

THE GRAPEVINE



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

No. 6, June 2020

Mark Your Calendar!

**Meetings are being held
by conference call: 1-
425-436-6331
Code=891183.**



Mutual 14 Board

3rd Tuesday,

Meetings at 9:30 a.m. via
Free Conference Call 1-425-
436-6331 Code=891183.
Next meeting is July 21.



Budget Committee

Committee meets Quarterly.
Next meeting is August 10.
Venue TBD.



Building Rep Committee:

Committee meets bi-monthly
on second Tuesday. Next
meeting is August 11 at
10:00 a.m. via phone: 1-425-
436-6331 Code= 891183

The President's Message

HAPPY FATHER'S DAY to all our resident fathers, grandfathers, and great-grandfathers!

I've heard some comments from residents about the new "soffit" material that is being installed on the overhead area of the cat-walks of the apartment buildings. Everyone thinks it's lovely and a vast improvement over the old open beam appearance. Some residents have expressed concern that their condo fees will be going up to pay for this capital improvement. That is not the case!

Forest Glade does not borrow money or take out loans to make improvements. We budget and set aside funds each year so that when we want or need to do something, we have the money to pay for it. While I can't guarantee that condo fees will not increase (they have every year since I moved here) I can guarantee that the soffit project and the painting of all the buildings was budgeted for in the past and is already accounted for.

The occupants of Building 17 are enjoying the improvements they're seeing in their building, and Building 16 is now receiving its face-lift. The soffit of all the apartment buildings will be completed this year. (The Board added new molded white dryer and kitchen vent covers to the project, so no more of those ugly aluminum vents with hand-fashioned galvanized wire mesh covers for us!) We have just started our cycle of painting the apartment buildings and will be painting two each year for three more years.

We almost need our Property Maintenance Manager, Ronny Cabrera, to write his own column for the Grapevine! Our cleaning contract expires this year, so Ronny wrote an RFP (request for proposal) for Forest Glade, solicited competitive bids,



held an on site Q&A exposition for the three respondents, and through this process lowered our janitorial costs! The new vendor will commence it's new schedule of three full days per week mid-July (we formerly had five part-time days). Their staff will be easily identifiable because their uniform Polo shirts will bear their company logo. Any feedback regarding building maintenance or cleanliness should be submitted by email to m14@mutual-14.org or a phone call to Bobbie Palmer, Board VP.

On a less successful note, our vendor for the long awaited balcony repairs is too busy to do our small job. This is disheartening when we've worked so hard and waited so long to have these issues resolved, but we can't force him to delay more lucrative jobs to come do ours. This is an ongoing problem for Forest Glade; in the construction world we are small potatoes. We will seek other vendors and continue the quest to get our troubled balconies repaired.

Ronny has completed his quarterly inspection of our buildings and has prepared a list of maintenance items to be addressed. One that will commence this month is the repair of a sagging roof on a plaza home. If you notice something in our Mutual that you think needs consideration, please send your observation by email to M14@Mutual-14.org. Yes, that is the one stop address for ALL things Mutual 14. Send your questions, comments, concerns to that one address and they will be forwarded to the appropriate individuals. You may also send your letters of praise and recognition of exceptional service to that same address!

COVID restrictions are slowly being lifted, but this loosening of the stay-at-home order really should not impact our lives much. As "active seniors" we are still classified as elderly and advised to protect ourselves and each other with social distancing and the wearing of masks. The treatment announced recently is encouraging, but none of us want to end up hospitalized and on oxygen or a ventilator so we can test out the efficacy of that treatment. I'm pinning all my hopes on a vaccine in the next year. In the meantime, please stay well and continue your cautious vigilance. We've been doing this very well.

Ruth Hunter

479-601-2781

Notes from the Board

Units For Sale / Rent / Sold:

B11-2E Patricia Richardson – new tenant

B17-2C Wolf unit LLC to Steve Price

Pending:

B10-2F Vivian Vanderhorst – new tenant 6/26

B13-1C Cayne – sale closing 6/26?

B13-3D Friedman – still preparing for sale

B15-1D Ryan – sale closing 5/29?

15135 VH Rd Klosky – sale closing 6/30?

Umbrella Policy Insurance Deductible

Governor Hogan signed House Bill 108/Senate Bill 175 which increases a condominium unit owner's deductible responsibility from \$5,000 to \$10,000 if a casualty loss originates inside a unit or



from a component that services only that unit. This will take effect on October 1, 2020. **You should contact your homeowner's insurance agent to increase your coverage.**

Apartment Lobbies

- Building Reps are asked to keep their lobbies tidy and to remove un-approved and out-of-date notices from the bulletin boards.
- The Board of Directors will not require lobby doors to remain closed during the summer months.
- However, residents should be aware that critters, including deer and an opossum (!), have been known to take a shortcut through open lobbies in the wee hours of the night.
- The Board, in response to a resident request, decided that bookshelves would not be added to first-floor lobbies because of space constraints.
- Did you know that many of our apartment buildings have "libraries"? Residents are welcome to donate and/or borrow used books on the 2nd floor lobbies of B11, B12, B13, B14, & B15. This is a resident-requested amenity that is presently policed by and for its users, so please do your part to keep it neat! It has become so popular (especially during this quarantine) that some buildings have added a 3rd floor library (B13 & 14). We could use another small bookshelf or two, so if anyone has one to donate to the mutual please call Kathy Viney at 301-598-2691.
- Building Reps noted that many of the artificial flower arrangements in the lobbies are dusty, faded, too big or too small, or missing altogether. An ad hoc group of Directors and residents has been formed to assess their condition and re-arrange them, so we aren't looking at the same arrangement for years on end.

Etcetera

Regarding the big grey pickup truck in the lot across from B12: The truck's owner (a tenant) died, his heirs cannot gain title, and the mutual has requested permission to have it towed to the County impound lot. Due to the quarantine, the impound lot has been shut down until at least the end of July. We hope to have the truck removed soon thereafter.

Thank you, Mary Vaughan and Leona O'Reilly, for delivering the Leisure World News to the plaza homes for the past few years! They are now retiring. Diane Grimes and Sharon Moores will take up that duty.

A very important reminder for new and long-standing residents of Forest Glade:

Our Bylaws prohibit residents from installing, erecting, attaching, pasting, screwing, nailing, or hanging *anything* on or from the exterior (brick, vinyl siding, balcony ceilings, gutters, doors, window frames, etc.) of our apartment or plaza home buildings without the written permission of the Board. Hardware used to permanently attach or hang flowerpots, flower baskets, or any other ornament on the exterior of the common elements is not permitted. Exceptions may include hardware previously affixed, i.e. "grandfathered", as long as it does not cause further damage, and flower boxes which may be hung from the *inside* of a balcony railing as long as they do not present a hazard or nuisance to the people or property below it.

The exterior of your unit does not belong to you, it belongs to the mutual. You could be financially liable if the mutual must repair damage to common elements that you have caused. If in doubt, ask first – or just don't do it!



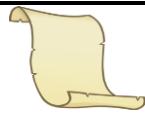
If you have a weather station sensor outside on your catwalk, please remove it before the soffits are installed in your building. The mutual and the contractor will not be responsible for its loss or replacement.

Our vendors and their employees, and our Property Maintenance Manager, report to the Board or to a committee chair only. They cannot respond to your individual requests without Board or a committee chair's permission, so you might as well follow our "chain of command" if you want something taken care of. If you have a problem with cleaning personnel or performance, contact Bobbie Palmer. If you have an issue with landscaping, call Sharon Moores. Everything else should be directed to m14@mutual-14.org.

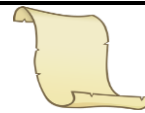
Emergencies

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



Kudos to the painters who are painting our apartment buildings. The comments have been very positive regarding the paint colors and the fresh modern look the paint gives our buildings. Thank you to the Architectural Design Committee whose work has resulted in our refreshed appearance.

Thanks to all our Forest Glade residents for wearing masks when going out in public. This practice keeps all of us safe. Please remind non-residents they should wear masks, too.

Welcome to our new neighbors Steve Price (B17-2C) and Patricia Richardson (B11-2E).



Landscape Committee



We walked through the Mutual and checked all the gardens We sent out a few reminder letters. Overall, things are looking good. If you have a problem, please call me.

Sharon Moores

301-219-1783



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. You may attend by phone. Dial 1-425-436-6398, Code 729411 then the pound sign (#).

The LWCC Board of Directors will meet on June 30th, the last Tuesday of each month at 9:30 a.m. Location is still to be determined.

From the Leisure World News: "Executive Committee and Board of Directors meetings are recorded and available to view live or after the meeting at (residents.lwmc.com) > Your Community > LWCC Executive Committee and Board Meeting Recordings."

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 July Birthday to:

Pat Leanza (7/13), Rae Romano (7/19).

Correction: we misspelled Ralph Romano's name last month whose birthday is 6/26.

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



TO: Mutual Presidents
CC: Property Managers and Mutual Assistants
Date: June 1, 2020
FROM: Paul Eisenhaur, Chair, LWCC Board of Directors
SUBJECT: Nominations for Service on the 2020/2021 Government Affairs Advisory Committee

It is time to seek residents for the Leisure World Community Corporation's Government Affairs Advisory Committee whose terms run August 1, 2020 through July 31, 2021.

The member qualifications most useful in handling the responsibilities of this committee are residents with **background in law, government relations, legislation drafting, local and state government process.**

Please share these qualifications with your current representatives and with anyone in your Mutual who expresses an interest in serving on the Government Affairs Advisory Committee. Please keep in mind that it is more important for the effective and efficient functioning of the committee, and for the community as a whole, to have qualified committee members than it is to have each Mutual represented on every committee.

- Please ask all potential representatives to complete the attached Request to be a Representative on the Government Affairs Advisory Committee form. (ATTACHMENT A) **This is important for both new representatives and returning representatives.**
- Members who are presently serving on the committee still need to resubmit their name by completing the form.
- Please ensure that your nominee is willing and available to serve on a regular basis. (**The committee meets the second Monday of each month at 2:00p.m. in the Sullivan Room.**) He or she should be advised that a member who misses three consecutive meetings may be dropped from the committee roster, at the discretion of the committee Chair.
- Please use ATTACHMENT B for submitting the list of names of all your Mutual's nominations.

You are reminded that, in general, there is only one representative per Mutual on any committee unless:

(a) the second representative is particularly qualified to serve on the committee; **and**

(b) the addition of a second representative from a Mutual has been agreed to by the committee Chair, and Mutual President and Chair of the LWCC Board of Directors.

We would like to have all the names submitted so that the committee list can be approved at the August 2018 LWCC Board meeting. Therefore, it is important that your list of nominees be submitted to Kenia Ibanez, Administrative Assistant, 3701 Rossmoor Boulevard, Silver Spring, MD 20906, **no later than Wednesday, August 1, 2020.**

ATTACHMENTS:

- A. Request to be a Representative on the Government Affairs Advisory Committee
- B. Mutual Residents Nominated to the Government Affairs Advisory Committee

