

THE GRAPEVINE



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

No. 4, April 2021

The next Board meeting will be May. 18 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: 893 5716 5915
Passcode: 749845



Budget Committee-Next meeting TBA



Building Rep Committee:
Next meeting is May 4 at 10:00 a.m. via Free Conference Call.
1-425-436-6331
Code = 891183

The President's Message

This has been a challenging year for everyone, and that includes Mutual 14 owners and the directors on the board. It was difficult to get maintenance work done. PPD was not always staffed with office personnel. They've lost a significant number of their technicians. We have been displeased with some of the service provided by them. On the positive side, we've found independent contractors to provide the Mutual with quick and superior service in a number of areas. When the PPD plumbing license holder left Leisure World employment, he became the Mutual's preferred plumber. He has provided plumbing services both to Association assets and to individual residents in the Mutual. We've also found a less expensive alternative than PPD for doing wall and ceiling repairs. We are still searching for a licensed electrician who could be our "go to" contractor for electrical needs.

I'm sure others share my sadness that we've been unable to hold social events since our Hallow-thanks-mas dinner and dance in 2019. We've had several new people move into our community, and we haven't been able to meet them and become friends because of social distancing.

Most of last summer saw contractors working their way through the apartment buildings, beautifying our entry ways and catwalks, and increasing the curb appeal of our buildings. We also had the painting contractors here painting the exteriors of buildings 16 and 17. They will return the first week of May to resume that maintenance. This year will see buildings 10, 12, and 13 receive their facelifts.

Another improvement that is easy to overlook is our change in janitorial services. We put the contract out to bid last June, and Frost Janitorial Services took over cleaning our buildings last July, replacing Stansbury.

During the past year, the CCOC presided over a complaint the Mutual filed against a resident. This resulted in the owner coming into



compliance with Mutual Rules and Procedures. One CCOC complaint was filed against the Mutual by an owner. CCOC refused to accept jurisdiction over that owner's assertions. We incurred no legal fees as a result of CCOC procedures.

While I have command of this bully pulpit, I want to thank Laura Wiltz and Roger Blacklow for their service to the community. Each of them served all of us for three years and chose to not run again. The day before yesterday was their last Board meeting. I add my thanks to that of all the owners in Mutual 14 for your unselfish service to Forest Glade.

After today, although I will still be on the board, I will no longer be president and have the opportunity to speak to each of you every month. I will also be living in another state, so I also won't be seeing you around Forest Glade. Let me take this opportunity to tell you that there are those I am REALLY going to miss. Thanks for the memories!

Ruth Hunter

240-221-3185

Notes From the Board

Having a quorum of 52% in person or by proxy, the 2021 Annual Meeting of the Owners of Mutual 14, Condominium of Rossmoor was held on Thursday, April 22nd via Zoom, President Ruth Hunter presiding. 102 proxies and 97 ballots were received by mail, by hand, and even a few by email. Approximately 30 owners attended the online meeting. With the formalities out of the way, "state of the mutual" reports were read out (and are included in this edition of the *Grapevine*). Finally, Ms. Hunter and Ms. Palaez (Asst. General Manager of Leisure World Management Corp.) listened to owners' questions in an open forum. (See the Open Forum article later in this newsletter.)

The results of the balloting were announced:

- The motion to reduce the Board from seven members to five was approved, 40.71424% votes in favor, 11.50339% votes against.
- Congratulations to Gary Leber (B14-2A) who was elected to a full three-year term by acclamation.

After the official close of the Annual Meeting, the Board met to elect its officers for the next year: President, Kathy Viney; Vice-President, Bobbie Palmer; Treasurer, Gary Leber; Secretary, Ruth Hunter. Jane Carona will continue as a Director (and as our "Zoom manager").

We extend our thanks to Laura Wiltz and Roger Blacklow for their service on our Board over the past three years. Roger will continue to represent Mutual 14 – Forest Glade - on the Leisure World Community Corp. Board of Directors, commonly known as "the Big Board". Ruth Hunter has agreed to continue her term as a Director. We'd like to take this opportunity to extend a big "thank you" to her on behalf of the entire Mutual. Ruth stepped into the role of Director - and almost immediately as President - with literally no experience of Board governance. She had to learn the ropes quickly and "on the fly", and she did it amazingly well and accomplished a lot of good for our community.

I hope I can be as effective. As the saying goes, "it takes a village" and I will depend on the ideas and assistance of all my neighbors.

Kathy Viney

Call or text 301-598-2691



April Unit Status Report

Unit(s) For Sale / Rent / Sold:

- B12-1B Sold 4/15 @ \$170 - Leanza to Roh
- B14-1F Makfinsky, For Sale @ \$150 – Off market
- B16-2D For Rent @ \$1,650
- B17-3B Coffey, For Sale @ \$175
- B17-2G For Rent [July]
- 14 Vantage Hill Ct. Fowlkes Estate, Sale pending @ \$375

Treasurer’s Report at the Annual Meeting - April 22, 2021

OVERVIEW

Mutual 14 continues to be financially stable and secure. While expensive maintenance projects were undertaken this year, Board leadership effectively secured cost savings for services in our contract with Leisure World Administration.

COLLECTION POLICY

This was the first year of the implementation of the Policy. It was modified to include more specific guidelines for payment plans associated with late condo fees. No liens were placed because of the compassionate approach to debtors by the President resulting in immediate resolutions.

LAYMAN PROPERTY

We filed one lien for 2019 condo fees, seemingly sparking interest by the mortgage holder, who initiated foreclosure proceedings. Ultimately the property was auctioned (our president bidding the price up). We received no fees owed. The new owner is paying condo fees and on the recommendation of our auditors, the past indebtedness has been written off.

BUDGET

The budget committee presented the Mutual with a plan that included a .39% increase in condo fees (an average of \$2.88 per unit). One half of the increase was occasioned by the increase in the Leisure World Community Facilities fees.

FUND MANAGEMENT

Except for operating funds, our monies are held in Money Market or CD accounts. Most are for one-year terms with interest rates ranging from 1.0% to .25%. These current low rates impact our anticipated interest income.

<u>CURRENT FINANCIAL STATUS</u> (as of March 31, 2021)	(as of 2-29-2020)
<u>Replacement Reserves:</u>	\$1,619,151.44
<u>Contingency Reserves:</u>	\$1,711,993.99
<u>Maintenance Reserves:</u>	\$165,946.22
<u>Operating Funds:</u>	\$141,834.71
<u>Total funds:</u>	\$244,380.24
	\$273,643.28
	\$410,536.03
	\$298,023.67
	\$2,440,013.93
	\$2,425,495.00

Laura Wiltz, Treasurer, Chair - Budget Committee



**Mutual 14 – Forest Glade Annual Meeting
Unit Status Report as of April 20, 2021**

			<u>2021</u>	<u>2020</u>	<u>2019</u>
15101 Glade	B10	Owner Occupied	14	15	14
		Rentals	6	5	6
		Unoccupied	1	1	1
15100 Glade	B11	Owner Occupied	16	16	17
		Rentals	3	3	4
		Unoccupied	2	2	0
15111 Glade	B12	Owner Occupied	18	18	18
		Rentals	2	3	3
		Unoccupied	1	0	0
15121 Glade	B13	Owner Occupied	17	16	18
		Rentals	3	3	2
		Unoccupied	1	2	1
3501 Forest Edge	B14	Owner Occupied	15	15	17
		Rentals	4	6	4
		Unoccupied	2	0	0
3500 Forest Edge	B15	Owner Occupied	14	12	12
		Rentals	5	4	5
		Unoccupied	2	5	4
3510 Forest Edge	B16	Owner Occupied	12	12	21
		Rentals	8	8	8
		Unoccupied	1	1	1
3511 Forest Edge	B17	Owner Occupied	14	14	14
		Rentals	6	6	5
		Unoccupied	1	1	2
Vantage Hill Road & Court		Owner Occupied	23	21	22
		Rentals	1	1	1
		Unoccupied	1	3	2
Total Owner Occupied			143	139	144
Total Rentals			38	39	38
Total Unoccupied			12	15	11
			<u>193</u>	<u>193</u>	<u>193</u>

Delinquencies >60 days as of 3/16/2020: 4

Delinquencies >60 days as of 4/16/2021: 3 [Totaling \$4,108.54]



It is the job of this committee to walk around our Mutual to see how the landscape is doing and how it can be improved. With the help of experts from McFall & Berry, we are trying to stay ahead of any problems.

This last year we had to take down several large trees along the boulevard that were dying and some within the Mutual at the cost of \$5,000. We also had a crabgrass application at the cost of approximately \$2,700.

I don't know if you all are aware but two years ago Montgomery County eliminated the use of all weed control that wasn't organic. So, it has been very hard to control crabgrass. McFall & Berry are trying a new formula this year which they hope will work better.

Now I want to explain the landscape budget to everyone. It includes adding bushes, sod, trees, and removing dead trees. It does not include grass cutting which comes under the contract between Leisure World management and McFall & Berry. Leisure World management sets the schedule for grass cutting which is every seven to ten days. This schedule is impacted by rain delays. So, if it rains, we get bumped back like everyone else. So please, don't complain to us as it is out of our hands. You can complain to Leisure World management or Mother Nature who is making everything greener and longer.

Sharon Moores, Chair

301-438-0048

Property Maintenance Report for the 2021 Annual Meeting

In the months following our last Annual Meeting, we completed the installation of vinyl soffits along apartment atriums and second-floor catwalks, which added considerably to our curb appeal. We also got those long-delayed capital repairs done on several balconies throughout the mutual and Palmer Brothers began a three-year painting project.

This season we have several projects under way or planned. Palmer Brothers is set to begin on Buildings 10, 12, & 13, **painting** the trim, railings, stairwells, window frames, and exterior doors. We hope you like the fresh look. Buildings 11, 14, and 15 will be done in 2022. This project is being paid for from the Painting Reserve Fund (formerly known as Maintenance Reserves).

S&K Roofing has completed polyurethane **caulking** under the flashing on enclosed second and third-floor balconies. This is to ensure against water intrusion into the balcony pan that has caused expensive rust issues throughout the mutual in the past. While this caulking is the responsibility of the owners of the individual enclosures, the Board felt that the Mutual could ensure the work would be done, and at a better bulk price, if we contracted for the services directly. These owners will be asked to reimburse the mutual for a flat fee. Twenty-two enclosures in Buildings 10, 12, 13, & 16 were done earlier this month and about the same number of enclosures in Buildings 11, 14, 15, & 17 will be done in 2022.



Leisure World's Woodshop is working on our **new mutual signs** that will incorporate our nickname "Forest Glade". The new signs will be installed at the corner of LW Boulevard and Vantage Hill Road, LW Boulevard and Interlachen, Interlachen and Forest Edge, and Interlachen and Glade. **Smoke detectors** will be replaced later this year, in October or November. The mutual will pay for one (1) hard-wired smoke detector with a sealed 10-year battery in each apartment unit. The mutual will also pay for one (1) hard-wired combination smoke & carbon monoxide detector with a sealed 10-year battery in each plaza home unit. The "sealed 10-year battery" means we won't have to pay for annual battery changes anymore. Additional smoke detectors are the responsibility of, and at the expense of, the unit owner.

Electrical Systems:

Dynalectric has already completed the **infrared inspections** of the electrical distribution equipment (switchboards and panelboards, or what we novices call "the circuit boxes") in the apartment buildings, as well as the electrical systems for the elevators. Deficiencies were found and Dynalectric has proposed to replace breakers, fuses, and feeders where necessary.

The second phase of our electrical inspection is the "line-side" **Preventive Maintenance Inspection**. It will be done in early to mid-June and will require *a full power shutdown*. This inspection includes a visual inspection of connections, switches, and wiring coming into and leading out of the equipment, a ground fault interruption test, tightening of connections, and wiping down and vacuuming and general cleaning of the interiors of the equipment. The repairs recommended by the Infrared Inspection will be done during the shutdown. Any other deficiencies found during the Preventive Maintenance inspection will also be repaired at that time. However, it is possible that another shutdown would be required if parts have to be ordered. These inspections and the resulting repairs are being paid out of our Contingency Reserve Fund.

Residents and owners will be given plenty of notice prior to this shutdown, and the mutual will avail itself of robocalls, emails, and flyers to make sure everyone knows what to expect. Dynalectric tells us they can do everything they need to do in all eight apartment buildings in one day. Power will be out from four to eight hours. No one will have to unplug anything, and no one should be concerned about a power surge when the electricity is restored. Just charge your phones ahead of time and find a good book to read. We don't have a firm date yet.

Emergency Lighting:

Mutual 15 recently upgraded their entire **emergency lighting system** and replaced the emergency light fixtures with LED compatible fixtures. It's hard to get parts for a system that's over 40 years old and we have twice as many apartment buildings as Mutual 15, so this caused some initial concern that we were in for another big-ticket upgrade. However, unbeknown to us, Dynalectric and Tim Ohan (head of PPD's electrical department) have saved Mutual 15's rejected parts so they can cannibalize them as needed for us, thereby putting off Mutual 14's upgrade for several more years. And we'll make sure we're not charged for these parts that were kindly donated by Mutual 15.

Fire Alarm System (communication faults and annunciator messages):

Our fire alarm system depends on being able to contact the monitoring service through Verizon telephone lines. Unfortunately (and for many reasons), these phone lines are bad, creating intermittent communication faults. The fault sets off the beeping alarm and displays a message on the annunciator panel by the elevator: "Trouble in system NAC3" or "Comm Fault1". The beeping drives everyone crazy, but it's not an emergency.



To solve this issue, we will have to consider replacing the Verizon telephone lines with Comcast VOIP (voice over internet). We don't have all the data yet, but it's a possibility for the near future. We spent a lot of money on this new fire alarm system, and it may need a little more to make it reliable. Meanwhile, if you hear that dreadful beeping, *do not call the Main Gate*; call or text Kathy Viney at 301-598-2691. We can disable the beeping for 24 hours while waiting for the system to reset itself or for the technician to arrive.

Plumbing:

Residents on Forest Edge may have noticed water leaking from the **Building 14 carport** into the road. It was first reported in January. Based on previous experience with groundwater up flow, we had our plumber test the water. Groundwater is filtered as it percolates up through soil, but water from municipal pipes would have traces of chlorine or other chemicals and particles. The test found no chemicals or particles, so we decided to wait and see rather than rush to spend thousands of dollars to dig up concrete and asphalt. We've been told that there is a similar situation that pops up now and then in the Clubhouse II parking area. After several months, the water up flow disappears. We recently got a "second opinion" from a plumbing contractor. Using thermal imaging, he was confident he would 'see' the problem: water coming out of a broken main would be a different temperature than the surrounding area, while groundwater would be the same temperature as the surrounding area. Unfortunately, his test was inconclusive. He recommended an exploratory dig at a cost of \$5,630. We aren't plumbers, but we try to do our homework (our due diligence) and use our common sense. So, at the Board's regular meeting on Tuesday, we accepted Hal Crisp's recommendation that we first test for fluoride before committing to the bigger and messier project. We should have that test result next month.

Finally, the annual cleaning of **stack vents** is scheduled for the week of May 10th. Doing this project annually has helped reduce the number of backups in first-floor units. However, everyone should continue to run their garbage disposals weekly (whether you use it or not) because this also helps keep our drainage systems clear. And the bi-annual **dryer vent** cleaning will be scheduled for later in the year.

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 Kathy Viney, the mutual president.

Kathy Viney

301-598-2691



Open Forum Points from the Annual Meeting

H. Crisp – He suggested that Mutual 14 employ a professional project maintenance manager to deal with issues of our aging infrastructure: elevator problems, cracked streets, and clogged water supply lines. Perhaps the Mutual could partner with Leisure World, PPD, and other mutual(s) to develop a plan for projects facing all mutuals.

L. O'Neil – We need governing support. Perhaps we could team with Strategic Planning Committees and the other Master Metered Mutuals (3M) to identify and solve problems common to the 3M communities. Many people come to Leisure World to relax and travel. It is getting harder to find individuals who will commit the time and energy to run the mutual and serve on committees.

R. Bambach – Supports the Leisure World Strategic Plan and the comments about working with other Mutuals. Mr. Bambach stated Mutual 14 has attempted to keep the reserve funds up and there are some reserve funds available for property management and repairs.

R. Kaiser – We need to continue to update our aesthetics. It is imperative to maintain units to protect the value of our investments.

R. Krams – Thanked the Board for their commitment to the community. He confirmed that it's important to keep up the aesthetics of the Mutual.

R. Brown – Suggested the Mutual Board might form a committee to identify curb appeal issues.



Reminders & Vital Info



Shredding day – Leisure World will have a shredding day on Saturday, May 22nd. The shredding truck will be in the Administration Building parking lot from 10:00 a.m. to 1:00 p.m. Bring your boxes of confidential papers and they will be shredded on the spot.

A/C Preparation – This is the time for you to call PPD or your favorite HVAC pros to have your air conditioner checked and annual maintenance performed. This checkup verifies your coolant pressure is robust enough to cool your unit efficiently and that the fan is in working order. If you placed the air conditioner filter in a plastic bag for the winter, now is the time to remove it. If the filter is dirty, it should be replaced before the start of the season. Please be certain to turn OFF the heat before you turn ON the air conditioner.

Mutual 14 regular trash & recycling pick-up: 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  **M14 ONLINE**

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

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. See Leisure World News for remote access information.

The LWCC Board of Directors will meet on April 27 at 9:30 a.m. via Zoom: <https://ti-nyurl.com/LWMC-Zoom1>. The ID is 8350464611 the password is 3547

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."



Happy Birthday



We have no May Birthdays to report.

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: Kathy Viney
301-598-2691

Vice President: Bobbie Palmer
301-598-7712

Secretary: Ruth Hunter
240-221-3185

Treasurer: Gary Leber
301-822-4686

Director: Jane Carona
301-922-2994

COMMITTEE CHAIRS

Building Rep: Ruth Hunter
Budget & Finance: TBA
Landscape: Sharon Moores
Social: Sharon Moores