

THE GRAPEVINE



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

No. 12, December 2020

The next Board meeting will be Jan. 19 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 (Washington, DC)
+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: 830 9856 3667
Passcode: 989819



Budget Committee-Next
meeting TBA



Building Rep Committee:
Next meeting is Feb. 9 at 10:00 a.m. via Free Conference Call.
1-425-436-6331
Code = 891183

The President's Message

MERRY CHRISTMAS (and Happy New Year)! We're very close to making it through 2020. I hope you've enjoyed the Christmas decorations the board authorized. The plaza homes usually miss out on lobby decorations, so this year I had a couple wreaths installed at the entrance to Vantage Hill Road. I hope Santa is very good to each of you. Please remember, Christmas wrapping paper is NOT recyclable, so please dispose of it in your regular trash, not the recycling containers.

We've had three deaths in the mutual during this past month. In addition, Mutual 19B was devastated by a fire in one of their three-story buildings. Loretta Burrows lost her life in that fire. (Instructions for making donations to assist the displaced persons are in the Leisure World Newspaper.) The fire department said the heat was so intense, it was impossible to determine the cause, but they narrowed it down to either electrical or smoking materials on an enclosed balcony. Fire code requires all lobby doors to be closed. We haven't been following this requirement during the pandemic. Now the heat is on in the lobbies and a vaccine is on the horizon, we will be more compliant going forward. For everyone's safety, if voluntary compliance is lacking, the convenience hooks and chains that *can be used for short periods of time* may be permanently removed.

A proposal was made to the Board suggesting Mutual 14 become a "smoke free community". The Board will be considering this question at the next Board meeting (January 19th, 9:30 AM – see ZOOM information). If you have thoughts on that topic that you'd like to share, please email them to the Board (m14@mutual-14.org), mail them to Mutual 14, or attend the January meeting. If you'd like more information, try this website: MDsmokeFreeApartments.org

Forest Glade has been experiencing a crime wave. We seem to have a sticky-fingered vandal (or perhaps two different individuals) either living with us or passing through our mutual on a regular basis. Things that have disappeared include some paper goods



(toilet paper and paper towels that were once in high demand) from outside one of the apartments, an artificial plant from one of the lobbies, and various little Christmas ornaments that were used to decorate the lobbies. The vandalism consists of taking a hammer to a realtor's lockbox that was on the doorknob of one of the apartments. (This occurred twice, and since realtors have to provide these, it's expensive and frightening for that self-employed agent.) Security has agreed to provide more frequent patrols through the mutual at the request of all residents: If you see something, SAY SOMETHING! This is our home, and it's up to all of us to protect it. Please **immediately** report all thefts and vandalism to the main gate (301-598-1044).

Roger Blacklow has agreed to represent Mutual 14 on the LWCC (Leisure World Community Corporation) Board of Directors. Several important decisions will be made by this board in the near future: approving the contract for building the new administration building, approving increasing the resale fee to 3%, and implementing suggestions put forth in the Strategic Plan that are the result of the \$100,000 project conducted last year by George Mason University. This document was emailed to all Mutual 14 residents who have provided their email addresses. The LWCC Board approved \$4,000 to print hard copies as well. (I believe these will be distributed soon in the same manner as Leisure World Newspapers are distributed.) I highly recommend everyone read the 30 page dissertation that we all paid for and contributed to. Feedback from the residents is being solicited by our representative on the LWCC Board, Roger Blacklow. He needs our opinions to guide his votes.

Please email him at Rblacklow@gmail.com or phone him at 240-560-7789.

We hope to see (hear) you next year at our Board meetings.

Ruth Hunter

240-221-3185

Notes From the Board

Units for rent/sale/sold:

Unit Occupancy: 144 Owner occupied, 11 Un-occupied, 38 Rentals, 2 Delinquencies

For sale: Morcos B14-2B @ \$189.5

Welle B12-1A @ \$245

Disasters strike when you least expect them, but you can be prepared. In response to the recent devastating fire on Elkridge Way, we have attached to this edition our Mutual's fire safety instructions. These instructions were updated after discussions with the Fire Department following our own 2016 fire in Building 10, and the installation of a new fire alarm and sprinkler system in the apartment buildings in 2017-2018. Please familiarize yourselves with them.

Consider updating your homeowner's insurance coverage (HO-6 for condominium owners or HO-4 for tenants). Do you have enough insurance in case you have to replace all the clothing, furniture, electronics, etc. in your unit? Is it enough for long-term storage of your belongings? Does your policy cover the \$5,000.00 deductible on the Leisure World master policy? If you are forced out of your unit for any length of time because of fire or water damage, you still have to pay the monthly condo fees



(and your mortgage if you have one). Your insurance policy should cover that expense, or the expense of alternate housing. Talk to your insurance agent!

No Smoking:

Montgomery County Code prohibits smoking in common areas. That means no smoking on the catwalks or in the atriums, lobbies, or elevators!

Two Leisure World fires were directly attributed to smoking in the presence of oxygen tanks. If you have oxygen tanks in your unit, an "oxygen in use" notice should be affixed to your front door. If you have oxygen tanks in your unit, please don't smoke!

Oops!

We missed two very important people in our annual Thanksgiving list, so we'd like to take this opportunity to thank Jane Carona (B17) for facilitating our Zoom meetings, and Dorothy Brown (B11) for delivering the Grapevine to B13.

Elevators:

Elevators get constant maintenance from our dedicated Schindler technician, Ronnie Holmes. He knows our elevators like his children. Describe a noise or a sensation and he knows exactly what needs to be done to fix it. There are two common problems. The first occurs mostly in the winter. Our elevators go up and down on an oiled cylinder. We keep the heat on and the lobby doors closed so the hydraulic oil won't get goopy and sticky from the cold. When it gets really cold, the oil gets goopy and sticky anyway, causing a herky-jerky ride. The second involves the rollers on the sides of the cab that keep it from banging into the walls of the shaft. When these rollers get worn out, the cabs shimmy and shake. These issues are not life threatening and they're easy to take care of – IF we are aware of them. We don't know to call Schindler if YOU don't tell us there's a problem. Ruth Hunter and Kathy Viney are currently the mutual contacts for all elevator issues. Phone one of them (not both!) or email to m14@mutual-14.org.

Guest passes:

To request new or renewed guest passes for 2021, email Gloria Robar at grobar@lwmc.com or phone her at 301-598-1000. Give your name and address and the names of your guests. Gloria will mail the passes to you.

Telephone Directory:

We intend to produce an updated resident telephone directory in January. Owners or tenants living in the mutual: if you've changed your contact number(s) by adding or eliminating a phone, if you want to specify which of your numbers go in the directory, if you want your number to be unlisted, if you don't know what numbers we have on file, please contact your Building Rep. If you don't have a Building Rep, call Kathy Viney or email m14@mutual-14.org. **Please do this by December 31, 2020 or there will be no guarantee that your information in the directory will be correct.**

Your Building Reps are:

B10 Jessie Fitzpatrick (#2G), B11 Paulina Garner (#1A) & Maria Cruz (#2C),
B12 Ellen Wilson (#1G), B13 no Rep,
B14 Laurie Burdick (#1E), B15 Julie Gibbons (#2A),
B16 Bernice Taylor (#1A), and B17 Jane Carona (#1G).

Building 13 still needs a Rep. Can you help? Call Kathy Viney at 301-598-2691.



Move-in/Move-out fees:

In response to an owner's complaint and subsequent research, the Board found that this fee was inconsistently collected and improperly established. The Board agreed to cease collection of this fee effective January 1, 2021.

Kathy Viney, Secretary

301-598-2691



Welcome to Our New Residents...



Shirley Martin (B14-1D) and
Debora Brown & Charles Chapman (B15-1G)



IN MEMORIAM



We extend our deepest sympathy to the families and friends of:
Ramon Martinez (B15-2C) November 23rd
Roberta Roeder (B10-2A) November 29th (husband is John)
Arthur Hooker (B12-2E) December 2nd (wife is Maxine)

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



FIRE SAFETY INSTRUCTIONS

Apartment Units in Mutual 14 - Forest Glade

The safety of everyone in an apartment building depends on your response to a fire in your own apartment and to the alarm system signaling a fire in someone else's apartment.

If there is a fire in your own apartment:

- The smoke detector will alert you to a possible fire in your apartment.
- Smoke detectors are not connected to any alarm system.
- Leave your unit and close the door behind you. **Do not lock the door!**
- **Pull the Fire Alarm** handle in the atrium or catwalk - near a stairwell.
- The Fire Alarm pull is connected to our **monitoring service**. They will call the Fire Department and give them the general location of the pulled alarm.
 - The Alarm is not connected to the Fire Department or LW Security.
 - The Alarm will alert your neighbors to a potential problem.
- **Call 911**. Tell them your address, the unit where the fire is located if you know, and any other critical information.
- Do NOT use the elevator.

If you hear the Fire Alarm:

- Leave your unit and close the door behind you. **Do not lock the door!**
- Do not use the elevator.

Evacuating your Building:

- Go to the lobby of the building across the street or next door.
- Keep the lobby of your building, and the street, clear for fire vehicles, personnel, and equipment.
- Attendance will be taken by your Building Representative or a Board member.
- Do not go back to your apartment until given the 'all clear' by Fire Department personnel.

If you Need Assistance with walking or stairs:

- **Stay where you are!**
- Close the windows. **Un-lock the front door.**
- If smoke is coming into the apartment, go into the main bedroom, close the door.
- If smoke comes into the main bedroom, go into the bathroom and close the door.
- **Fire Department personnel will search all apartments, starting with those closest to the fire. They will find you and assist your evacuation.**
- If you feel you must leave your unit:
 - Do not lock the door.
 - Go to the end of the building or catwalk farthest from the fire activity.
 - **Wait for a fireman to assist you.**

October 2019

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 will meet Friday, Jan. 15, via ZOOM at 9:30 a.m. in Clubhouse I but is closed to resident traffic. *See Leisure World News for info to attend the meeting.*

The LWCC Board of Directors will meet via Zoom on Friday Jan. 8, time TBA: *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 January Birthday to

Pat Shephard (1/23) AND Belated Happy 90th Birthday to Bernice Taylor (11/18)

Judy Block sends her heartfelt thanks to all her neighbors and friends for their kind wishes and gifts for her 93rd birthday. "You made our old 2020 so sweet."

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
240-221-3185
- 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