

THE GRAPEVINE



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

No. 6, June 2021

The next Board meeting will be July 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: 848 4363 1482
Passcode: 728741



Budget Committee-Meetings are held quarterly. Next meeting TBA



Building Rep Committee: Meetings held quarterly. Next meeting is August 10.

The President's Message

I want to thank all the residents on Forest Edge Drive, and especially in Building 14, for their patience and cooperation during the recent water event and on-going repairs. What was supposed to be a well-thought-out and scheduled project turned into a chaotic emergency situation and lots of inconvenience. You've heard the adage "it takes a village" and in this case a few villagers deserve extra recognition for stepping up on short notice: Shirley Martin for distributing flyer after flyer after flyer to every door in B14, Bobbie Palmer for getting neighbors out of bed to move their cars, Gary Leber, Ellen Goldman, Jenny Wong, Barbara Martin (for sharing her traffic cones), Stan Jones, and Sharon Moores for moving stuff, buying and distributing water, and generally helping out; and Julie Gibbons (B15), Chuck and Anne Marie Martinez (B16), and Geneva Foster (B17) for distributing flyers in their buildings last week. What you all thought was "nothing much", was a huge help to me and your neighbors, so thank you!

Recently it has been suggested by a few residents that the Board should consider the formation of a committee to discuss the recommendations in the LW Strategic Study that may align with the interests of Mutual 14. This committee would be charged with developing a Mutual 14 "planning process" that would prioritize changes and upgrades in mutual facilities for the short and long term, thereby improving "curb appeal".

In several readings of the LW Strategic Study and reviewing its Executive Summary, I only see four recommendations that relate directly to individual mutuals:

1. Improving unit conditions by encouraging owner investment in remodeling and incentivizing investors to renovate and sell properties, thereby increasing their value. (*Good idea, but how exactly could Mutual 14 do that? We can certainly encourage, but we can't offer low-cost loans or other financial incentives.*)



2. Completing a comprehensive infrastructure conditions study and implementing an infrastructure repair and replacement program. (*We have a “planning process” that Mutual 14 relies on called a “Reserve Study”. Leisure World doesn’t have one yet but Mutual 14 does, and has been following its recommendations, more or less, for decades.*)
3. Enhancing board member effectiveness through training in key subjects. (*Directors are already required to take a Montgomery County “Board Member Training” course for certification, and Mutual 14 has on occasion held informal tutorials for Directors and residents.*)
4. Implementing coordination of trust and mutual property management. (*Another good idea, but more on that maybe next month.*)

Everything else in the Study relates to *Leisure World’s* financial sustainability and *Leisure World’s* Trust properties, not Mutual 14. I don’t see any other areas of alignment, nor do I see the benefits or the necessity for the suggested committee.

“Curb appeal” is a term that’s been tossed around a lot lately. The Oxford English Dictionary defines curb appeal as “*the attractiveness of a property and its surroundings when viewed from the street. Landscaping, the front entrance, and the condition of the paint or siding are the biggest factors in curb appeal.*” How do we attain this subjective goal? By constantly assessing the condition of every component of our campus and repairing or replacing them in coordination with our Reserve Study and other data. We have a database that tells us when the tiles were last installed in the lobbies, when the Plaza Homes were last power washed, when the carports were last painted. We have a Reserve Study that tells us the expected life of those tiles or of a roof and estimates how much money we’ll need in 2023 or 2033 to replace them. Most of what we do now is being paid for by contributions to savings made years ago. Most of what we do now has been planned, not done on a whim because a few people don’t like the way something looks.

Most of what we do -- but not all. If a worthy project is proposed and the finances are available, the Board can consider it. If our catwalk carpets are frayed and torn and stained throughout (which they are not), we could consider accelerating the replacement schedule. Or we could take money set aside for one project and use it for another, as we did last year when the Board decided to use the money for replacing catwalk railings to pay for the vinyl soffits instead. Most residents agree that the Board made a good trade-off, reducing annual maintenance costs (and the unsightly peeling paint) and greatly increasing our “curb appeal”. However, our fiscal responsibility is to ensure that this practice is the exception, not the rule.

Another topic of conversation is the fact that we haven’t been able to staff committees with enough people who are both willing and able to take on responsibilities around the mutual. The question is, if we don’t have formal committees how will projects and products be researched and presented? How will things get done? The Board can’t do all these things on their own. While many people want to retire from responsibilities, surely there are some out there who still want to be engaged? We have residents who took on duties long ago and continue to serve the mutual. Pat Leanza decided a few years ago that he would change light bulbs in the common areas. Maria Cruz volunteered to change the doggie bags. Leona O’Reilly and Cathy Madden volunteered to put the Grapevine together. Ellen Goodman volunteered to pick up the Grapevine and count them out and bag them, while Gail Rosenberg delivers them to each building. Nine years ago, when Jackie Rabinow decided it was time to relinquish some of her duties, I took on our website’s management. These ‘quality of life’ jobs that are so important all get done by individual neighbors, year-in and year-out, with no fanfare, no muss, no fuss.



So, while we don't have formal committees at the moment, I have suggested on multiple occasions that residents should call or write to the Board when they see something amiss, or, to the point of this message, when they have an idea or suggestion or want to volunteer for something in particular. I don't know how else to encourage participation. Every idea or suggestion may not be a winner, but just talking about it will be a learning experience for us all. The Board still wants to hear from you, and we will seriously consider your input.

Kathy Viney

Call or text 301-598-2691

Notes From The Board

Note to all: it is Very Important for all residents to be proactive in ensuring that our Mutual Assistant, Alicia (301-598-1031), has their current/correct phone number for robocalls. The Building 14 water main break/project has shown how essential this is.

The Budget Committee met on June 8th. The state of Maryland has passed a new law requiring that condominium associations have replacement reserve funding at least equal to their reserve study requirements. The Board is studying this issue and how best to address it.

There is a new Montgomery County Code for condominium communities requiring that electrical systems be inspected. Mutual 14 will be working with Dynalectric and PEPCO. The check-up has been scheduled for early July and will require an interruption of power for several hours. Notices will be sent to alert residents as to when we are scheduled for the work and the shutdown.

Roger Blacklow attends the Leisure World Board of Directors meetings as Mutual 14's representative. Mr. Blacklow strongly advises all residents to read the account of each LW Board meeting reported in The Leisure World News. He emphasized the following topics from the May 25th meeting:

*All Leisure World facilities will reopen, and masks need to be worn on buses and at the Medical Center.

*The LWCC Board of Directors approved a resolution that directs management to prepare a Request for Proposal that meets the requirements of Montgomery County Cooperative Housing Corporations, Condominiums, and Homeowners Associations - Reserve Studies MC 321 (HB 567). The LW Board will prepare a Replacement Reserve Study for the Trust Properties. The study should be completed by April 2022.

*The LWCC Board of Directors passed a resolution directing management at the next BOD meeting, to present updated contract pricing information for a new Administration Building as was previously designed. With alternate renovation estimates being greater than expected, the BOD wants to consider the best option. The last estimate was in the \$1.1 million range. After undergoing a thorough environmental and engineering study, the report came back with many "not to code" and "not in compliance" issues prompting the contract update.



There were two items of Board Correspondence.

1. Ramona Brown wrote The Board and recommended Mutual 14 establish a Strategic Planning committee to dovetail with Leisure World's. "I believe that if we begin to discuss some of the recommendations in the LW plan, this would serve as a foundation for many of the changes that will be needed in Mutual 14. This type of committee can not only help our residents to understand the future directions of Leisure World but could also impact most other areas of living in Mutual 14 that may or may not be included in the LW plan. In addition to a representative from LWSSP committee, representatives from property maintenance and other areas of living, e.g. social activities, landscaping, building reps, etc. should be involved on a M14SPP committee".
2. Linda and Jim O'Neil wrote requesting that the Board consider the carpeting schedule replacement in Buildings 10 and 11 be moved up. The carpeting in B-10 is now nine years old, has had fire damage and still has problems. The 'G' end, which was replaced because of the fire, wrinkles because the 2nd and 3rd floors did not get EPDM under the carpet. 'G' end carpet on the 2nd floor is loose and blows in the wind. Ash, soot, and water damage discolored half of the building's carpeting.

Unit Status Report as of June 4, 2021

Unit(s) For Sale / Rent / Sold:

B15-2G Hunter to Hamilton, Sold @ \$255 (Closing 6/25)
 B17-3B Coffey to Engel, Sold @ \$175 (Closing 7/31)
 B14-1B Status change from rental to sale
 Congratulations to Doreen Engel (B17, 3B) who has switched from tenant to owner.

<u>Occupancy:</u>	<u>May 12</u>	<u>Jun 4</u>
OWNER OCCUPIED	143	145
UNOCCUPIED	12	11
RENTALS	38	37
TOTAL UNITS		
	193	193
Delinquencies > 60 days (a/o 5/18/21)	4	3

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.



Social Committee



The time has come to have a picnic. We are going to try to get together on July 8th at 6:00 p.m. on Vantage Hill Court. Covid is still out there. If you have not been vaccinated, please do not attend as we want to protect our neighbors.

Calling All Volunteers

It has been so long since we have been able to socialize, I don't know who wants to be a volunteer. We need helpers to set up, clean up, prep and grill. I will have a meeting at my house on Thursday, June 24th at 1:00 p.m. for all those interested in assisting. So please call me and let me know if you will attend the planning meeting 301-219-1783.

Watch for the flyers announcing picnic details.

Sharon Moores

301-219-1783



Landscape Committee



The committee has met with McFall & Berry and was told that due to supply chain issues, Mutual 14 (and many others) cannot get new plantings. Our planting replacements are on hold until this issue is resolved, and plants become available.

Sharon Moores

301-219-1793



IN MEMORIAM



Our Deepest Sympathies go out to the family and friends of:

Bunny Gold - B15-2E (5/29/21) who is survived by husband Barry Gold & family.

Bob Dupree - B12-3D (6/2/21) who is survived by wife Sharman Dupree & family.

**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 June Board Meeting

A number of questions and suggestions were offered during the open forum:

*Suggestion that the Board hire PPD to look at more substantial pipes to replace copper pipes in the trash room of Building 14 or install a barrier around the pipe to keep the dumpsters from damaging the pipes. It was also stated that Vantage Hill Road has large cracks that should be repaired before winter.

*Suggestion made regarding forming a small group to research carpet (indoor-outdoor) products and materials and present findings to the Board and the Budget Committee.

*Confirmation of above, that we need committees to look at these issues. Based on the Strategic Plan and Reserve Study we need committees to help the board. If we get no committees, then we should decide what kind of help we need and look for alternative sources for help.

*Question asked if the Board would be responding to correspondence from a resident to the Board. Also requested was an update on the painting timeline for Building 12. The Board answered that painting takes six to eight weeks per building.

*Statement that it is important to address the LW Strategic Plan and how it impacts our Mutual. We need to start this conversation and have organized discussions to help keep up the Mutual: neighbors talking to neighbors. Also asked about the noise the painters are making before 8:00 a.m. The Board responded that it has given the paint contractor special authority to begin work before 8:00 o'clock.

Roger Blacklow offered his thanks for the Mutual's help during the flooding at Building 14. He asked when cars might be parked back in the carports. The Board said it does not know.



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 met Friday June 11 at 9:30 a.m. in Clubhouse I. See Leisure World News to access recorded meeting.

The LWCC Board of Directors will meet on June 29 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!



Pat Leanza (7/13) and Rae Romano (7/19)

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