

THE GRAPEVINE



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

No. 12, Dec. 2021

The next Board meeting will be January 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 (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: 810 9850 2197
Passcode: 369779

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

My meeting with the new Leisure World General Manager, Bob Kimble

The Board of Directors, and, specifically its President, should be focused on administrative and financial *oversight* of the mutual's operations. A workload that also includes mutual assistant duties, property maintenance, project contracting and supervision, and insurance coordination is inappropriate and unsustainable for any short-term volunteer. Many previous presidents and property maintenance committee members have discussed how best to approach this issue. They tried different things, but nothing worked to our long-term satisfaction. On December 8th I had a one-on-one meeting with Mr. Kimble to request his assistance in finding a solution.

I shared my view that we need a *dedicated property management and maintenance team*, to include a property manager, a maintenance man, and a mutual assistant, the number on the team dependent on the number of units being served. This is the model used in Montgomery Mutual with 898 units. I pointed out that the high-rises of Vantage Point East (200 units), Vantage Point West (190 units), and Creekside (190 units) each have a dedicated property management team. Meanwhile, Mutual 14 (193 units), Mutual 15 (156 units), Mutual 19A (180 units), and Mutual 19B (210 units) have "DIY" property maintenance by resident volunteers, a LW Project Manager who has to spread himself between 18 mutuals on an ad hoc basis, and a constantly changing roster of administrative assistants.

Mutuals 14, 15, 19A, and 19B are similar in size, with similar construction, and similar needs. It makes sense that our 739 units combined would benefit from a team of our own and by sharing the cost, whatever that is. Up until now, those actual \$\$ numbers have been a state secret, but I believe that's about to change.

I began by asking Mr. Kimble to consider this model or to offer



suggestions, and to determine its cost, but it became clear during our conversation that he was already thinking along these lines. We were generally in agreement on the direction that Leisure World of MD Corporation (LWMC), as our managing agent, should take to provide us with the services we need. He assured me that changes were coming, sooner rather than later. I hope that's true.

Owners of Mutual 14-Forest Glade are already paying LWMC for services that are either insufficient or not provided at all. It's in our best long-term interests to spend a little more if that's what it takes to have consistent professional property management. Let's hope Mr. Kimble can make it happen. I, and the other mutual presidents, will continue to pursue this goal.

On a related topic, for the past year we've been auditing the number of hours worked by our mutual assistant(s). We contracted for 29 hours/month but have received only an average of 10 hours/month, mostly because of turnover. Consequently, I demanded a refund for 19 hours over six months, and I've recently been advised that our year-end accounts will reflect a credit of \$5,589.99!

Finally, on a lighter note, I met some chess enthusiasts in a hotel lobby recently. They just kept bragging about how good they are at the game. I'm sure you'll agree, there's nothing like chess nuts boasting in an open foyer. 😊 *Happy holidays to you all, and best wishes for 2022!*

Kathy Viney

Call or text 301-598-2691

Notes From The Board

As you may know, our previous President, Ruth Hunter, is currently serving on our Board as Secretary, even though she has moved out of state (which is allowed under our Bylaws). She has just officially tendered her resignation, to take effect with the 2022 Annual Meeting in April. This is what she said in her letter to the Board:

"It has been my privilege and pleasure to serve on the Board of Directors for three years. While there is still one year left in my elected term, I feel it is in the best interests of the Mutual to resign my position and allow it to be filled by a person who is also a resident of Forest Glade. While I have the technical knowledge to serve on the Board, since my relocation to Pennsylvania, I lack the ability to interact daily with the residents of the Mutual and to observe conditions in the community. A resident will be better located to meet those needs.

I encourage the current residents and owners of Mutual 14 to step up and serve their community. Doing so brings its own rewards of getting to know your neighbors, establishing friendships, and safeguarding not only the welfare of the community but one's own investment as well."

You may have the impression that serving on the Board is a lot of work. That may be true of the President because he or she oversees many aspects of mutual administration and operations. However, every member of the Board is not, nor needs to be, proficient in every aspect of the Board's responsibilities. Each newly elected Director must take a County-mandated online course and attend monthly Board meetings, but otherwise you determine the extent of the responsibilities you are willing and able to take on. If you have owned property in the past, if you have hired people to do home repairs, if you have interacted with people in your workplace, if you followed a household budget and balanced a checkbook, then you have the experience and knowledge that can be used



to make a positive impact on this community. Put another way, you can be effective in this role if you can:

- Send & receive emails & texts
- Download & print documents on a computer
- Walk around the mutual to observe conditions or report maintenance issues
- Evaluate requests and recommendations made by residents, or proposals from contractors
- Oversee expenditures relating to the care and upkeep of mutual property, including reading budgets and income and expense reports, and/or
- Read the Mutual 14 Bylaws and Rules and the Maryland Condominium Act

If you're thinking of running for one of the three seats opening on the Board in April, and we hope you are, then it would also be helpful to your decision-making if you attend a few future Zoom Board meetings. If there are enough willing candidates, we might even get back to a seven-member Board.

Where did your condo fees go this year?

Here's a snapshot of the more substantial projects that were completed during 2021.

Electrical systems infra-red scan and preventive maintenance	\$22,974
Lobby & carport lighting (fixtures, ballasts, & bulb replacement)	\$3,500
Painting - Buildings 10, 12, & 13	\$119,462
Water main repairs in Building 14	\$79,390
New "Forest Glade" entry signs (4) & garden beds	\$6,121
Plumbing (dripping spigots, blocked drains, pressure testing, new valves, etc.)	\$11,938
Dryer vent cleaning (169 units)	\$14,407
Smoke detectors, smoke/CO detectors, & batteries (155 units)	\$10,318

It was mentioned last month that green bungie cords were hung by a few buildings' entry ramps to hold the doors open during trash collection. Within ten days they were gone! It's only an \$11 loss but to have a petty thief in our midst is so disappointing 😞

On a positive note, we've had a lot of compliments on this year's holiday decorations. The garlands on our Forest Glade signs added a touch of festive color. It's all the work of Julie Gibbons (B15-2A) who volunteered to buy and hang the holiday wreaths and other decorations. She'll also remove them at the end of the season. Thank you, Julie, great job! 😊

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 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, President



IN MEMORIAM



Our Deepest Sympathies go out to the family and friends of Clara Buck, 5 Vantage Hill Court. She was a resident since 2007.



Reminders & Vital Info



Snow Emergency Parking

Winter is here and this is a reminder of the “No Parking in Snow Emergency” locations. The designated emergency areas are:

- The small parking area at the Leisure World Boulevard end of Building 17
- The larger parking area at the Leisure World Boulevard end of Building 11
- 3 to 4 parking slots on Glade Drive across from the space between Buildings 12 and 13
- 2 spaces on Glade Drive at the end of the parking area at Building 11

These spaces have been designated as the areas where snow will be stacked after plowing. Any cars parked in these areas may be snowed in for the winter. Signs are placed at the appropriate areas as a reminder to our residents, but residents must remind their guests and other non-residents to keep these areas clear.

Your Air Conditioner is not a Heater!

Our units have two separate mechanisms for regulating the indoor temperature. The best way to heat your unit is to use the thermostats usually found on an ‘inside’ wall of your living and dining rooms and in each bedroom. They regulate the **baseboard heating** units that generate warmth into your home.

There is only one thermostat for the air conditioner. It’s usually found on an ‘outside’ wall near your sliding glass doors. Air conditioners are most efficient when bringing in warm air from the outside and cooling it by about 20-25 degrees. Some residents are running their air conditioners throughout the winter - when the difference between the outside and inside temperatures can be as much as 40-50 degrees. This puts a strain on the system and will burn out the motor. Anyone who has had to replace their A/C will tell you that it’s not cheap (and the Mutual does not pay for replacement). **Air conditioners are not heating units and using them as such is an extremely inefficient way to heat your unit - and increases our costs in electricity.** Some residents also use the air conditioner’s fan, thinking it’s only circulating the inside air. Actually, it’s bringing in cold air from the outside, so it’s like turning on the heat and leaving your windows open!

File of Life - Keep it up to date and on your refrigerator!

Do you have a red vinyl “File of Life” magnetically attached to the outside of your refrigerator? If your answer is “YES”, this is a reminder to update the information on it. If you don’t have a File of Life, ask the LW Medical Center for one (free!). In order to periodically update the information on this sheet, it is advised that you fill it in, in pencil.

What is the File of Life? This is an information sheet that contains your known medical problems, the current medications you are taking, your primary doctors, and family members or others to be notified in case of serious illness. This information is exceedingly important to an emergency crew when they are called in due to a sudden illness. In times of confusion, your spouse or housemate might have difficulty supplying this information and you may be unresponsive. The rescue crew will check your refrigerator door for the File of Life.

Lifeline

Do you live alone? If ‘yes’, and you don’t have “LIFELINE”, it is strongly recommended that you consider getting it. The Lifeline Response System links you to 24-hour assistance, should you have an accident or suffer a sudden illness. At the push of a button, help will be on the way immediately. Call the Administration Office receptionist who will put you in contact with the Lifeline Coordinator so that you can find out more about this Emergency Response System that is offered to Leisure World residents.



Unit Status Report as of November 10, 2021

Units for Sale/Rent/Sold

Building 16-1B: Thoms to Marble Sold @ \$225,000 closing 12/30

Building 15-3A: Nicholson For sale @ \$235,000

Coming Soon

B15-3B: Sanver

B16-2A: Ryan

For Rent

B14-2F: Wolfunit, LLC @ 1,695.00

Occupancy:

Nov 10 Dec 15

OWNER OCCUPIED	146	143
UNOCCUPIED	8	11
RENTALS	39	39

TOTAL UNITS 193 193

Delinquencies > 60 days (as of 11/16)	3	5
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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 at 301-598-2691 between the hours of 9:00 a.m. and 6:00 p.m. Monday through Friday.

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 is scheduled to meet Friday, Jan. 14 at 9:30 a.m. via Zoom. See Leisure World News to access meeting.

The LWCC Board of Directors will meet on Tuesday, Jan. 25 at 9:30 a.m. via Zoom. Web address to attend is <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) >Governance > LWCC Executive Committee and Board Meeting Recordings. Governance meetings open to all unless legally closed."



Happy Birthday!



Happy January birthday to Pat Shephard (1/23).

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