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# THE GRAPEVINE



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

*No. 2, February 2021*

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The next Board meeting will be Mar. 16 at 9:30 am by Zoom. For details email a request to: [m14@mutual-14.org](mailto: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: 814 1799 8477  
Passcode: 677448

**Send all Mutual 14 questions and requests to:**  
[m14@mutual-14.org](mailto:m14@mutual-14.org)



**Building Rep Committee:**  
Now meets quarterly. Next meeting is May 11 via Free Conference Call.  
1-425-436-6331  
Code = 891183

## The President's Message

The Call for Nominations was mailed out to all owners on February third. In addition, I saw several suitable candidates attending the February Board meeting. I hope everyone is giving consideration to stepping up and serving their community by being on the Board of Directors. Laura Wiltz and Roger Blacklow have completed their three-year terms, and Gary Leber has completed serving the final year of a previous Director's three-year term. These three positions will be filled at the April election.

WSSC is doing some water main work on the golf course adjacent to our mutual. While this project is underway, they will be using the northern end of Vantage Hill Road as a staging area.

The Board amended a previous resolution and will now allow the electronic transmission of ballots and proxies between the Mutual and unit owners. We didn't allow it originally because an electronic vote cannot be secret. However, our Bylaws don't require a secret ballot, and the current congestion in the US Postal Service has created a situation where we deemed it necessary to have as many options as possible for the distribution and/or return of ballots and proxies for our upcoming election of Directors.

All election material will be mailed out on March 22 through the USPS. We ask that you complete the proxy and the ballot and hand deliver it if possible. There will be a ballot drop box inside the Administration Building (located just outside the entrance to the admin offices) for receipt of election materials only. If you don't want to wait for USPS delivery, or don't want to risk that the USPS will fail to return your ballot on time, you can request an "email proxy/ballot". Complete it, scan it, and email it back to:

[m14@mutual-14.org](mailto:m14@mutual-14.org)

Ruth Hunter

240-221-3185



## Notes From the Board

### **Unit Status Report:**

B12-1A Sold – Welle to Leanza @ \$225  
B14-2B Morcos - Sale pending @ \$183  
14 Vantage Hill Rd – Fowlkes, For Sale @ \$399.9

**Mutual Drop Box:** If you have documents to deliver to the Mutual 14 Board of Directors (ABMs, letters to the Board, etc.) and don't want to depend on the Post Office, you can now hand deliver them into the mail box outside 15101 Glade Drive (B10) Unit #1B at any time of day or night. This local drop box is **NOT FOR CONDO FEE PAYMENTS**. Condo fees can be hand delivered to Leisure World's more secure drop box found in the Administration Building, outside their office doors. (Note: The Admin box is for the Accounting Department only.)

**New Mutual Assistant:** We will now be assisted in Administration by Alicia Drummond. She can be reached at 301-598-1031 or [adrummond@lwmc.com](mailto:adrummond@lwmc.com) Alexa Cuque no longer works for Leisure World.

**Email distribution list:** If you aren't already receiving emails from "Mutual 14 – Forest Glade" please fill out the **Email Authorization Form** attached to this edition. You can also find it at our website [www.mutual-14.org](http://www.mutual-14.org) (on the sidebar of our web Home page). Complete it and return it via email to [m14@mutual-14.org](mailto:m14@mutual-14.org) or deliver by hand to the "mutual drop box" asap.

**Title & Phone # changes:** LW does not have a centralized computer system, so changes made in one department do not carry over to any other department. That's why the Main Gate and PPD may not have the same information. We have recently become aware that there is a procedure and a form for changing names, ownership information, phone numbers, etc. in the LW databases. To update your data, you must request a "change form" from Gloria Robar, the Admin receptionist, by phoning 301-598-1000 or by email to [grobar@lwmc.com](mailto:grobar@lwmc.com). Complete it and return it to her or drop it in the mutual drop box so we can scan and return it for you.

## **DO NOT pour cooking oil down the drains!!**

**Littering:** We've had several complaints about **paper recycling littering Vantage Hill Road** on windy days. The prevailing winds carry Plaza Home owners' newspapers, egg cartons, and junk mail across the street to the lawns and patios of your neighbors, and they are the ones who have to clean up after you. Please make sure your paper recycling is firmly placed in your little blue bin so it can't blow away.

**Rules:** After eight months of resident comment and editing, the Board adopted the 2021 version of **Rules and Procedures**. The new document will be coming to you via snail mail. Keep it with your mutual records for reference as this supersedes all previous versions. Tenants should get a copy from their landlords.

**Car thefts:** Mutual 13, aka the English Village, across LW Boulevard from us, has had three vehicles stolen in the past two months. It is believed that the perpetrators are coming over the fence at



the back of Bedford Court and Sandy Spring Bank. Mutual 14 doesn't have a lot of parking options, so if you park in an open lot, keep this in mind and lock your car.

**Building Reps:** The Board agreed that the Building Rep Committee will meet quarterly in future. The meetings will still be held at 10:00 a.m. on the second Tuesday of the month, i.e., May, August, and November. Any issues that arise in between those dates can be reported to the Board.

**Upcoming electrical inspections:** Our electricity supply travels on underground wires to the transformer at the entrance to each apartment building, then to gigantic circuit boards in the 3<sup>rd</sup> floor maintenance rooms, and finally to the smaller circuit boards in individual units. Montgomery County Code requires us to check all the wiring and connections in the buildings' main circuit boards every few years. This year we're doing the most intensive inspection which includes both an infrared scan and a physical inspection, and any repairs that may be found to be necessary. This will ensure that we have no hot spots, loose connections, or worn wiring that could create a hazard.

Dynalectric will be conducting the first part of this project, the infrared scan, on **Monday, March 1<sup>st</sup> and Tuesday, March 2<sup>nd</sup>, starting at approximately 8:00 a.m.** This part of the project will not affect service to your unit and the only thing you might notice is activity going to and from the 3<sup>rd</sup> floor of your building.

### **Fire Safety Webinar**

On Thursday, January 28<sup>th</sup>, we heard a one-hour presentation by Jim Resnick, Program Manager for the Montgomery County Fire and Rescue Service. We learned a lot of simple information that could make the difference between life and death. Here are the highlights.

- ***A fire can devastate your home in less than two minutes. Know your exits, have a plan, GET OUT!***
- You've got something cooking on the stove. You step out for just one second to hear something on the television or answer the phone. When you turn back to the stove, your dinner is burnt to a crisp or everything is going up in flames. This is how uncontrollable fires break out. Remember the old song "Stand by Your Man"? The Fire Department urges you to "***stand by your pan***" and never leave it unattended. If you have to leave the kitchen, even if it's for just one second, turn off the burner.
- If this is a concern, look into installing under your range hood a **cooktop fire suppressor** ("Fire-Stop") that puts out unattended cooking fires automatically. The fuse-based system is only triggered by direct, sustained contact with a flame, so there's no chance of false alarms. Once deployed, the non-toxic fire suppressing powder can be cleaned up with a wet rag and a vacuum cleaner.
- **Don't overload extension cords.** Don't put multiple appliances on one cord. Don't plug multiple cords together. Don't run extension cords under rugs or furniture.
- **Give space heaters space.** Don't put them near furniture or curtains. The same goes for base-board heating units.
- Don't put **candles** near furniture or curtains or where they can be knocked over. Better yet, use the new battery or electric candles.



- **“Close before you doze!”** We saw a jaw-dropping video where an entire home went up in flames and the only room untouched was a bedroom with a closed door!
- **You’ve fallen** and can’t get up. Call 911 or press your Life Alert button and they’ll call 911 for you. Explain your situation. They need to know if it’s a medical emergency (requiring an ambulance) or a mobility issue (you just need help getting up).
- **How do emergency services get into your unit?** The first thing to know: if it’s a matter of your life or your door, *they will break down your door*. If it’s not an emergency, they’ll look for alternate entry points (unlocked windows) or wait for Leisure World Security to come with your unit key. (Have you given LW Security your keys?)
- If this is a concern, look into installing on your door frame a special-order product called a **“Residential Knox Box”**. You store your house keys in it. Montgomery County emergency services (firemen and paramedics) have a universal key to open the box when they arrive on the scene for an emergency. Another option is to hang a **“real estate lock box”** on your doorknob. When emergency services arrive, you give them the digital code or the combination to access your key. If you have either device, *this is information to give to Life Alert and the 911 operator*.

Kathy Viney, Secretary

301-598-2691

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.

**SMOKING vs NONSMOKING POLICY:** A few owners have expressed an interest in changing Mutual 14 into a non-smoking community. If enough owners wish to pursue this, here are a few guidelines. They must be prepared to pursue this goal personally or find themselves a volunteer who will carry the banner AND do the legwork to make this change. Some of the steps are as follows:

- Petition the Mutual to put this question on the agenda for the annual meeting.
- If enough owners support this effort, recruit a volunteer with the skills to chair a committee
  - computer skills
  - research skills
  - communication skills
  - management skills
- Solicit for volunteers to serve on that committee
- That committee will have to
  - research existing law
  - learn how to implement a Mutual wide non-smoking rule
  - secure legal advice on crafting a bylaw amendment
  - educate all the Condo Association owners on how this change will impact them
  - prepare materials for conducting a Mutual vote on a bylaw amendment (reference the last bylaw amendment that now restricts who can rent a unit and when)
  - secure LWMC assistance on conducting and tallying that vote



Bear in mind that a few residents wishing to impose restrictions on what their neighbors may do on their private property is not sufficient to make it so. In addition to all the above, there is an expense to choosing this course of action. Based on our experience with the last bylaw amendment, the fiduciary cost would be at least \$5,000, which would be borne by all unit owners. Further, it would not impact current owners. Each unit would become "non-smoking" only as its ownership changed. It could take 40 years for all 193 units to change ownership and thereby become smoking restricted.



### Reminders & Vital Info



**Coming soon:** The Automated Gate Access System work is expected to start next week. The field work will begin first with installing new gate arms, video cameras, and removing the smaller gate-house at the Georgia Avenue entrance.

One hundred volunteers will be testing the system before it goes out to the rest of the residents of Leisure World.

For more information see the front page of the February 5 edition of the Leisure World News.

#### 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](mailto:m14@mutual-14.org). If you don't have access to email, call Ruth Hunter, the mutual president.

Kathy Viney

301-598-2691



**M14 ONLINE**



**M14 ONLINE**

**Have questions about the Mutual or questions for the Board? Want to submit an ABM? Email the Mutual at:**

**[m14@mutual-14.org](mailto:m14@mutual-14.org)**

**Our Web Site: [www.mutual-14.org](http://www.mutual-14.org)**

Mutual 14 is also on the Leisure World Residents' website at:

**[mutual14.lwmc.com/HomePage/38013](http://mutual14.lwmc.com/HomePage/38013)**

**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.

**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. To attend meetings virtually, see Leisure World News.

The LWCC Board of Directors will meet on February 23rd at 9:30 a.m. via Zoom: *See Leisure World News for info to attend the meeting via Zoom or phone.*

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."



**Happy March Birthday to:**

Annette Loveday (3/3), Evelyn Perlmutter (3/11), Jim ONEil (3/21), Linda ONEil (3/26)

If you would like to share your birthday, please email us at: [grapevinem14@gmail.com](mailto: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  
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



**Council of Unit Owners  
Mutual 14 Condominium of Rossmoor, Inc.  
"Forest Glade"**

3701 Rossmoor Boulevard \* Silver Spring, Maryland 20906 \* (301) 598-1000 \* [M14@mutual-14.org](mailto:M14@mutual-14.org)

**Authorization to deliver official meeting notices  
and mutual information by electronic transmission**

The Bylaws of Mutual 14 require that notice of meetings and other mutual communications be in writing and "sent by mail or otherwise delivered" to all unit owners. The Maryland Condominium Act, Section 11-139.1 *Electronic transmission of notice* allows for the adoption of more technological means.

On March 17, 2020 the Board of Directors approved the delivery of official notices of meetings and mutual information to owners using e-mail as an alternative to hand delivery or USPS mail delivery. On February 16, 2021 the Board of Directors approved the delivery and receipt of ballots and proxies for voting on mutual business or the election of Directors using e-mail. This authorization does not relate to collections or to notice of rule violations where USPS mail delivery is required by statute.

If you do not want e-mail delivery, do not complete this document!

- Unit owners must notify the mutual if there is a change to their e-mail addresses.
- If the mutual documents two consecutive "delivery failures", the mutual will revert to USPS mail delivery to that unit owner in future. An internet provider's failure to deliver official notices of meetings will not invalidate any meeting or action taken by the mutual.
- Unit owners who later choose to "opt out" of e-mail delivery must notify the mutual by writing to [m14@mutual-14.org](mailto:m14@mutual-14.org)

By signing this document, all owners of this unit authorize the Mutual 14 Board of Directors to deliver official meeting notices and other mutual information to their e-mail addresses. Complete and return this form to our Mutual Assistant, a member of the Board of Directors, or [m14@mutual-14.org](mailto:m14@mutual-14.org)

**PLEASE PRINT CLEARLY!**

Street address or Building/Unit #: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Owner's E-mail Address: \_\_\_\_\_

Owner's E-mail Address: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_