
THE GRAPEVINE



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

No. 3, March 2021

The next Board meeting will be Apr. 20 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: 865 6411 5427
Passcode: 773337

Send all Mutual 14 questions and requests to:
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 "Notice of Annual Meeting" will be mailed out within the next week. Please be sure to read the article on the annual election for the Board of Directors elsewhere in this issue of the Grapevine. It contains information that it is important for you to understand. If you have not received your Notice and Ballot by the end of March, or if you have questions, please feel free to phone me.

I want to share with all of you that my husband and I are "house hunting". Ever since the fire in the three-story apartment building in Mutual 19B, we have been concerned about emergency evacuation from our own second floor condo unit.

When we bought this place in 2013, we both fit the demographic for Leisure World – "active seniors". Gary was the grill-master at the first two Mutual picnics after our purchase. He was a member of the woodshop club and we went on dinner theatre excursions with the Comedy Club. We were regulars at the outdoor pool. Since that time, his physical fitness has degraded to the point that he would be unable to exit the building in case of emergency. I consulted with Jim Resnick when he did our Fire Safety Seminar, and he advised that the fire department would also be unable to evacuate him if the elevator were unusable.

Consequently, we are looking for something on the ground floor. It appears that that something probably will not be in Mutual 14 and may not be in Leisure World. We will be selling our unit, not renting it. I will remain as a board member so long as that option serves the best interests of the Mutual and does not interfere with my personal and family life.

We have excellent news from our Social Committee. With vaccines available for all Leisure World residents and the easing of



COVID-19 restrictions, the Social Committee is planning on hosting our usual start-of-summer picnic in the Vantage Hill Court in late June. Based on current state regulations, masks will be required but may be removed for eating and drinking. Further details will be shared as the date approaches.

Ruth Hunter

240-221-3185

Notes from the Board

Unit Status:

B14-1F	Makfinsky, For Sale @ \$150
B14-2B	Sold 2/19/21 @ \$183 – Morcos to Bowen
14 Vantage Hill Ct	Fowlkes Estate, For Sale @ \$399.9 \$384.9
B16-2D	For Rent @ \$1,650
B17-3B	Coffey, For Sale @ \$175

Delinquencies: Our one big delinquency has finally been closed out. We had to write off a sizable amount, but the unit now has a new owner who is paying his condo fees. We only have three delinquencies remaining who are behind in repayments to the mutual for insurance claims and other services amounting to about \$3,800, *not* behind in condo fee payments. That's very good news and shows how healthy our mutual finances are!

Annual Election for the Board of Directors

Research has shown that one out of four people say they don't volunteer because no one asked them to. We did ask, over and over again. We allowed extra time for decision making, too, but were told nobody wanted to compete or be rejected. This mirrors the problem we have had with committees. Everyone wants committees, but nobody is willing to take on the duties and responsibilities.

As many of you know by now, we only received one self-nomination (Gary Leber) for election to the three open seats on the Board. This creates a problem that cannot be resolved simply by appointing people for the other two seats. The Maryland Condominium Act and our Mutual Bylaws set forth the steps and the time frame leading up to an election and an Annual Meeting. Appointments may not take the place of elections. We don't have the authority to change the law simply because our members don't want to 'risk' standing for election. The election must go forward with one candidate, and the composition of the Board must be reduced from seven to five Directors.

This will be the first time since 1982 that this has been necessary. Your approval is required for this alteration in the Board, and you will be asked to vote yea or nay on the Annual Meeting ballot. It will have no impact on the management of the Mutual's business, and if next year we have sufficient candidates we can reinstate a seven-member Board.

Although it might seem unnecessary to cast a vote when the outcome of the election is a foregone conclusion, it is critical for sufficient ballots to be voted and proxies returned to reach a quorum for



the Annual Meeting. Failure to do so will result in a “do over”, which will take more of everyone's time and more of everyone's money. The election package will be mailed to all owners on or before March 22.

Kathy Viney, Secretary

301-598-2691



IN MEMORIAM

Our Deepest Sympathies go out to the family and friends of Michael Jankovic (14-3C) who died of a heart attack on 3/10/21.



Welcome to Our New Residents...



Mutual 14 extends our warmest greetings to our new neighbors:

Pauline Bowen (B14-2B)

Billy Doyle (B14-2C).



Social Committee



If Covid rates keep improving and if most of our residents have had their shots, we are tentatively planning to have a socially distanced, “masked-unless-eating”, picnic in late June or early July. We will hold it in Vantage Hill Court and look forward to seeing all those who will feel comfortable socializing at that point.

More information will be coming soon.

Sharon Moores

301-438-0048



It's time to start winter clean-up in your garden beds. We will be doing our spring "walk-around" in a few weeks.

If you live on the first floor and want to get rid of your garden bed across the back, call me for more information. We can replace your garden with topsoil and sod, and you won't have any more maintenance.

Sharon Moores

301-438-0048

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.



MAIL DELAYS -- *The Leisure World Accounting Department has asked the Mutuals to convey this information to all owners.*

The US Postal Service is currently unable to deliver mail in a timely manner. This appears to be affecting all the residents who use a bill payer service to pay their monthly condo fees, and also affects residents who mail their checks directly. The accounting department is receiving payments two to three weeks after the date on the check and the date postmarked. While "bill pay" payments appear to be an immediate withdrawal from your bank account, it is NOT immediate for the recipient of the funds. Actual checks are generated then mailed. Some residents have been notified by their bill payer service that delivery of funds by a certain date can no longer be guaranteed.

Signing up for ACH withdrawal of condo fees, which the accounting department initiates, and which involves no paper checks or mail, alleviates this problem. (ACH is a banking term that stands for Automated Clearing House.) Mutual 14 encourages everyone to sign up for ACH during this time of unreliable mail service. You can cancel anytime if you don't like the service or if the situation changes. The only other reliable way to pay your condo fees in a timely manner each month is personally hand deliver your payment to the accounting department each month.



PLEASE!! The bottom level of outside stairwells are not for storage. Remove your junk or the Mutual will be removing it and charging you for the haul away.

SOAP!

There is an ongoing problem in many of the first-floor units involving soap being regurgitated from their sinks and/or washing machine drain pipes. The Mutual has paid for a plumber to investigate this issue and has been informed that this is **NOT** a drainage problem. This is **OPERATOR ERROR!**

It is important that all residents manage their use of soap to avoid flooding the first-floor units with suds. If you have a front-loading clothes washer, it is imperative that you use an "HE" laundry detergent. "HE" stands for "high efficiency". It is manufactured to clean without producing suds. (This is also true for your automatic dishwashers. Dish-washing detergent is low suds. NEVER use bottled dish soap in your automatic dishwasher!)

This is not a "plumbing" problem. This problem is totally avoidable if everyone follows the instructions in the owner's manual (especially for front loading clothes washers) and avoids using too much soap. Too much soap suds actually leaves a soap residue behind, which is not good for your insides (when left on dishes) or your outsides (on clothing).

If we work together as a community, we can solve this problem. Remember, Mutual plumbing expenses result in higher condo fees for everyone!

ELEVATORS

We've had a few elevator problems in the last month. It is inconvenient (and in some cases life altering) to have our elevators totally out of service. Unlike the high-rise buildings, we do not have the luxury of more than one elevator in a building.

Everyone needs to realize that, even when our elevators are bumpy or jumpy, they are SAFE. Our elevators operate by a hydraulic piston pushing the elevator up. These are not "cable" elevators, so it is impossible for them to drop suddenly. If an elevator experiences a catastrophic failure, it will simply slowly sink to its lowest level and not rise again until repaired.

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, 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

Our Web Site: www.mutual-14.org

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

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 March 30 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 April Birthday to:

Kathy Viney (4/2), Ellen Wilson (4/4), Pearl White (4/20)

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
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