

THE GRAPEVINE



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

No. 7, July 2020

Mark Your Calendar!

The next Board meeting will be held by Zoom.



Mutual 14 Board
3rd Tuesday,
Meetings at 9:30 a.m. via
Zoom. Call:
301-715-8592
ID 823-3435-8177
Next meeting is August 18.



Budget Committee

Committee meets Quarterly.
Next meeting is August 10,
at 10:00 a.m. via
Free Conference Call
1-425-436-6331
Code = 891183



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

The President's Message

BOARD MEETING LOCATION MOVING! Every month we receive several complaints about the sound quality during our Board meetings and about being disconnected during the meeting. For August we're moving from the "FreeConferenceCall.com" platform to the "ZOOM" platform for our Board meeting. For dial in guests: 301-715-8592, when asked, provide ID 823-3435-8177. If you want to try out using video from your computer and you need technical support to achieve that goal, please call Jane Carona. She will be "hosting" for our ZOOM session. If you'd like to receive an email invitation to the ZOOM meeting, send email to M14@mutual-14.org with the subject line ZOOM.

The quarterly Budget/Board Committee meeting at 10:00 a.m. on August 10th, and the Building Rep meeting at 10:00 a.m. on August 11th, will both be held by teleconference. If you'd care to "attend", dial in from any phone to 1-425-436-6331 and when asked enter PIN 891183.

The LWCC (Leisure World Community Corporation) held a meeting this month and reclaimed their governance power from the Executive Advisory Committee. They made two decisions of which you should be aware:

- Even though state government has increased the allowable deductible LWMC may take on insurance, LWMC is continuing the \$5,000 deductible for the next insurance period. This means you will not need to adjust the coverage on your HO-6 policy.

- The presentation of a proposal to amend the LWMC governing documents to increase the Resale Fee from 2% to 3% has been tabled until February 2021. At that time the LWCC will resume educating the owners of Leisure World on this topic and seeking approval from the owners.

Although our Mutual has a new name, we have yet to secure any signage to install advising visitors of who we are. We are having difficulty finding an affordable source. Since everyone is an expert in something, I'm reaching out to our owners and residents. If you have experience in signage, or you just like to surf the internet, we welcome your efforts to fulfill this need.



Please send your suggestions for where we might secure suitable outdoor signage (similar to that seen in the medians around Leisure World) to M14@mutual-14.org or phone Kathy Viney.

Looks like we're finally making headway on the balcony repairs. After three engineering consultations, it was determined that not all balconies require invasive restoration. A contract has been signed to affect the repairs on four balconies, and this work will begin later this summer. Owners of balconies that will be repaired will receive a letter from the Board.

We have a lot of contractors working in our community: painters, soffit installers, welders, cement contractors. All of these people are professionals. They come to work prepared to do their jobs. While we all appreciate them and their efforts, the best way we can help them is to leave them alone! They don't need our suggestions on how to do their jobs; they bring their own bottled water. While we all want our curiosity addressed, the best thing we can do is stay silent and out of the way. Any concerns you have should be addressed to the Board, not the workers. Thanks for your cooperation.

Ruth Hunter

479-601-2781

Notes From the Board

We had a doozy of a storm on June 22nd. One of those gigantic pin oaks on Leisure World Blvd. was struck by a lightning bolt! Part of the bark was stripped off and bits and pieces of bark flew all over Vantage Hill Court. Sharon Moores, Chair of the Landscape Committee, had the LW arborist look at the tree the next day and he believes the tree will be ok.

Units for rent/sale/sold:

B13-1C Cayne – For Sale

B13-3D Friedman – Still preparing for sale

B15-1D Ryan Sold to Ann Dukes (hasn't moved in yet)

B15-3D Phillips – For Sale

15135 VH Rd. Sold to Gabriel & Patricia Arias (moved in last week)

Janitorial Services:

We have a new cleaning company and new cleaning crew. They will be on site Monday, Wednesday, and Friday between 8 a.m. and 4 p.m. This new contract is decidedly less expensive and we hope to see an improvement in the results. Let's give them a few weeks to settle into the job. If you have any comments or questions, good or bad, contact Bobbie Palmer.

Violation procedures:

You may not be aware of it, but officers of the Board do make an effort to enforce the Mutual's rules. We don't think it's necessary to advertise violations. When the Board is notified that someone is violating our rules, we don't come down hard on them right away. Sometimes people just need a friendly reminder that what they're doing is a no-no, so they get a phone call or brief note. If the resident doesn't comply, they get a second reminder in writing. There are procedures that have to be followed ensuring that the resident is given due process. This may involve more written notices or



even a private hearing in front of the Board. If the violation continues, however, the Board has several enforcement options, including assessing the unit owner fines of \$100.00 per day until the violation is removed. A last resort, for either unit owner or Board, is to file a complaint with the Montgomery County Commission on Common Ownership Communities (“CCOC”). This is a quasi-judicial proceeding specifically set up by the County to help settle disputes between owners and their associations. Mutual 14 has been before the Commission twice this year. Neither has required the very expensive services of an attorney; our President has been more than able to handle these cases. We prevailed in one case and we’re waiting for the Decision & Order in the second (but we believe the mutual will win that one, too). If you’re not sure what our Bylaws and Rules allow, you can find them all on our website at www.mutual-14.org under Governing Documents.

Apartment Lobbies:

The Board heard residents’ comments about the sad state of many of the lobby decorations and formed an ad hoc group of residents, made up of Carol Ames (B12), Roger Blacklow & Bobbie Palmer (B14), and Julie Gibbons (B15), to assess the existing lobby arrangements. A few were trashed or put into storage for a ‘time out’, and the rest were rearranged onto second and third floor lobbies. With the approval of the Board, and without spending an arm and a leg, new succulent arrangements that won’t block the new bulletin boards were purchased for all first floor lobbies. There have been several positive comments already from residents happy to see “something new”. Of course, you can’t please all the people all of the time, and some of you may not like what is installed on your floor. Unfortunately, we have to aim to please the greater number of residents, not just one or two. Your neighbors put in their time and effort to freshen things up, so we ask that you do not rearrange or remove the arrangements in your lobbies!

Thank you, Nancy Cameron (B10-2F) for the donation of a lovely bookshelf for Building 10’s second floor. It’s already being well used. Some residents of Building 16 said they’d like a library, too, so if anyone has a small bookshelf to donate, please call Kathy Viney at 301-598-2691. Libraries can be found on the 2nd floor of all apartment buildings except B16 & B17. Users are asked to please keep them tidy.

Kathy Viney

301-598-2691



E & R Committee



Clubhouse I is closed mostly because of sprinkler system work. The Terrace Room is accessible for take-out orders. The Woodshop has criteria for re-opening with limited accessibility.

Indoor Pool work continues – hopefully, the pool will be completed in mid-August.

The Fitness Center is open with COVID procedures and will continue with those procedures.

Beth Leanza



Welcome to Our New Residents...



Welcome to our new neighbors Gabriel and Patricia Arias (15135 Vantage Hill Rd.)



Landscape Committee



Garden refuse

PPD does not pick up garden refuse bags. The trash collection crew does not pick up garden refuse bags. The Grounds Department WILL collect your garden refuse bags on Monday and Thursday mornings – but you should call them. Put the paper bag at the curb outside your unit or in front of the lobby entrance of your building. Then leave a message for the Grounds Department at 301-598-1314: “pick up my garden refuse: Mutual 14 (your address or site of the bag)”. That’s all there is to it! But please, don’t put your bag out until the night before pick-up.



IN MEMORIAM



Dorothy Powers (B13-1B) passed away on July 21st. She moved into Mutual 14 twenty-one years ago. Her daughter, Kathleen, is still a resident and we send her and her family our condolences.

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

**Reminders & Vital Info**

Got a problem or a question or a suggestion? See something amiss? Call our Mutual Assistant, Jennifer Quinteros, at 301-598-1369 or send an email to m14@mutual-14.org and your issue will be handled or passed on to the appropriate authority. Jennifer is only physically in the office once a week, but she can and does respond to phone calls and emails from her home. Not all messages get a "received" response, but if you really, really, really need to speak to someone directly you can always contact a Board member of your choice. Their phone numbers are on the last page of this *Grapevine*.

Do you have Fruit Flies? In a small bowl, put one drop of dish washing detergent, then a little (about a half inch or so) of Apple Cider Vinegar. Leave it out on the counter - the flies will be attracted and then trapped in the vinegar. Refresh every few days.

PLEASE recycle all junk mail and magazines. DO NOT pile them up in the lobbies. What a mess they make.

Residents are urged to test their water valves to make sure they can be turned off in the case of an emergency. The main shut off is usually behind the dryer or washing machine; also check under bathroom sinks, under toilets, and under the kitchen sink. All of them should be in the normal, "open" position. Turning them to the right (clockwise) will close the valve. If the valve drips or will not turn, notify our Mutual Assistant. NOTE: You are responsible for the water valves – not the Mutual.

Hours for moving in or out of a house or an apartment, deliveries, and repair and renovation work are permitted between 8 a.m. & 7 p.m., Monday through Saturday ONLY (no Sundays or Holidays). The Mutual President may make an exception, but only if you make your request in advance.

Mutual 14 regular trash & recycling pick-up: Tuesday & Friday mornings

Mixed paper collection is every Wednesday.

Garden refuse pick-up: Monday & Thursday mornings. Call Grounds Dept. at 301-598-1314.



HAVE A SAFE SUMMER!



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 press the pound sign (#).

The LWCC Board of Directors will meet on July 28 at 9:30 a.m. via Zoom.

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. 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 August Birthday to:

Agnes Glass (8/6), Beth Leanza (8/9), Gerald Ungar (8/15), James Reilly (8/17), Judy Junghans (8/20),

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