

THE GRAPEVINE



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

No. 10, Oct. 2021

The next Board meeting will be November 16 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: 878 4818 8139
Passcode: 709833



Budget Committee-Meetings are held quarterly. Next meeting TBA



Building Rep Committee: Meetings held quarterly. Next meeting is Dec 14.

The President's Message

Owners should receive the proposed **2022 Budget** in mailboxes any day now. The Board will consider any written comments about it before formally adopting it at the November 16th Board meeting. It will be a shock to many, as the *average* increase is \$53/month to your condo fee.

Many landlords have been asking for some indication of the condo fee increase so they can give their tenants notice of rent hikes. This is as good a time as any to offer a brief review of **Landlord and Tenant responsibilities & rights**. I know we have some landlords and some tenants who have not been following the County or the Mutual rules, so please look further into this edition.

You know the expression "when one door closes, another one opens" - meaning opportunities come when you least expect it. But in our case over the past six months, one disaster door closes and another one opens. We finally completed **Building 14's pipe repair** (hooray!) that began Memorial Day weekend, at a total cost to the mutual of \$79,389.50. I am very grateful to all the displaced and inconvenienced residents in Building 14 for their patience and cooperation during this protracted project.

The day after our September Board meeting our plumber identified a kitchen drain pipe leak in **Building 12**, inside the walls between D & E units, from the third floor down to the first. We've had a remediation service (Minkoff) here ever since, taking apart one kitchen after another to access and remove wet drywall and insulation, and setting up dehumidifiers and air scrubbers.

Because the origin of the damage can be traced to one unit, that unit owner has been assessed \$10,000.00 toward our insurance deductible. We hope to recoup the rest of the expenses from the contractor's insurance provider, but there are no guarantees that it will be 100% of those expenses. This is an extremely challenging



situation because it involves several unit owners and their insurers, the contractor and their insurer, our insurance provider, our plumber, and the remediation company and environmental testing company - and that's before we talk about putting them all back together again. A total of five units were affected and four of them are still without a kitchen.

Building 15's elevator was out of service for several days due to a failed starter. And another water leak was recently discovered, also in Building 15, which will affect at least two units.

Meanwhile, other "housekeeping" projects will be undertaken in the closing months of 2021. The every-other-year **dryer vent cleaning** has begun and will continue into early November. The schedule will be posted in first-floor lobbies and a reminder sent by robocall. If you can't accommodate the schedule or if you, or PPD, missed the scheduled date, you can make another appointment directly with PPD. But be aware that the mutual will pay for dryer vent cleaning only through November 30th.

One **smoke detector** per unit will be replaced if they are more than ten years old, battery replaced if they aren't. If you can't be home for this project, make sure a neighbor has your key. It's really important to have smoke detectors in good working order!

Gutters will be cleaned out on Plaza Homes probably in December once a lot of the leaves have fallen. And new **ballasts** will be installed in apartment building lobby and carport light fixtures, so they all conform to one size LED tube. This should also improve the quality of lighting overall.

Kathy Viney

Call or text 301-598-2691

Landlord - Tenant Rights and Responsibilities - in brief:

1. Montgomery County and Mutual 14 Bylaws require that landlords have a current Montgomery County condominium rental license for each rental property. Mutual 14 occasionally monitors the status of these licenses. Landlords who are not in compliance are reported to the Licensing Division for enforcement.
2. Landlords are required to comply with the State of Maryland's Lead Poisoning Prevention Standards in order to be licensed by Montgomery County. Tenants must be given a copy of the certificate proving that lead testing was done.
3. Landlords are required to offer each Tenant a hard copy of the Montgomery County Landlord-Tenant Handbook at the commencement of the tenancy or the signing of a lease.
4. Mutual 14's Bylaws define the unit you are renting to include the patio or balcony, the garden beds (if any), and the assigned carport and carport storage area. Renting only portions of a unit is not permitted.
5. Landlords, their agents or contractors must give the Tenant at least 24-hours notice prior to entering the premises (except in the case of emergencies). Tenants must accommodate the Landlord's request to enter. A note to confirm entry of the unit would be considerate.
6. Landlords are responsible for the repair and maintenance of their property, and they may not pass the expenses for regular repairs and maintenance on to their Tenants, except where the Tenant has been proven negligent. Tenants may not make repairs or renovations to the property without the landlord's permission.



7. Landlords must give their Tenant at least 90 days notice - in writing - prior to the effective date of a rent increase. A Tenant may receive only one rent increase in a 12-month period.
8. Landlords or Tenants who wish to terminate a lease must give at least two months' notice - in writing - unless stated otherwise in the lease. The security deposit may not be used as the last month's rent.
9. All the provisions of the lease still apply once a tenancy becomes month-to-month.
10. Tenants who believe these basic rules or rights have been violated may file a complaint with the Montgomery County Landlord-Tenant Commission. Landlords may not retaliate in any way against Tenants who file a good-faith complaint against them.

For more complete and detailed information on the rights and responsibilities of both Landlords and Tenants, please refer to the Montgomery County *Landlord-Tenant Handbook*. You can ask for a copy to be mailed to you by calling 311 (or 240-777-0311 outside Montgomery County), or you can print the online version on the County website <https://montgomerycountymd.gov/DHCA/housing/landlordtenant/handbook.html>

Notes From The Board

Welcome to our new Mutual Assistant Danesca Pineda!

Mutual 14 has experienced several incidents of leaking water pipes causing damage in units. To avoid costly repairs, check your walls for signs of water leaks (like bubbling paint), particularly in walls surrounding water pipes. Also look at your ceilings for water spots. If you see any signs of water damage, immediately report it to the Mutual President at: m14@mutual-14.org. If you don't have access to email, you can phone 301-598-2691.

The Comcast Office in Clubhouse I is open on Wednesdays from 10:00 a.m. to 3:00 p.m. Closed from 12:00 to 1:00 p.m. for lunch.

Remember to watch for the upcoming smoke detector battery replacement schedule. A notice will be posted in lobbies and flyers will be delivered to patio homes. See The President's Message for more information.

Permits have been approved for the Clubhouse I construction improvements. As soon as the permits are released and construction begins, access to all restaurants will be limited to the Clubhouse I main entrance. The Maryland Room will be closed.

Shredding Day is November 13 from 10:00 a.m. to 1:00 p.m. The truck will be stationed in the Administration Building parking lot.



Welcome to Our New Residents...



Forest Glade extends our warmest welcome to:

Bradley and Joanne Davis (B11-2B)

Donna and Steve Mueller (B14-3C)

Kim Brinson (B16-2C)

Unit Status Report as of October 11, 2021

<u>Occupancy:</u>	<u>Sept 13</u>	<u>Oct. 11</u>
OWNER OCCUPIED	148	147
UNOCCUPIED	8	7
RENTALS	37	39
TOTAL UNITS	193	193

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



Reminders & Vital Info



If you are new to Leisure World, you can sign up for automatic debit payment of your condo fees by contacting Sayed Abbas in Accounting. If you are selling your unit, you have to contact him *at least* a week before the end of the month of your settlement so your account is not debited at the beginning of the following month. The cancellation form can be sent to you by email or you can pick it up at the Administration Building. Contact Sayed at sabbas@lwmc.com or 301-598-1362.

Water Valve Test

Residents are urged to test their water valves to make sure they can be turned off in the case of an emergency. The main shut off is usually behind the dryer or washing machine; also check under bathroom sinks, behind toilets, and under the kitchen sink. All of them should be in the normal, "open" position. Turning them to the right (clockwise) will close the valve.

If the valve drips or will not turn, email m14@mutual-14.org or call (or text) the Mutual President at 301-598-2691. **NOTE:** Only repairs to the main valve are paid for by the Mutual. You are responsible for the other water valves.

Exterior Water Valves

Exterior water valves (for the garden taps) can be turned **OFF** now. At the interior access panel, close the valve by turning the faucet handle to the right or **clockwise**.

Washing Machine Hoses

If your washer hoses are 10 years old or older, they are under a lot of pressure and liable to burst and cause a great deal of inconvenience and damage from flooding. Better be safe than sorry. Call PPD to inspect and replace any hoses that are in bad shape. This is an owner's responsibility.

Water Heater Leak Check:

Please keep a sharp eye on your water heater. Especially check the pan under it for water. As soon as it shows signs of leaking, it is imperative that it be replaced immediately. Here's a useful tip: Place a small post-it note, with the words "Check Water Heater Pan" on it, next to your clothes dryer knob. Every time you turn on your dryer, you'll see the post-it note, and look into the water heater pan for a sign of water.

Fire Safety

All residents are invited to view Zoom presentations on fire safety and prevention sponsored by the Emergency Preparedness Advisory Committee (EPAC). These presentations are always engaging and abundant with potentially life-saving information. The dates and times are:

- Friday, Oct. 22, 10:00 a.m. and
- Saturday, Oct. 23, 11:00 a.m.

For information on joining these Zoom presentations, please refer to the Leisure World News, October 15, on page 10.



Forest Glade is Going to the (Service) Dogs

First there was Gracie, then there was Sailor, then came Astra, and now there's Patsy. Can you guess what these names have in common? If you said they are among the growing number of service dogs living in Mutual 14, you'd be right!

Since our Mutual has the largest number of service dogs in Leisure World, I thought it might be time to provide you with some do's and don'ts when you're interacting with these four-legged residents.

Never interfere with a working service dog. These dogs are specifically and professionally trained and distracting them while they're working is never a good idea. It can be dangerous to the dog's handler. It would be the same as someone putting their hands over your eyes while you're driving.

Never feed a working service dog. I can assure you that these dogs are well taken care of and do not need your handouts. They eat specific foods at specific times. Being encouraged to take handouts from others may interfere with not only their digestive system, but their training. I knew someone once whose dog guide was extremely allergic to peanuts, and when someone thoughtlessly gave the dog a peanut butter cracker, the dog almost died.

If you and your pet dog encounter a working service dog while you're out and about, please take care that your dog does not attempt to interact with the working dog. Unwanted dog distractions can seriously detract from a service dog's work.

Although these dogs have a full and rewarding working life, they do enjoy playtime as much as your dog does, but only when not working. So please respect these hard-working members of our Mutual and allow them to perform their duties without interference.

Jane Carona

Mutual 14 – Forest Glade's 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 met Friday Oct. 15 at 9:30 a.m. in Clubhouse I. See Leisure World News to access recorded meeting.

The LWCC Board of Directors will meet on Oct. 26 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!



C. Alan Bolin (10/26), Barry Gold (10/28), Judy Block (11/4), Joanne Riggles (11/13), Bernice Taylor (11/18)

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: Carol Ames
Landscape: Sharon Moores
Social: Sharon Moores