

THE GRAPEVINE



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

No. 1, Jan. 2022

The next Board meeting will be February 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: 485 453 2048
Passcode: 672727

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

We had our first (surprise!) snowfall on the Third of January. It was a lot more than predicted. The snow finally stopped by noon, and I started getting messages from residents almost immediately. We've had a few more snowfalls since, more snow than we've seen since 2019. So, for those who have forgotten or may not know: Leisure World (not Mutual 14) contracts with McFall and Berry and H&H Concrete for snow removal. Their employees have to come from their homes throughout the county, under difficult weather and travel conditions, before they can begin work here. Our streets may get a first cursory clearing within the first few hours after a storm, but our driveways, sidewalks, and catwalks may not be cleared at all for many hours. Do not expect an immediate response! Leisure World's snow plan calls for access to a primary roadway, including sidewalks, within 24 hours after the precipitation has ended for snowfalls of 12" or less, within 36 hours after the precipitation has ended for snowfalls of 12-24", and within 48 hours after the precipitation has ended for snowfalls of more than 24".

An ad hoc group of residents (Bobbie Palmer, Leona O'Reilly, Linda O'Neil, Laura Wiltz, Roger Blacklow, Julie Gibbons, and Sharon Moores) have agreed to canvass for candidates to stand for election to our Board of Directors. Bobbie Palmer's three-year term (she has served since 2013) and Jane Carona's two-year term will expire, and Ruth Hunter will not serve the one year left on her term, so we need at least three candidates, and five if we want to get back to a seven-member Board. Serving on the Board is the best way to maintain oversight of our finances and operations.

Please say "yes" when asked! The official Call for Candidates will be mailed out in early February and the cut-off for nominations will be March 18th.

Kathy Viney

Call or text 301-598-2691



Notes From The Board

Mutual 14 Rules & Procedures:

- Vehicles parked on mutual property for more than 14 days must have a Leisure World decal. The unit owner with a vehicle in violation of this rule may be subject to a fine or the removal of the vehicle. To get a vehicle decal, contact Karen Arevalo at 301-598-1329.
- No storage of any kind is permitted in open view in carports, patios, and balconies (whether open or enclosed) of apartments, and the patios, atriums, and sunrooms of Plaza homes.
- Moving in or out of the mutual, deliveries, and in-unit construction or repairs may be scheduled no earlier than 8:00am and no later than 7:00pm, Monday through Saturdays (no Sundays or holidays).

Don't like those \$30.00 late fees? Sign up for autopay of your condo fees and never be late again. Selling your unit and want to cancel auto-pay? Call Sayed Abbas at 301-598-1362 or email: sabbas@lwmc.com

From the Leisure World Community Report

Clubhouse I Status: Recent seasonal weather has impacted progress on footings and foundations. The site must dry out before excavation begins. Submittals and progress meetings are on schedule.

Admin Building: Construction Cost Update: Permits require additional consultant work and submittals for County approval on Stormwater Management, Sediment Control, Floodplain Report, and Site Lighting. Utility agreements and easements need to be finalized and recorded.

Open Forum

Several residents attending the January 18 Board Meeting brought up the fact that not all residents were home to have their smoke detector batteries replaced or the detector itself replaced if out of date. The Mutual contracted and paid PPD to do the replacements this past fall. It is a Mutual wide safety problem to have smoke detectors with old batteries or smoke detectors that are out of date. Those who did not have their batteries and smoke detectors checked, contact PPD. This is now your responsibility.

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 Dorothy Taylor (B13, 2-C) who passed away Friday, January 14. Dorothy was an owner since 2007 and served as a long time Building Rep.

**Reminders & Vital Info****Annual Meeting**

Mark your calendars now as we have scheduled our 2022 Annual Meeting! It will be held April 28 at 3:00 p.m. via ZOOM. More details will be forthcoming.

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, behind wall grates, and under the kitchen sink. All of them should be in the normal, fully "open" position. Turning them to the right (clockwise) will close the valve. If the valve drips or will not turn, contact a plumber! This is an owner's responsibility.

Water Heater Leak Check:

Look for the installation date on the side of the appliance. Water heaters generally have a 10-year life expectancy. Please keep a sharp eye on it and 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.

Avoid kitchen drain back-ups & odors:

Unclogging drains is an all-too-common event, with considerable costs to us all. Regular running and flushing of the garbage disposal (*whether you use the disposal or not*) is the simplest way to avoid a clog and cure a slow draining sink and is the responsibility of all residents. Maintain your disposal by regularly grinding up pieces of lemon or orange peel and ice cubes. To clear the unit, just run COLD water for 15 seconds while the unit is running, and 15 seconds after you turn the unit off.

Please: NO GREASE or oil, eggshells or coffee grounds, potato or banana peels, onion skins, celery, bones, fruit pits, corncobs, or nut shells.

Mutual 14 – Forest Glade's regular trash & recycling pick-up: Tuesday & Friday mornings.

Mixed paper collection is every Wednesday.



Welcome to Our New Residents...



Forest Glade/Mutual 14 extends our warmest welcome to our newest residents:
 Barbara Hoskin B16-1E
 Christopher Davis B14-2F

Unit Status Report as of November 10, 2021

Units for Sale/Rent/Sold

Building 15-3B: Sanver to Cohen Sold @ \$205,000, settlement 2/4/22
 Building 16-1B: Thoms to Miracle Sold @ \$225,000, settlement 12/30/21
 Building 15-3A: Nickerson to Weiss Sold @\$230,000, settlement 2/18/22
 Building 12-2C: Finkleman to n/a @175,000, settlement n/a
 12 Vantage Hill Ct: Perry to Blacklow @ 385,000, settlement 2/18/22

For Sale: Building 16-2A: Ryan @ 245,000

<u>Occupancy:</u>	<u>Dec. 15</u>	<u>Jan. 12</u>
OWNER OCCUPIED	143	142
UNOCCUPIED	11	12
RENTALS	39	39
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TOTAL UNITS	193	193
 Delinquencies > 60 days (as of 11/16)	 5	 4

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.



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

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 February birthday to Don Pruett (2/11), and Jackie Rabinow (2/17).

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