

THE GRAPEVINE



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

No. 2, Feb. 2022

Mark Your



Calendar

The next Board meeting will be held March 15 at 9:30 a.m. by Zoom.

For details email a request to:

m14@mutual-14.org

The Zoom meeting ID is **485 453 2048**. The Password is: **672727**. If you would like to join by phone the number is: **301-715-8592**

Our Mutual Assistant is Danesca Pineda.

301-598-1316 or dpineda@lwmc.com



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

Committee members with an issue that requires immediate attention should contact any Board member.

The President's Message

One person cannot and should not manage this mutual alone. You do not and should not want one person making decisions that affect your property values and finances. That's why you have a Board of Directors, not just a property manager. A President may be the leader of the Board, but he or she still needs thoughtful and independent advisors. A President still needs partners who are willing to learn how this mutual works and help keep it running into the future. A President needs people willing to take on some responsibilities. You have received the Call for Candidates for the April election of Directors for the Board. Please consider offering a little of your time to your community by submitting your nomination to our Mutual Assistant by March 18th.

On February 2nd Dynalectric performed their quarterly testing of our fire alarm system. They don't normally set off the "horns" *inside* units because they are so very, *very* loud. But at my request they did --- and discovered that three units (the same 'G' units in Building 10 damaged by fire in 2016) did not have working horns. Apparently, during reconstruction the wiring for these units was done badly and bypassed the rest of the system. There was no way to know they weren't working even when the system as a whole was tested. The repair to these units was done immediately after discovery, and everything is now in fully-tested working order. *I was not notified of any other malfunctioning horns anywhere else in the Mutual.*

A note about dealing with contractors: Leisure World and Mutual 14 have contracts with several companies who regularly do work throughout our community. They respond to our requests as quickly as their schedule and manpower permits. The Board of Directors elected me President and as such gave me the authority to sign the contracts and act as the "point of contact" with these contractors. This allows me to be familiar with the status of a project from start to finish and to control the costs to the Mutual. It also avoids contractors receiving conflicting or un-authorized instructions that may not be in the best interests of the Mutual. If every



resident took it upon themselves to call a contractor about grass or elevators or fire alarms, there would be chaos. That's why only an elected or nominated representative of this Mutual may instruct a contractor to perform work.

Recently one resident made what I and the Board considered to be an unreasonable demand for an immediate service that I denied. This resident then went directly to the contractor, berating and threatening him until he relented and did the work. That was unacceptable behavior, no matter how important he thought his request to be. The contractor graciously did the service at no charge to the Mutual, but had there been a charge, it would have been assessed against this resident. There is a process for challenging decisions you don't like: bring it to the Board and let your elected neighbors adjudicate the dispute. Don't have a tantrum and take matters into your own hands.

Kathy Viney

Call or text 301-598-2691

Notes From The Board

We've had pipes break due to freezing weather conditions, causing damage to the flooring in two first-floor units. If you live in a first-floor apartment unit, look in the corner of your dining or living room. Everyone has a large grate in the wall for the air conditioner filter. But four first-floor units have another smaller grate that provides access to a shut-off valve for the outside spigot. This is a common element of the Mutual because the spigot services more than one unit. But because the valve is only accessible from inside a unit, those four units' residents have to turn the water off in the winter to avoid water freezing and bursting the pipeline. Ideally this is done before temperatures are below freezing. If adjoining units never use the outside spigot for gardening, the valve can be kept closed year-round, but if a neighbor does want to use the spigot during the growing season, the valve must be opened for their use. It would also help if all first-floor residents had insulation installed around the sides of their air conditioner compressor to keep the maintenance closet a little bit warmer. Such a small inexpensive precaution could avert a big headache and expense for both you and the Mutual.

Insurance By-Law Amendment

While I am no longer your neighbor in Mutual 14, I am still a member of the Board of Directors. I am concerned (as you are) about the financial exposure that residents of Forest Glade are experiencing because of the new insurance deductibles. Most owners are responsible and have insured their homes. I believe owners need to amend the Association By-Laws to assure that ALL owners are insuring to protect not only themselves but also to protect ALL owners from catastrophic expenses.

With an HO-6 insurance policy, the current liability of any owner is \$10,000. If an owner is unable or unwilling to pay for their uninsured incident, the other owners in the Association will have to cover that expense. That means every owner would have to pay more than \$50 each time an unprotected incident occurred. Passing this Amendment to the By-Laws requires 51% of the owners to vote YES. I hope everyone will take advantage of this opportunity to tighten up the By-Laws to protect your assets and control your homeowner costs.

~ Ruth Hunter, Secretary ~



No Smoking Bylaw Amendment

We are also **proposing to ban smoking inside units**. Smoking is already banned in common areas of the Mutual by County Statute. Smoking where oxygen is present is already against our Rules. Our buildings are not hermetically sealed, and residents have complained for years about second-hand smoke coming from neighboring apartments. This By-Law will address those complaints while 'grandfathering' current residents who smoke.

If you have any comments for the Board regarding the two proposed amendments, please put them in writing and send them to m14@mutual-14.org or mail or hand-deliver them to our Mutual Assistant, Danesca Pineda, in the Administration building. Both proposed By-Laws will be voted on at our Annual Meeting in April.

What big projects can you expect in 2022? So far, the Board has approved:

- Construction of a raised planting bed where sidewalks converge in the park between Buildings 15 and 16.
- Caulking the flashing on 22 second and third floor enclosed balconies in Buildings 11, 14, 15, and 17. The owners of these units have already been notified and will reimburse the Mutual for the expense once completed.
- Painting Buildings 11, 14, and 15: includes catwalk and balcony railings, stairs, lobbies, and trim, including around doors and windows.
- Painting all transformer fences at building entries and those red 'fire hose valve' cabinets on catwalks.
- Adding compliance signage to all utility rooms and cabinets per County Code.
- Buildings 12, 14, and 15 and their carports will also get new roofs and repairs to gutter and downspouts as needed.**

Most of these projects will begin in March or April, weather permitting, so there will be lots of activity. You can expect disruptions to building access and parking, but it'll be worth it!

****The Board will meet in a Special Board Meeting via Zoom on Monday, February 28th at 9:30 a.m. for the sole purpose of discussing the three roofing proposals we've received and decide which we will approve. This is an open meeting, but the proposals will *not* be sent automatically to all owners. If you want to receive these proposals, please email your request to m14@mutual-14.org. No other business will be discussed. The Zoom meeting ID: 485 453 2048, Password: 672727.**



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From the Leisure World Community Report

Administration Building: The Accounting Department will be moving to Clubhouse I. Roof leaks have made that office inhabitable.

Open Forum

A question was asked if the firewalls between units in the condo buildings extend through the attic. Yes, they extend through the attic to the roof. However, there are no firewalls between units in the Plaza Homes.

A resident suggested we review all By-Laws. The reply was this is a massive undertaking and very expensive as By-Laws must be written by attorneys. As issues arise, we can review the items pertinent to that particular issue.

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



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. most likely via ZOOM. More details will be forthcoming.

Fire Safety

- Your smoke detector only alerts you to a possible fire in your unit. It is not connected to LW Security or the Fire Department.
- Fire Alarm pulls can be found in the apartments' atrium or catwalks near the stairwells. They alert your neighbors to a potential problem while connecting to our Fire Alarm monitoring service. They will call LW Security and the Fire Department.
- **You should still call 911** if you can give the specific location of the fire.

If you hear the Fire Alarm:

- Leave your unit if you are able, and close the door behind you. Do not lock it.
- Do not use the elevator.
- Go to the carport or lobby of the building opposite or next door. Don't get in the way of the emergency personnel. Wait for the "all clear".



- If you are unable to take the stairs and don't want to stay in your unit: Unlock your front door. Go to the stairwell furthest away from the activity. Wait for emergency personnel to come to you.
- If you are unable to leave your unit, stay inside. Unlock your front door. Go into a bedroom and close the door. Wait for emergency personnel to come to you.

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.

Unit Status Report as of February 8, 2022

Units for Sale/Rent/Sold

Building 15-3B: Sanver to Cohen Sold @ \$205,000, settlement 2/4/22
 Building 15-3A: Nickerson to Weiss Sold @ \$230,000, settlement 2/18/22
 Building 12-2C: Finkleman to Jacobs Sold @ \$175,000, settlement 2/8/22
 12 Vantage Hill Ct: Perry to Blacklow @ \$400,000, settlement 2/16/22

For Sale: Building 14-3G Jones @ \$250,000
 For Sale: Building 16-2A: Ryan @ \$245,000

<u>Occupancy:</u>	<u>Jan. 12</u>	<u>Feb. 8</u>
OWNER OCCUPIED	142	142
UNOCCUPIED	12	15
RENTALS	39	37
<hr/>		
TOTAL UNITS	193	193
Delinquencies > 60 days (as of 11/16)	4	2



Building Representatives' Meeting
February 8, 2022, 10:00 a.m.
FreeConferenceCall.com 425-436-6331

The quarterly meeting was called to order by Board Secretary, Ruth Hunter, at 10:02 a.m. The following representatives were in attendance: Jessie Fitzpatrick (Building 10), Maria Cruz (Building 11), Laurie Burdick (Building 14), Julie Gibbons (Building 15), Jane Carona (Building 17), and Cindy Wright (Plaza Homes). Absent were Ellen Wilson (Building 12), and Bernice Taylor (Building 16). Building 13 does not have a Building Rep.

Building rosters were updated with changes that have occurred since the last meeting. Jane Carona indicated that when contagious diseases allow, she would like to hold an open house for the residents of her building to enable them to meet each other and to socialize a bit. The representatives shared what they know regarding deaths, illnesses, and pending marriages among Forest Glade residents.

The chair reminded the representatives that their next meeting, scheduled for May 10, 2022, will be chaired by the incoming Secretary of the Board of Directors.

The meeting was adjourned at 10:26 a.m.

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

Mixed paper collection is every Wednesday.

Garden refuse pick-up: Monday and Thursday mornings March through November. Call the Grounds Dept. at 301-598-1314.

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 held Friday, Feb. 11 at 9:30 a.m. via Zoom. See Leisure World News to access recording.

The LWCC Board of Directors will meet on Tuesday, Feb. 22 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 March Birthday to Annette Loveday (3/3), Evelyn Perlmutter (3/11), Jim O'Neil (3/21), and Linda O'Neil (3/26).

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