

THE GRAPEVINE



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

No. 5, May 2021

The next Board meeting will be June 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 (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: 817 8868 0387
Passcode: 469688



Budget Committee-Next meeting June 8 at 10 a.m. ZOOM info is in this issue



Building Rep Committee: Meetings held quarterly via Free Conference Call. Next meeting TBA.

The President's Message

Before we make decisions, it's always important to get as much information as we can from as many different sources as possible. We – the Board – have the duty to make decisions on your behalf. That includes considering recommendations from committees and advice from professionals. Professionals love to share what they know and explain what they do. Dealing with the professionals who oversee and inspect our electrical systems, elevator systems, fire alarm systems, structural systems, and plumbing systems has given me a new appreciation for their dedication to their areas of expertise. I now know more about plumbing, for instance, than I ever really wanted to know! Taking advantage of that willingness to share doesn't make us professionals or experts. But it does enable us to perform our duty, which is to make *informed decisions*. I also like to share what I have learned with the other Directors and with you. I pledge to always keep you in the loop, to tell you more than you may want to know, so you will understand how we make our decisions and spend your money.

As many of you know, there has been some unhappiness over the past eight years with the choice of paint colors for the railings of our apartment buildings. The railing colors for the current project were chosen almost two years ago. The darker gray on the railings of Building 16 & 17 were so well received that it was suggested we use that same color on the yellow brick buildings, on the railings, and on the trim in the lobbies.

Under these circumstances and believing it to be appropriate for the Board to review its previous decision, I had Palmer Brothers paint samples of the dark gray and the lighter gray on a portion of Building 13's railing. I asked the Board to look at them from different vantage points (up close and far away, street level and from a 2nd or 3rd floor catwalk) and at different times of day – and they did so. While the colors are remarkably similar, the majority of the



Board decided on the darker gray rather than the lighter gray (one vote was for the lighter color, one abstained). I don't expect we will please all of the people all of the time, but I hope the majority of you will approve this decision.

Kathy Viney

Call or text 301-598-2691

Notes From The Board

Submissions to the Board, whether comments, complaints, questions, or reports, must be sent to the m14@mutual-14.org address before close of business on the Wednesday before our regular meeting (the 3rd Tuesday of the month) in order for it to be included on the agenda and placed in the Board's packet.

The Budget Committee will meet on Tuesday, June 8th at 10:00 a.m. Zoom details are in this edition of the Grapevine; those details and an agenda will also be sent to our email distribution list closer to the meeting date.

The Board approved the draft audit for the year ending December 31, 2020. If you would like either a digital or hard copy of the approved audit, please make your request to m14@mutual-14.org asap.

The Board approved a contract to have PPD clean our dryer vents in September or October. This is a bi-annual project, paid for by the mutual for the health and safety of the mutual. Owners are responsible at all other times for keeping lint traps (inside their dryers as well as the vent outside the unit) clear, avoiding a fire hazard.

Our new mutual signs are expected to be finished by the end of this month. Then we'll have to confirm the site and positioning for each sign, call Miss Utility, take down the old signs ... Wanna help? Write us at m14@mutual-14.org

Forest Edge water leak: Unfortunately, in order to pinpoint the source of that leak in the carport/transformer area on Forest Edge Drive, we'll have to turn off the water to Building 14 at least three times! The first time is to change an old valve that I'm told may not hold up in a pressure test. That will be Thursday, May 20 (before this Grapevine hits your door). The second shut-down will be on Tuesday, May 25 between 8 a.m. & 12:00 p.m. **No washing machines, dish washers, showers, or flushing of toilets, please.** I know this is an inconvenience, but it has to be done. Once the break has been pinpointed, the water will be shut down again to make the repairs. Notices will be put up around the building and robocalls sent. Please plan accordingly.

May Unit Status Report

14 Vantage Hill Ct. Fowlkes to Smith-Aman @ \$375
B15-2G Hunter, For Sale @ \$250
B17-3B Coffey to Engel, Sold @ \$175 (Closing 5/30)



Welcome to Our New Residents...



Mutual 14 extends our warmest greetings to our new neighbors: Paul Corcoran B15-1A and to Trish Stonebanks B16-2D.



Landscape Committee



The time has come for everyone to go outside and take a look at your gardens. Residents in ground-floor units are responsible for the beds adjacent to your patio or the open walkway to your front door (end units). You are NOT responsible for the beds in front of brick walls in front of stairwells or between units. If you have empty pots or pots filled with weeds, please remove them. You may not see these from inside, but your neighbors who walk see them and there is nothing pretty about weed filled pots.

Plaza homes with garden beds must maintain them to no more than 4 feet from your foundation and keep them free of weeds. Remember to keep mulch thin (as not to cause a fire), and to keep mulch from piling up on the siding as that attracts termites.

Anyone who wants to get rid of their garden bed and have it replaced with grass, please call me. We have arrangements with McFall & Berry to do this work (at your expense). We will be checking all gardens by mid-June so please let's get them cleaned up, so no letters have to be sent.

Sharon Moores

301-219-1793

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 May Board Meeting

L. ONeil – Suggested M14 assess the plantings in the atriums of the condo buildings. Some are old and either need attention or need to be replaced.

L O'Reilly – Suggested M14 might hire a consultant to work with Sharon Moores to develop a long-term landscape plan for the Mutual.

R. Bambach – Wants to make sure that all 3rd floor residents in the condo buildings know that the transformer for the doorbell for each floor below them is located at the 3rd floor unit. Don't disconnect your doorbell as it will disconnect everyone else.

R. Brown - Reported bees around her front door. Discussion centered around the fact that they might be carpenter bees which do not make nests (but DO drill into the wood and cause damage). Brown will monitor and report back to the Mutual.

R. Krams – Commented that there are several artists in the Mutual and they could be consulted to advise on paint colors in future.

J. Rabinow - recommended that Mutual 14's LWCC Rep be given a permanent reporting spot on the M14 monthly Board meeting agenda.

J. Carona – suggested the Board still meet via ZOOM next month until Leisure World announces next steps in reopening. The Board agreed.

 **Reminders & Vital Info** 

Forest Glade (Mutual14) Budget Meeting - Time: Jun 8, 2021 10:00 a.m. (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85282965832?pwd=MzdmSUZJVkxBdmljVHZ1bERFNzZNQT09>

Meeting ID: 852 8296 5832

Passcode: 739124

One tap mobile

+13017158592,,85282965832#,,,,*739124# US (Washington DC)

+13126266799,,85282965832#,,,,*739124# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)



Meeting ID: 852 8296 5832

Passcode: 739124

Find your local number: <https://us02web.zoom.us/j/k1Ss3YGW7>

Reminder - Building 14's water will be turned off due to work on a broken pipe. More information is in "Notes from the Board" section of this issue of The Grapevine. Notice will be given to B-14 residents before the cutoff occurs.

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. Don't make the boxes too heavy as you may not have help in carrying them to the truck.

Vandalism Reported - One of our residents had the spark plug wires in their car cut. We are not sure about all the details at this point but PLEASE remember always to LOCK your car even when it's parked in your own space! If you saw anything regarding this incident or see any future suspicious activity in the Mutual, please call Leisure World Security at 301-598-1044.

Budget Draft Audit for 2020 - are available by emailing the Mutual at: m14@mutual-14.org

In Search Of - We are still looking for a building rep for Building 13. Can anyone help us?

New Leisure World General Manager search – the Master Metered Mutuals (3M's – includes M-14) have met with the executive search firm and have given their input for criteria required for our next General Manager.

Going away on summer Vacation

If you're going to be away in summer, avoid wasting energy by taking these steps before leaving:

- Turn off or turn down your Air Conditioning to around 80°.
- Turn off the circuit breaker to your Hot Water Heater.
- Unplug any unnecessary appliances like computers, printers, even unplug your TV.

To Grill or not to Grill

Mutual 14 follows the County code. Montgomery County Fire and Rescue says that all outdoor cooking near multi-family dwellings such as our plaza homes or our garden/mid-rise apartments – whether on a gas-fired, charcoal, or electric grill - must be done at least 20 feet away from any building. Cooking is not permitted on balconies or under overhanging portions of a building. A garden hose or other extinguisher should be nearby and ready for use. Gas-fired, charcoal, and electric grills cannot be stored on balconies. Read more at <http://www.montgomerycountymd.gov/mcfrs-code/resources/files/homeowners/outdoorfireMF.pdf>

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 May 25 at 9:30 a.m. via Zoom: <https://ti.nyurl.com/LWMC-Zoom1>. The ID is 835 046 4611 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



Ralph Romano (6/28), Sylvia Pachenker (6/30).

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