

THE GRAPEVINE



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

No. 11, November 2020

The next Board meeting will be Dec. 15 at 9:30 am by Zoom. For details email a request to: m14@mutual-14.org

OR 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: 848 1222 4769
Passcode: 445676



Budget Committee-Next meeting TBA



Building Rep Committee:
Next meeting is Dec. 8 at 10:00 a.m. via Free Conference Call.
1-425-436-6331
Code = 891183

The President's Message

The Board meeting on Tuesday was interesting. Comcast had more than ten trucks parked in and around Forest Glade, "adding capacity to enhance and strengthen the network" in our neighborhood. We quickly sent out a message to our owners advising them how to participate in our monthly meeting without internet or VoIP phone service. (This is the phone service Comcast provides.) Thanks to all our owners who joined in! We're hopeful we'll actually have a better Comcast experience as a result of their enhancements.

The Board has decided to not renew the Property Maintenance Contract with Diversified Solutions at the end of 2020. While this has been a productive year, what with completing the long-needed balcony repairs as well as starting our rounds on painting the apartment buildings, the Board felt that the Mutual should look to Leisure World Management Corporation to provide those property maintenance services that are identified (and paid for) in the Management and Operating Agreement rather than paying an outside vendor for services already contractually promised by LWMC. Mr. Cabrera has agreed to continue on a month to month basis or consult on special projects at an hourly rate.

The smoke alarm battery replacement technicians gained access to 77% of our units. That's a great achievement during a pandemic. Thanks to all you homeowners who allowed entry into your homes for the safety and welfare of us all. If you weren't able to get your battery replaced on the scheduled day, you may phone PPD (301-598-1500) and schedule a makeup date. This opportunity will end with 2020, so you have fewer than six weeks to get this done as part of the mutual project. After that you will be responsible for the cost.

Our soffit program is complete! The board recently decided that individuals who wish to have this soffit installed on their open patios or balconies will be allowed to do so. There are several rules which



will govern this modification (allowing periodic access as required by the mutual for inspection of the pan above your patio/balcony, using approved products/color/vendor) and an ABM will be required. Installing patio or balcony soffit is an owner expense.

All of us on the Forest Glade Board wish everyone a pleasant and safe Thanksgiving! At my house we have decided to social distance, stay home, and look forward to holidays next year that we can share with our loved ones. I will be cooking (so if you smell something burning, that's probably what it is!)

Ruth Hunter

479-601-2781

Notes From the Board

Units for rent/sale/sold:

B14-2B Morcos, For Sale @ \$194.5

B15-3B Sold 10/15 @ \$179 - Ayton to Sanver

Unit Occupancy: 143 owner occupied, 12 unoccupied, 38 rentals, 2 delinquencies

Trash rooms:

We're getting a lot more deliveries these days, and that means more boxes in the trash rooms. Complaints continue to come in about residents who are taking up a lot of space in the recycling bins by not breaking down their boxes. Don't be surprised if those boxes are returned to your front door. Be considerate of your neighbors. FLATTEN THOSE BOXES and stand them up between the paper recycling bin and the wall.

Rules:

The question has been asked: why are we updating the Rules again so soon? When a Board takes steps to enforce its "house rules", they often find that those rules don't cover a particular issue that has arisen in the community, or that they are too vague or inconsistently written, making compliance difficult and legal enforcement impossible. These are some of the issues the Board is trying to correct.

Rules cannot contradict the Bylaws or the Declaration, so the amendment process requires a lot of referencing back and forth. If you've ever tried to read through those legal documents, you'll understand that the long run-on paragraphs written in legalese and lacking any punctuation make understanding them and interpreting their intent a headache. This is especially true when they are also sometimes inconsistent with other sections of the same document. We want to make our individual and shared responsibilities clear. So please bear with us. Amending the Rules is not an easy task. It is very detailed and complicated and cannot be done in a hurry. It takes many sets of eyes to get it right.

We've received several excellent submissions from owners regarding the proposed changes to our Rules. The Board planned to take a vote on those changes at their November meeting, but that has been postponed until we can incorporate all of those constructive ideas into a new document, and



make sure everything conforms to the Bylaws, Declaration, and Maryland law. You may continue to send your written suggestions and comments to m14@mutual-14.org - and stay tuned...

Snakes, mice, bats - oh, my!

One of the nice things about living in Leisure World is being surrounded by woods, meadows, ponds, marshland, and gardens. Critters live in those habitats and we're often pleased at sightings of deer, squirrels, chipmunks, and our friend the red fox. Less pleasant are the mice, snakes, and bats which have been sighted recently, giving residents a fright.

Garter snakes are non-venomous. They like moist, grassy areas and are often found near streams and lakes. They also like areas with rocks, logs, and dense vegetation, like many of our garden beds and atriums. They eat bugs and small vermin like mice, so they're actually good to have around. If you see one, find someone with a broom to sweep it out of your way. More than likely it'll disappear before you know it. They go into winter hibernation when the temperatures drop in late fall.

Bats eat bugs. They are not vampires and will not try to bite you. Despite what you've read about their radar, they do sometimes get disoriented and fly toward the light in our homes. Nothing can be as disconcerting as a bat hanging from your ceiling! Find a neighbor to help you evict it by either of these methods: First, put on gloves (never handle a bat with bare hands). When the bat is still, cover it with a shoebox. Slide cardboard under it to contain the bat in the box. Alternatively, you could cover the bat with a towel, gently scoop it up and gather the towel into a bag. Sometimes a broom will work, too, but you have to have open access to the outdoors.

Mice can fit through a hole the size of a nickel. They like to come inside for warmth in winter. If you already have mice, put out traps. Their common entry points are the holes where pipes come through the wall – under sinks and behind washing machines. Steel wool is an inexpensive and effective way to fill those holes and prevent mice from coming in. **Pest control inside a unit is the responsibility of the owner.**

Kathy Viney, Secretary

301-598-2691



Welcome to Our New Residents...



Paul Greene (B12-3F), Ayda Sanver (B15-3B), Carl Marlin (B13-2B)



IN MEMORIAM



We extend our sympathy to Jessie Fitzpatrick (B10-2G) whose son, Michael, passed away on November 9th, and to

Stan Jones (B14-3G) whose father passed away on November 15th.



WHO TO CONTACT with your property maintenance issues:

Whether inside a unit or in the common areas, an emergency is defined as an event in which injury to a person, or damage or destruction to property, is imminent. Don't waste precious time calling the Board President or the Mutual Assistant!

- ** During regular business hours call PPD (Physical Properties Dept.) at 301-598-1500.
- ** After hours or on holidays and weekends, call Security at the Main Gate at 301-598-1044.
- ** Dial 911 for fire.

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 Ruth Hunter, the mutual president.

Kathy Viney

301-598-2691



Reminders & Vital Info



Shredding Day

The shredding company will be at Leisure World this Saturday, November 21.

The truck will be here from 10:00 a.m. to 1:00 p.m. in the Administration/Clubhouse I parking lot.

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

Do you have a red vinyl "File of Life" magnetically attached to the outside of your refrigerator? If your answer is "YES", this is a reminder to update the information on it. If you don't have a File of Life, ask the LW Medical Center for one (free!).

In order to periodically update the information on its sheet, we advise that you fill it in with pencil.

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

Mixed paper collection is every Wednesday. Boxes must be flattened.

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 but is closed to resident traffic.

The LWCC Board of Directors will meet on November 24 at 9:30 a.m. via Zoom: *See Leisure World News for info to attend the meeting 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 Birthday:

We don't have any December birthdays to announce sooo

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



Its time again to thank our roster of volunteers. For one reason or another, we have fewer committees this year than in 2019. Here are the people currently serving Mutual 14 in a multitude of ways. If you see them, say thanks.

Board of Directors:

Ruth Hunter, President
Bobbie Palmer, Vice President
Kathy Viney, Secretary
Laura Wilt, Treasurer
Roger Blacklow, Director
Gary Leber, Director
Jane Carona, Director

Budget & Finance Committee:

Laura Wiltz, Chair
Richard Bambach
Kathy Viney
Carol Ames
Bobbie Palmer

Building Reps:

Kathy Viney, Chair
B 10 Jessie Fitzpatrick, Jackie Butler
B 11 Paulina Garner, Maria Cruz
B 12 Ellen Wilson
B 13 position open (Jackie Rabinow helping out)
B 14 Laurie Burdick
B 15 Julie Gibbons
B 16 Bernice Taylor, Don Pruett
B 17 Jane Carona

Patio Homes Cindy Wright

Landscape Committee:

Sharon Moores, Chair
Kathy Viney
Jim Oneil

LW Advisory Committees:

Beth Leanza: E & R
Don Pruett: EPAC
Jane Carona, Don Pruett: Safety and Transportation
Laurie Burdick: Tennis/Pickleball
Kathy Viney: Insurance
Harold Crisp: Physical Property

Grapevine delivery:

B 10 Jackie Butler
B 11 Paulina Gamer
B 12 Ellen Wilson
B 13 Sherry Crisp
B 14 Laurie Burdick
B 15 Marie Sinnott
B 16 Don Pruett
B 17 Jane Carona
Patio Homes Ed & Linda Andrews
Grapevine editors: Leona O'Reilly, Cathy Madden

Grapevine couriers: Ellen Goldman/Gail Rosenberg

LW News delivery: Diane Grimes

M 14 Lamplighter: Pat Leanza

Pet bag replacements: Maria Cruz

M 14 website: Kathy Viney

Robo-call listings: Alexa Cuque