
THE GRAPEVINE



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

No. 4, Apr. 2022

The next Board meeting for Mutual 14/Forest Glade will be **May 17 at 2:00 p.m.** in the Administration Building Sullivan Room and 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

The President's Message

Two years ago, most of us had never heard of Zoom and saw no reason or need to learn how to use it. It's been a challenging time for members of the Board of Directors to communicate and carry on the business of the mutual. But we're finally meeting in person again [and by Zoom], so I want to welcome everyone to this annual meeting of the Council of Unit Owners, especially the new owners who moved in during the lock-down and pandemic years.

I'm happy to report that the State of our Mutual is outstanding! This is due to the hard work of every Director you have elected, and every President, the current Board of Directors, and the many committee members and regular neighbors who have worked behind the scenes. The Directors you elect will continue to make certain that our property values are not only maintained but improved.

As I announced last week, we have two committees whose members' terms expire with the election of a new Board of Directors: The Budget & Finance Committee and the Landscape Committee. I'd like to see more of you getting involved in our neighborhood's operations. Starting fresh each year gives everyone a chance to serve with perhaps a new group and new Chairperson. The responsibilities of both committees will be published in the upcoming Grapevine. If you can add your two cents in either of these areas, please contact me. New members will be appointed at the May 17th Board meeting.

Despite increases to our master insurance policy premium and deductible, and several expensive plumbing disasters, our finances are in excellent shape. We continue to follow our **2018 Reserve Study** - contributing to the reserve fund and implementing most of its recommendations for capital improvements. A new state law requires us to have a reserve study done every five years, which means our study will be updated in early 2023. **Maintenance** — following-through and following-up - is an almost daily undertaking.

JOIN US!

We encourage all residents to attend Board and Committee Meetings.



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

**

Our Mutual Assistant is
Danesca Pineda
301-598-1316 or
dpineda@lwmc.com



Despite our best efforts and several trials in years past, we couldn't get a property manager or property maintenance manager we could count on. This meant that dripping spigots, squashed downspouts, leaking skylights, broken door handles, etc. were ignored altogether or left un-repaired for months. Our new General Manager, Bob Kimble, has promised to address this lack of assistance this year, and we have high hopes that the master-metered mutuals, known as the "3M Group", will go along with his idea to hire one or two **property managers** dedicated to and for *us*. I've indicated that we will be willing and able to pay our share — because we've accounted for this prospect in our budget for several years.

In the 12 months since our last Annual Meeting, we've had more than our share of drama:

- Building 14 had that water supply line that broke, not once but three times! Approximately 125 feet of water line, several gate valves, and the carport concrete had to be replaced at a total cost of **\$79,390**. Considered "normal wear and tear", these expenses were not covered by insurance.
- Building 15 had a water event resulting from a waste line break that affected three units. Our cost was **\$20,100**.
- Two other units, in Building 14 and 17, had water events that originated in a common element, frozen spigots and water lines in the maintenance closets. Our cost, **\$16,390**.
- Building 12 had our only insurance claim. A major water event originating inside a unit during a kitchen renovation. Four residents had no kitchen for more than six months. All remediation and reconstruction have recently been completed at a total cost of **\$88,595**. \$10,000 was covered by the insurer of the unit where the damage originated, \$40,000 will be covered by Mutual 14, and amounts over \$50,000 will be covered by Leisure World's master insurance provider. The contractor's insurance carrier has denied our claim for the full cost of damages because of the presence of mold. They say they don't cover mold. We say there wouldn't have been mold if there hadn't been water, and the water was a result of the contractor's negligence. Leisure World's insurer is challenging the denial and it will take some time for them to come to a settlement.
- And in solidarity with all the residents who have been inconvenienced by these water events, I also had water coming from above and inside the wall of my bathroom last week! A leaking toilet on the third floor was the culprit.

Paying out almost **\$156,000** on these emergencies since last May would bankrupt some mutuals, but Mutual 14 has avoided that by years of **consistent and prudent fiscal management**.

But enough of doom and gloom! Many projects have had a positive effect on our property values and curb appeal. This is what we've done — or plan to do — with your condo fees:

- We installed new mutual entry signs that include our new 'nickname' of Forest Glade. [\$4,538]
- We had a full electrical inspection and extensive preventive maintenance done on building circuitry. [\$22,974]
- Our fire alarm system is tested every quarter, as required by the County Code. In January we discovered non-functioning horns inside three units, and they were repaired within three days [\$1,796]. We also had some telephone lines connected to the fire alarm system fail. They have been replaced with VOIP [voice over internet protocol] so our alarm system can communicate with the monitoring company that calls 911 [\$2,882].
- The flashing on the last 22 second and third-floor balcony enclosures has been re-caulked to prevent rusting of the pans under balconies. This is normally the unit owners' responsibility, but hard to do. The mutual contracted for the work on owners' behalf and they will reimburse the mutual.
- The roofs on Buildings 12, 15, & 17 and their carports got new 50-year shingles. [\$263k]
- Concluding our 8-year painting schedule, Palmer Brothers recently began painting Building 15, and Buildings 11 & 14 will follow. [\$126k].



- And lobby ramps will be re-poured to improve their grade and appearance. A cement apron will be poured in front of the transformers, so we won't have any more rubble and weeds at our front door [\$17,750]. The transformer fences have also been painted to brighten and highlight the entrances.

I look forward to working with your new Board of Directors, who, in their coming term will address things like creating policy for electric vehicle charging stations, updating our Reserve Study, getting a property manager [I hope], dealing with expected budget increases to fund both insurance coverage and the Trust properties' Reserve funding, and other issues confronting both Leisure World and Mutual 14.

Finally, I want to take this opportunity to say thank you to the current Board [Jane Carona and Gary Leber], and two members especially: Ruth Hunter — my predecessor and our first Zoom President, for getting us into the technology and through the pandemic, and serving this last year from Pennsylvania, and Bobbie Palmer — who is leaving the Board after NINE YEARS — serving as Director [Treasurer for 6 years and Vice-President for 3 years]. And to all of you who have encouraged me with kind words and support during this challenging year, thank you.

Kathy Viney, President, Mutual 14 Board of Directors

Call or text 301-598-2691

Notes From The Board

The 2022 Annual Meeting of Unit Owners was held with 121 units or 64% of the membership responding. The ballot results are as follows:

- Shall the Board be increased from five (5) to seven (7) members? A simple majority was required. 47% voted yes, 17% voted no. Accordingly, all candidates were elected, the results as follows:
 - Jane Carona with 58% & Jim O'Neil with 57% - each will serve a three-year term
 - John Loveday with 56% & Carol Ames with 52% - each will serve a two-year term
 - Walter Faggett with 50% will serve a one-year-term
- Shall the Bylaw be amended to require owners to maintain individual insurance coverage for their units? The only exception in the Maryland Condominium Act, this measure only required 51%. 56% voted yes, 8% voted no, the amendment passed.
- Shall the Bylaw be amended to prohibit all forms of smoking within all units and all of the common elements of the condominium? 60% was required. 50% voted yes, 14% voted no, the amendment DID NOT pass.

At the organizational meeting held immediately after the annual meeting adjourned, the Directors voted as follows: Kathy Viney, President; Jim O'Neil, Vice-President; Gary Leber, Treasurer; Carol Ames, Secretary; Roger Blacklow, M14 representative on the LWCC Board of Directors.

The Board also voted to change the time of its regular monthly meetings. **Board meetings will now be held on the third Tuesday of each month at 2:00pm in the Sullivan Room of the Administration Building.**



Treasurer's Report at the Annual Meeting - April 28, 2022

Forest Glade continues to be financially strong and stable. We greatly appreciate the work of our mutual accountant, Ingrid Por, and the support of Leisure World management.

Current Financial Status (as of 3/31/2022)

Replacement Reserve	\$1,985,104.46
Contingency Reserve	\$174,407.63
Operating Fund	\$320,486.50
Total	\$2,479,998.59



Welcome to Our New Residents...



Forest Glade/Mutual 14 extends our warmest welcome to our newest residents:

Charles & Jocelyn Shyab in B14-3G

James Matthews in B10-2B

Metin & Hulya Hazar in B16-2A. These new owners speak almost no English. If you or anyone you know speaks Turkish, please reach out to befriend them. Thanks!

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.

Unit Status Report as of April 12, 2022

Units for Sale/Rent/Sold

Building 14-3A: Blacklow - Under Contract @ \$250,000

5 Vantage Hill Ct: Buck - For Sale @ \$370,000



**Mutual 14 – Forest Glade Annual Meeting
Unit Status Report as of April 26, 2022**

			<u>2022</u>	<u>2021</u>	<u>2020</u>
15101 Glade	B10	Owner Occupied	14	14	15
		Rentals	6	6	5
		Unoccupied	1	1	1
15100 Glade	B11	Owner Occupied	15	16	16
		Rentals	4	3	3
		Unoccupied	2	2	2
15111 Glade	B12	Owner Occupied	19	18	18
		Rentals	2	2	3
		Unoccupied	0	1	0
15121 Glade	B13	Owner Occupied	16	17	16
		Rentals	3	3	3
		Unoccupied	2	1	2
3501 Forest Edge	B14	Owner Occupied	16	15	15
		Rentals	4	4	6
		Unoccupied	1	2	0
3500 Forest Edge	B15	Owner Occupied	15	14	12
		Rentals	5	5	4
		Unoccupied	1	2	5
3510 Forest Edge	B16	Owner Occupied	15	12	12
		Rentals	6	8	8
		Unoccupied	0	1	1
3511 Forest Edge	B17	Owner Occupied	15	14	14
		Rentals	6	6	6
		Unoccupied	0	1	1
Vantage Hill Road & Court		Owner Occupied	21	23	21
		Rentals	1	1	1
		Unoccupied	3	1	3
Total Owner Occupied			146	143	139
Total Rentals			37	38	39
Total Unoccupied			<u>10</u>	<u>12</u>	<u>15</u>
			193	193	193

Delinquencies >60 days as of 4/16/2022: 3 [Totaling \$1,298.83 Insurance claims, attorney fees, late fees]



Building Rep Summary April 2021 – April 2022

Building Representatives met quarterly via ZOOM due to COVID-19 restrictions. The Reps continue to perform the following tasks:

- Greet new residents and give them information on our Mutual
- Handle a wide range of incidents within their buildings which can range from flooding to improper storage in limited common areas
- Keep trash rooms free of clutter
- Post approved notices on bulletin boards
- Keep those boards free of advertising and the lobbies also free of unapproved items
- Get name tags put on mailboxes
- Help residents understand the Mutual’s rules
- Assure that residents receive important letters from the Mutual such as ballots
- Answer a variety of questions about any number of topics
- Advise the Secretary in a timely manner of move ins, move outs, and issues needing the attention of the Board

Thanks to all current and former Building Reps. Without volunteers, Mutual 14 would have to hire paid employees to manage our business. It’s been my pleasure to get to know and work with all of you.

Ruth Hunter, Secretary, Mutual 14

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

Mixed paper collection is every Wednesday.

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



Reminders & Vital Info



PLEASE NOTE TIME CHANGE FOR MAY BOARD MEETING!

The next Board Meeting will be held at **2:00 p.m.** in the Sullivan Room in the Administration Building.

Oops, a mouse!

One of the nice things about living in Leisure World is being surrounded by woods, meadows, ponds, marshland, and gardens. Critters live in those habitats. Some critters are pleasant to look at, others not so much.

Mice can fit through a hole the size of a nickel. If you already have mice, put out traps. Their common entry points are the holes where pipes come through the wall – under sinks and behind washing machines. Steel wool is an inexpensive and effective way to fill those holes and prevent mice from coming in. **Pest control inside a unit is the responsibility of the owner.**



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, Apr. 15 at 9:30 a.m. via Zoom. See Leisure World News to access recording.

The LWCC Board of Directors met on Tuesday, Apr. 26 at 9:30 a.m. via Zoom. See Leisure World News for info on how to access recording.

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!



We don't have any May birthdays to report.

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: Jim O'Neil
301-438-3232

Secretary: Carol Ames
240-970-5105

Treasurer: Gary Leber
301-822-4686

Director: Jane Carona
301-922-2994

Director: Walter Faggett
202-403-4039

Director: John Loveday
301-922-2994

COMMITTEE CHAIRS

Building Rep: Carol Ames

Budget & Finance: TBD

Landscape: TBD

Social Committee Sharon Moores



COMMITTEE ASSIGNMENTS

We currently have two active committees whose responsibilities are described briefly below. The current members' terms expire April 28th and new members will be appointed at the May 17th Board meeting.

If you are interested in serving on either of these committees, please contact Kathy Viney by May 16th at 301-598-2691 or m14@mutual-14.org.

Budget & Finance Committee meets as needed to:

- [Jan-Feb] Review current investments and recommend strategy for reinvestment of maturities in current year
- Review financial statements to ensure that current spending is in line with the operations budget [under/over budget for line items such as insurance deductible, property management, and general building expenses]
Annual Budget ---
- [Sept-Nov] Review spending for next year's capital projects as recommended by the Reserve Study, and send to the Accounting Dept. as an addendum to the annual budget
- [Oct-Nov] Review, discuss, and amend as necessary the proposed annual budget when provided by LWMC, and consider its impact on the mutual condo fee
- Ensure contributions to Replacement Reserves align with Reserve Study Funding Table
- Make recommendations to the Board of Directors for adoption of the budget

Landscape Committee:

- [Mar-Apr] Spring "walk-about" with Grounds Dept. and McFall & Berry representatives ---- to inspect property, determine actions to be taken, and write up proposals to be presented to the Board in May, for June planting.
- [Once/month in season] Inspect common elements such as lawns, trees, shrubs, planting beds, & hardscapes, to include apartment atriums and "private" beds of apartments and plaza homes and recommend action [maintenance/removal/planting] as needed and within committee budget.
- [At least twice in season] Inspect the rear of plaza homes and recommend action [maintenance/removal/planting] as needed and within committee budget.
- Recommend "friendly reminder" letters to individual owners with regards to
1) maintaining their planting beds in a tidy and weed-free condition, and
2) report rule violations of patios and balconies being used for storage.
- [Oct-Nov] Fall "walk-about" optional
- Some knowledge of plants would be useful.