary big number but remember: it's just these kinds of big capital improvement projects for which we have been saving.

The painters will start scraping loose paint from those ceilings as soon as possible so the soffit installation can begin, and then they'll start painting Buildings 16 and 17. We expect everything to begin in mid-May. Contractors will be asked to follow all social distancing measures for the safety of their employees and our residents. Please forgive the disruptions and allow them the space to safely do their work. It is expected to take six to eight weeks. Any comments or questions about ongoing work in the Mutual should be directed to our Mutual Assistant at 301-598-1369 or m14@mutual-14.org.

As mentioned in the President's message, the Property Maintenance Committee has been suspended due to too few volunteers. Most of the big work for the season is decided, and we have a paid Property Maintenance Manager to handle anything else that may come up. If necessary, the Board will put together ad hoc groups for special projects. This will not directly affect residents: any property maintenance issues should continue to be reported to our Mutual Assistant at 301-598-1369 or m14@mutual-14.org.



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: "Executive Committee and Board of Directors meetings are recorded and available to view on (residents.lwmc.com) three business days after the meeting. Click on the website's Your Community dropdown arrow."

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.



Happy April Birthday to:

Pearl White (4/20).

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

Light Bulb out in the Hallway?

Call Pat Leanza 301-598-4569

Comcast Issues? Call 1-855-638-2855

BOARD OF DIRECTORS

- President:** Ruth Hunter
479-601-2781
- Vice President:** Bobbie Palmer
301-598-7712
- Secretary:** Kathy Viney
301-598-2691
- Treasurer:** Laura Wiltz
301-598-0897
- Director:** Roger Blacklow
240-560-7789
- Director:** Jane Carona
301-922-2994
- Director:** Gary Leber
301-822-4686

COMMITTEE CHAIRS

- Building Rep:** Kathy Viney
- Budget & Finance:** Laura Wiltz
- Landscape:** Sharon Moores
- Social:** Sharon Moores