

THE GRAPEVINE



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

No. 11, Nov. 2021

The next Board meeting will be December 21 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: 828 9614 0201
Passcode: 919282

Our Mutual Assistant is Danesca Pineda.

301-598-1316 or
dpineda@lwmc.com



Building Rep Committee:
Meetings are held quarterly.
Next meeting is Feb. 8.
Committee members with an issue that requires immediate attention should contact any Board member.

The President's Message

I hope you all have a Happy Thanksgiving! I'm so grateful to be living in a community like Leisure World and to have good neighbors like all of you in Mutual 14/Forest Glade. I want to thank all the volunteers listed later in this edition for their service. This mutual would not be what it is without you! I also want to thank again all the residents who have been so cooperative, patient, and kind during some difficult times this year. I am grateful.

These famous people express their feelings on gratitude better than I ever could:

"Let us be grateful to the people who make us happy; they are the charming gardeners who make our souls blossom." — Marcel Proust

"Cultivate the habit of being grateful for every good thing that comes to you, and to give thanks continuously. And because all things have contributed to your advancement, you should include all things in your gratitude." — Ralph Waldo Emerson

"If the only prayer you said was thank you, that would be enough." — Meister Eckhart

"You pray in your distress and in your need; would that you might pray also in the fullness of your joy and in your days of abundance." — Kahlil Gibran, [*The Prophet*](#)

"Silent gratitude isn't much use to anyone." --- Gertrude Stein



“Reflect upon your present blessings - of which every man has many, not on your past misfortunes - of which all men have some.” — Charles Dickens

“Thanksgiving has wings, and flies to its right destination.” --- Victor Hugo

Kathy Viney

Call or text 301-598-2691

Notes From The Board

Maintenance inside a unit is the responsibility of the unit owner. The mutual pays for a few maintenance projects inside units for the health and safety of all, and at a special PPD price, but these are not open-ended offers. If for any reason you missed the recent mutual-wide projects: the mutual will not pay for dryer vent cleaning after November 30 and the mutual will not pay for smoke detector replacement or smoke detector battery replacement after December 15.

Found: One fire extinguisher on the lawn between Buildings 15 & 16. If it's yours, call 301-598-2691.

Those green bungee cords by some buildings' entry ramps are to hold the doors open during trash collection. This is an inexpensive (\$2.28) short-term alternative to repairing or replacing the broken hooks installed in cement.

We've been buying a lot of pet bags lately, not because we have more dogs in the neighborhood, but because someone is helping themselves to *boxes* of bags. That's money out of your pocket, so if you see someone pulling handfuls out of the pet stands, tell them to stop!

Correction: Last month we printed a reminder to check your water shut-off valves, making sure they could be turned off in case of an emergency. It incorrectly stated that repairs to the washing machine valve and the main shut off valve in each unit would be paid for by the mutual. This is not the case since 2019 when the Board adopted new Rules in this regard. The unit owner is responsible for the maintenance, repair, and replacement of any pipes, wires, valves, hoses, ducts, tubing, and the like that service only one unit, no matter where they are located. That includes the main water shut-off valve in your unit.

Leisure World Board notes from our Board Rep Roger Blacklow:

* The vast majority of LW Mutuals voted for a resale increase from 2% to 3%. Of the 29 mutuals, 25 voted in favor of the increase, including M-14. The increase will become effective on 1/1/2022.

* The new LW GM is Bob Kimble, CMCA; recently the Community Manager of Leisure World of Arizona. Mr. Kimble has all operational authority as General Manager and President of LWMC.



I freely give a lot of my time to Mutual affairs. I'm happy to answer your questions or discuss your issues or take your reports of damage in the mutual, **but only between 9:00 a.m. & 6:00 p.m. Monday through Friday.** Unless it's an emergency, please do not contact me outside these hours. If you can't wait, I suggest you call one of the other Directors whose phone numbers are on the next-to-last page of this newsletter. An email to m14@mutual-14.org can be sent any time, but a reply will only come during 'working' hours. --- Kathy Viney

Unit Status Report as of November 10, 2021

Units for Sale/Rent/Sold

Building 16-1E: Bugel to Felson @\$199,500 closed 11/12

<u>Occupancy:</u>	<u>Oct 11</u>	<u>Nov 10</u>
OWNER OCCUPIED	147	146
UNOCCUPIED	7	8
RENTALS	39	39
<hr/>		
TOTAL UNITS	193	193
 Delinquencies > 60 days	 3	 3

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 between the hours of 9:00 a.m. and 6:00 p.m. Monday through Friday.

Kathy Viney

301-598-2691



 **IN MEMORIAM**

Our Deepest Sympathies go out to the family and friends of Delores Perry, 12 Vantage Hill Court, who died November 8.

Likewise, our Condolences go to the family and friends of Kathryn Nickerson B15-3A.

 **Reminders & Vital Info**

Going away for the winter?

Depending on how long you're going to be away this **winter**, avoid wasting energy by taking these steps before leaving:

- Turn the thermostats in all rooms down to 55° or 60°
- Turn off the main water valve
- Turn off the circuit breaker to the Water Heater
- Unplug any unnecessary appliances.

Pets

Please pick up after your pets. We know that pets can have accidents. You need to clean up after them especially in the elevator or on carpeting. Please be courteous and keep our mutual clean and safe. Thanks!

Clothes Dryers

We have a responsibility to ourselves and to our neighbors for properly operating and maintaining our dryers. While the Mutual cleans the exhaust lines (vents) every two years, keeping the dryer clean from lint build-up will prevent unnecessary energy use and fire hazard.

- **Lint screens should be cleaned after each use.** Vacuum lint particles that accumulate around and under the dryer to reduce the fire hazard.
- Use of fabric softeners have been found to cause a waxy, invisible substance to build up on the lint screen blocking air flow. Occasional washing of the lint screen with soap and water will prevent this.
- Test for any excess heat while it is running. If you find this to be so, you may need maintenance or a new appliance. Call your appliance repair company.
- Make a visual check of the outside exhaust point to assure there is no lint build up there and that the flap is operating freely. If there is lint build-up, call PPD to have the vent cleaned. This is an owner's responsibility.

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 Nov. 19 at 9:30 a.m. in Clubhouse I. See Leisure World News to access recorded meeting.

The LWCC Board of Directors will meet on Nov. 30 at 9:30 a.m. via Zoom: <https://tinyurl.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!



We have no December birthdays to celebrate.

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 Liaison: Sharon Moores
Social: Sharon Moores



It's time again to thank our roster of volunteers. Here are the people serving Mutual 14 in a multitude of ways. If you see them, say thanks!

Building Reps:

B10 Jessie Fitzpatrick
B11 Paulina Garner & Maria Cruz
B12 Ellen Wilson
B13 ---
B14 Laurie Burdick
B15 Julie Gibbons
B16 Bernice Taylor & Don Pruett
B17 Jane Carona
Patio Homes Cindy Wright

Budget & Finance Committee:

Carol Ames, Chair
Richard Bambach
Maxine Hooker
Laura Wiltz
Gary Leber
Kathy Viney

Landscape Liaison:

Sharon Moores

Social Committee:

Sharon Moores
Gabe & Patty Arias
Faye Schilling
Cindy Wright
Ellen Wilson
Carol Ames
Diane Reynolds
Judy Block
Laurie Burdick
Ellen Goldman
Geneva Foster
Trish Stonebanks
Julie Gibbons
Lynelle Simpson
Wayne Curlow & Myriam Sanchez

Board of Directors:

Kathy Viney, President
Bobbie Palmer, Vice President
Ruth Hunter, Secretary
Gary Leber, Treasurer
Jane Carona, Director

LWCC Board of Directors:

Roger Blacklow

LW Advisory Committees:

Don Pruett [Emergency Preparedness] and Hal Crisp [Physical Properties] have retired after serving their committees through 2021.

Residents who served through 2021 – and who will continue to serve in 2022:

Laurie Burdick, Tennis & Pickleball
Jane Carona, Security & Transportation
Beth Leanza, Entertainment & Recreation
Kathy Viney, Insurance

The Grapevine:

Leona O'Reilly & Cathy Madden, Editors

Ellen Goldman collects them from the mutual assistant, counts them out, & bags them. Gail Rosenberg delivers them to the couriers:

B10 John Joyce
B11 Paulina Garner
B12 Ellen Wilson
B13 Dorothy Brown (B11)
B14 Laurie Burdick
B15 Julie Gibbons
B16 Don Pruett
B17 Jane Carona

Plaza Homes: Diane Grimes & Sharon Moores delivered the LW News and Linda & Ed Andrews delivered the Grapevine until August of this year. Going forward, Myriam Sanchez is delivering both publications to the houses.

Forest Glade lamplighter: Pat Leanza

Pet bag replacements: Maria Cruz

M14 website: Kathy Viney

Robo-call listings: Kathy Viney

And let's not forget:

Mutual Assistants:
Alicia Drummond & Danesca Pineda

Frost Cleaning Service crew: Luis & Nora