

THE GRAPEVINE



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

No. 8, August 2020

The next Board meeting will be held by Zoom on Sept. 15, at 9:30 a.m.

The President's Message

Dial by your location
+1 301 715 8592 US (Germantown)
+1 929 205 6099 US (New York)
+1 312 626 6799 US (Chicago)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
Meeting ID: 847 6506 6121
Passcode: 032077

Forest Glade held the August Board Meeting via ZOOM, and I believe it was a success! A few residents had a bit of trouble with the controls for muting and unmuting themselves; that is to be expected with new technology. My subjective experience was that it was easier for Board members to communicate with each other. I found the sound quality to be better, also. If you have thoughts you'd like to share about ZOOM vs FreeConferenceCall, please send them to m14@Mutual-14.org. Feedback is valued and appreciated. For the moment, we're sticking with ZOOM. If you've given us permission to contact you by email, you'll receive an email invitation the Sunday evening (Sept. 13th) prior to the next Board Meeting – 3rd Tuesday of the month: September 15, 2020 – so that you may join the meeting with video. If you wish to participate by phone, please use the dial in information shown in the left-hand panel.



Budget Committee meets Quarterly. Next meeting TBD



Building Rep Committee: Committee meets bi-monthly on second Tuesday. Next meeting is October 13 at 10:00 a.m. via Free Conference Call.
1-425-436-6331
Code = 891183

Two more buildings (14 & 15) have beautiful new soffit (ceiling) on their first and second floor catwalks. (Buildings 13 & 12 will probably be completed by this time next month, and 11 & 10 the following month.) The painters are nearly finished with giving buildings 16 & 17 a fresh and attractive look. (Buildings 12 & 13 will be painted in 2021.) The fire hydrants' no parking zones will be receiving a coat of fresh paint.

The "individual clean-outs on a/c condensate lines" project has been delayed until people are more comfortable with workers coming into their units and PPD workers are more comfortable doing so. The same is true for replacing our smoke detectors with new models that run ten years on a single long-life battery. Replacing detectors would require workers to be in our units longer than either we or the workers feel appropriate, so we'll be doing our annual battery replacement again this fall. Depending on what happens with the virus, we'll attempt to roll out both of these projects in 2021.



GUIDELINES FOR DRYER DUCTS AND GRIDS: This applies to first and second floor condos only. (Plaza homes and third floor unit owners can skip this paragraph.) These units have a dryer exhaust duct that vents onto the main catwalk. It is more than eight feet above the walkway. There is a grid over the egress of that duct to prevent varmints (birds, bats, chipmunks) from entering the duct and causing problems. Most peoples' dryers work correctly, catching the lint in a trap within the dryer and allowing the hot air to exit through the duct. This majority will see virtually no lint on the grid. A few dryers are not functioning correctly, and this results in an accumulation of lint on the varmint grid. As a community we have agreed to clean the exhaust ducts as a Mutual expense because cleaning the duct is part of our fire prevention activities (as is smoke detector battery replacement) and duct cleaning requires equipment homeowners don't have. This is not true for the varmint grid on the end of the duct. Per Mutual 14 guidelines, what serves only your unit is your responsibility. If you're one of the few having dryer lint collect on your varmint grid, it is your responsibility to slide the grid off and remove the lint. (Please don't throw it on the catwalk; dispose of it appropriately. Thank you!) If you are unable to use a step-stool or ladder to do this, and you don't have a neighbor, friend, or family member willing to help you, PPD will perform this service for you for a nominal fee. If you fail to deal with this problem in a timely manner, the Mutual will make arrangements to have your varmint grid cleaned and will bill you. Again, this will only impact those people on the first and second floors whose dryers don't adequately remove the lint from the exhaust before it enters the duct.

Ruth Hunter

479-601-2781

Notes From the Board

Unit(s) For Sale / Rent / Sold (as of 8/12/20)

- B13-1C June Cayne – Sale pending @ \$190 (closing 8/28?)
- B13-2D John Slattery tenant moved out (John Roberts)
- B13-3D Michael Friedman – Sale pending @ \$195 (closing 8/28?)
- B14-1D Shirley Martin tenant moved out (John & Elizabeth Lee)
- B15-3B Marie Ayton – For sale @ \$185
- B15-3D Estate of Aleen Phillips – Sale pending @ \$190 (closing 9/14?)

Building Reps:

Building 13 does not have a Rep now that John Slattery has moved away. There is nobody to deliver the Grapevine door-to-door either. If you would like to volunteer for one or both of these light responsibilities, please call Kathy Viney at 301-598-2691.

Libraries:

Thank you, Pat Simon, (15145 VHR) and Maria Cruz (B11) for the donation of bookshelves! Every apartment building now has a library in their 2nd floor lobbies. We said Building 13 had bookshelves on their 3rd floor. They don't, so don't go there looking for books. Only Building 14 has a bookshelf on their 3rd floor. No magazines, please, and go easy on the cookbooks. By the way, you don't have to return a book to the same building when you're finished with it. If you drop it off at another building it will help circulate the collection. All residents of Forest Glade are welcome to donate or borrow books from any of these sites. It's up to users to keep it tidy.



Cleaning service:

We've had several negative comments about the new janitorial service, Frost Cleaning Services, who took over a mere two months ago. How soon we forget how unhappy we were with the old janitorial service!

This new contract reduces our annual janitorial costs from \$67,496 to \$47,368! The scope of work is exactly the same as the previous service, but they'll do it in three days instead of five, on Mondays, Wednesdays, and Fridays. Vacuuming seems to draw the most complaints. The common areas of the apartment buildings are vacuumed once a week (same as the previous service): Mondays - Buildings 10 & 14; Wednesdays - Buildings 11, 12, 15, 16; Fridays - Buildings 13 & 17. If the carpet is wet, they will not vacuum at all; they will use their leaf blowers, which are not as effective as vacuuming but it is something. If they vacuum at 10:00 a.m. on Monday and a summer storm blows through at 4:00 p.m. (as has often happened in the past month or so - because it's summer), we will have leaves or feathers or whatever on the carpet until they vacuum again the following week. Nevertheless, as Mr. Frost has been exceptionally responsive (compared to the last vendor), I'm sure he'll be happy to accommodate us if there is an exceptionally big mess that requires immediate attention.

Oops! We inadvertently neglected to include the pet bag stations in the contract's scope of work. Once we were notified of our error we corrected it, and the stations will be emptied every Friday. If there's anything you would like to report (good or bad) with regards to the cleaning crew, please contact Bobbie Palmer on her cell #301-943-8829. While we're on the topic of cleaning... If your trash bag leaked or your dog peed all over your kitchen floor, or you spilled water or coffee on your carpet, you'd clean it up. If you dropped a wastebasket full of paper and used tissues across your living room, you'd clean it up. And you certainly wouldn't leave open containers of half-eaten food laying around; you'd wrap it up in a garbage bag so you didn't attract flies and mice.

Assuming all that to be true, why wouldn't you do the same in our common areas? The elevators, lobbies, and catwalks are part of your home! If you leave a mess in those areas, including the trash room --- clean up after yourselves! If your dog does his business on the lawns or in the elevator, or you drop trash in the rock gardens in atriums, pick up after yourselves! What would your mothers say?! Don't be a litterbug. Be considerate of your neighbors. Please treat our common areas outside of your unit as you would the inside of your unit.

Our Finances – Where do our condo fees go?

Direct Mutual Expenses include costs for Mutual 14's administration (insurance, audits, legal fees, etc.), building maintenance, utilities, and other operating expenses. We budgeted \$842,350 for these expenses in 2020. This is the only part of our total budget that we have any control over.

Community Facilities Expenses include maintaining Leisure World facilities such as the clubhouses, pools, exercise room, golf course, and medical center as well as supporting the LW News, trash collection, cable tv, the Physical Properties Department, etc. We budgeted about \$472,464 for our share of these expenses in 2020. Leisure World tells us what this amount is, and it is non-negotiable.

Combined Mutual Operating Expenses include expenses shared by all mutuals for general mutual administration (secretarial, accounting, management overhead), lawn care and snow removal service, after-hours services, and the Community Services department. We budgeted \$116,413 for



our share of these expenses in 2020, under what is called the **Management & Operating (M&O) contract**. We have been told that (despite our efforts) this cost, too, is non-negotiable.

Then there's the "**Supplemental**" **Management & Operating contract**. This contract states that "the duties and responsibilities for the Mutual Assistant will be as follows:"

1. Act as primary point of contact for residents and the Board for requested maintenance services.
2. Provide guidance to residents regarding financial responsibility for certain services rendered, owner or mutual.
3. Monitor projects to ensure timely completion and customer satisfaction.
4. Provide Board with monthly reports on status of projects.
5. Upon request, notify affected parties of scheduled projects/work.
6. Upon request, act as point of contact between mutual representatives and vendors.
7. Upon request, contact or meet with vendors, including LW Physical Properties Dept., to represent the position of the Board on any disputed invoice.

We would have paid \$4,680 in 2020 for these services had we not cancelled that contract. Why did we do that? Because we only received the services described in #1, and less frequently in #2, and even these services should rightfully be provided under general mutual administrative services in the main M&O contract. Leisure World Management refuses to negotiate. They insist that we pay extra for the Mutual Assistant to:

- a) answer emails addressed to M14@mutual-14.org
- b) assist with residents' requests for in-unit maintenance, common area maintenance, and emergencies,
- c) coordinate move-ins and move-outs, and
- d) accept ABM documents and submit them to our Property Maintenance Manager.

We believe Leisure World Management has been charging us twice for some general administrative services and charging us for some other services never rendered. Until we can work out our differences (and we're looking at the 2021 budget and contracts now), our mutual assistant will be prohibited from providing those services.

This is the long way around to telling you **WHO TO CONTACT** with your property maintenance issues:

If it's an emergency, yes, call Jennifer Quinteros at 301-598-1369, or, if she's unavailable or it's after hours, call the Main Gate at 301-598-1044.

All other non-emergency property maintenance issues and questions about ABMs, who pays for what, etc. should be directed by email to m14@mutual-14.org. If you don't have access to email, phone the mutual president, Ruth Hunter.

If you receive email from the Mutual 14/Forest Glade address, it is from someone on your Board of Directors. If you send an email to the Mutual 14/Forest Glade address, it is received by a Board member and passed on to the appropriate party for action or response. Jennifer Quinteros no longer has access to the m14@mutual-14.org mailbox.



Welcome to Our New Residents...



Say "Hello" to our new neighbors James & Joan Patterson (#3 Vantage Hill Court)

And greetings to Doreen Engel who has moved in to (B17-3B).



IN MEMORIAM



Jerry Simon (15145 Vantage Hill Rd) passed away on June 13. We send our deepest condolences to his wife, Pat, and their family and friends.

We send our sympathy to the family of Anthony Morcos (B14-2B) who passed away on August 10. Tony's sister Yvette died in October 2018.



Reminders & Vital Info



NOTE: All Leisure World Offices will be closed on September 7, 2020 in commemoration of Labor Day.

Clothes Dryers

We have a responsibility to ourselves and to our neighbors for properly operating and maintaining our dryers. While the Mutual cleans the exhaust lines (vents) every two years, keeping the dryer clean from lint build-up will prevent unnecessary energy use and fire hazard.

Lint screens should be cleaned after each use. Vacuum lint particles that accumulate around and under the dryer to reduce the fire hazard. Use of fabric softeners have been found to cause a waxy, invisible substance to build up on the lint screen blocking air flow. Occasional washing of the lint screen with soap and water will prevent this.

Test for any excess heat while it is running. It is also a good idea to make a visual check of the outside exhaust point to assure there is no lint build up there and the airflow is moving freely.

Fire Safety

If there is a fire in your unit and you are not able to leave your unit, immediately call 911 and tell them your address and where you are in the unit. Close the door to the room you are in, if possible. If someone else is with you, have them make sure your front door is unlocked.



If you are able to leave your unit, close the front door but do not lock it. In the apartment buildings, go to the nearest **fire alarm pull station** and push down on the handle. (Pulling this will call 911 and send the fire department as these alarms are commercially monitored.) There are **fire alarm pull stations** near each stairwell on each floor. After you have activated the alarm, exit down the nearest stairwell to the ground floor. Go to another building's carport or lobby and wait for further instructions. If you are unable to walk down the stairs, take the catwalk as far away from the fire as possible and wait for assistance. **DO NOT TRY TO TAKE THE ELEVATOR!**

When the **fire alarm pull station** is activated you will hear a constant bell ringing inside your unit. Outside you will hear a loud electronic claxon. Both these sounds are fire warnings so follow fire evacuation instructions above. If you have questions about any of these instructions, talk to your Building Representative.

Requesting Guest Passes

Management recently has received a number of inquiries about how to obtain guest passes. To request them, just phone 301-598-1001, or phone 301-598-1000, then press "0". If the line is busy and you need to leave a voicemail, be sure your message includes your name, phone number and guest pass request.

Recycle vs. Trash – Once again we all need to refresh our memories on why we separate our trash into recycle categories and waste. First off – it's the law in Maryland with financial penalties for failing to do so. But after we dismiss the punishment motivation, is there also a reward for compliance? Yes! By separating our trash into cardboard, newspaper, mixed paper, and plastic/metal/glass, we both **SAVE** money by not paying for waste and **MAKE MONEY** by selling our recyclables.

Just last year Leisure World saved \$61,069.80 on the items we recycled and therefore did not have to pay for as trash. And then, we **SOLD** our cardboard and newspaper. Those items are similar to commodities on the stock market, so the price is constantly changing, varying between \$20 per ton and \$60 per ton, but taking our tonnage and an average price of \$40/ton, that's an additional \$32,000 we earned.

It just makes cents (sense) that we all benefit from being good citizen members of the community and separating our trash into the appropriate categories to save money, make money, and avoid fines. Please do your part.

Disposal of "large items" – If you want to be rid of household furnishings or fixtures (desk, chair, mattress, toilet or sink), please do **NOT** put these items in the trash room. Phone PPD (301-598-1500) and request to schedule an oversize item pickup. PPD will tell you a day and time (morning or afternoon) when Leisure World trash collectors can make a special trip to your house or apartment building to pick up such an item and dispose of it for you. Please do not put any item(s) out at the curb or entrance to your apartment building until the day of your scheduled pick up.

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

Mixed paper collection is every Wednesday.

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



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 Tuesday, August 25th 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 September Birthday to:

Bunny Gold (9/11), Allyne Ike (9/30).

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



On August 26, 1920 the 19th Amendment became part of the U.S. Constitution giving women the right to vote.

Exercise your right to vote this November.

2020 General Election Information for Maryland Residents: If you want a Mail-in ballot for the November 3rd, General Election you **MUST APPLY** for it.

For all the election information for the state of Maryland you need to go to:

<https://elections.maryland.gov/>

At this website you will find out:

How to request an application for Mail-in (absentee) voting

How to register to vote

Check your registration

How to change your address

Look at a sample ballot

For more information contact:

Democratic Club of Leisure World: leisureworlddemclub@gmail.com

Republican Club of Leisure World: fseelman@gmail.com

