
THE GRAPEVINE



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

No. 5, May 2022

The next Board meeting for Mutual 14/Forest Glade will be **June 21 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

JOIN US!

We encourage all residents to attend Board and Committee Meetings.



Building Rep Committee: Meetings are held quarterly. Next meeting is August 9 at 3:00 p.m.
**

Our Mutual Assistant is Danesca Pineda

301-598-1316 or dpineda@lwmc.com

The President's Message

We had a good turn-out for yesterday's Board meeting [in person and via Zoom], the first with your newly elected Directors. The agenda was packed, so it was also the longest meeting we've had in a very long time.

The Board is looking into creating policy and more specific rules regarding electric vehicle charging stations. It's a complicated issue but a LW working group has already done the research and a few high-rises have already put out RFPs [request for proposal] to vendors. Every mutual is different so, for now, any ABM for an electric vehicle charging station that comes to the Board will be put on hold until rules have been adopted.

Don't know why, but a lot of people are complaining about mice. As usual, we recommend stuffing steel wool into any nook or cranny where pipes come in through the walls, under sinks, and behind washers and dryers. The mutual has a contract with Orkin only to bait traps in the trash rooms. Yesterday the Board approved a one-time contract to have bait put into the attics of the apartment buildings. That's really all the Mutual can do.

A resident asked the Board to consider installing automatic doors in our lobbies. With only a little Googling research it was clear that the logistics and the cost of this project would be prohibitive. While we all age and may succumb to disabilities, the Board felt that this is still an "active adult community" and this project was not something they wanted to pursue.

The proposed amendment to our Bylaws banning smoking did not pass. The Board has very little recourse other than to prohibit smoking in common areas and in any unit where oxygen is present.



So, smokers have the right to smoke, but non-smoking residents also have the right to a safe and annoyance-free environment. It's incumbent on smokers; please give consideration to your neighbors by purchasing smoke exhaust ash trays and fans to alleviate the second-hand smoke that is so disturbing to others.

Elevators are like us old folks. In the morning they groan and shiver because they're stiff and cranky. As they work out the kinks and the day warms up, they work better.

Apartment building carport spaces are assigned to individual units. You or your guests may only park in the carport space assigned to your unit. If you choose to allow another resident to regularly park in your carport space, **you must give them written permission**. It doesn't have to be fancy, but it should be kept on file by both parties so it can be presented to the Board of Directors upon request or in case of a dispute.

Keep the elevator lobby doors closed!! This is to avoid humidity or warm winds from setting off the elevator alarm. If the Fire Department responds to a false alarm, we will be charged a fine. The cleaning crew sometimes leaves the doors open after mopping the floors, but they have been instructed to close it when the floor is dry. If you see that a door is propped open [I've seen one held open with a rock] – *close it!*

It's a Rule: If you call PPD for a building maintenance problem that is normally the responsibility of the Mutual, you will be charged for it. Call or text or email me instead please.

Kathy Viney, President

Call or text 301-598-2691

Notes From The Board

Corrections

In the April issue of The Grapevine, the asking price for the Buck property was listed as \$370,000. The correct listing price is \$470,000.

Last month's issue incorrectly reported John Loveday's phone number. Mr. Loveday's phone number is 603-540-6101.

From the Board Meeting

Roger Blacklow submitted his report from The Leisure World Board of Directors. The Advisory Committee for Government Affairs reported on the recent Maryland Legislative session involving HOA's. If you are interested in this report, contact Roger at rblacklow@gmail.com

Budget & Finance Committee appointments for '22 – '23: Richard Bambach and Maxine Hooker, Gary Leber is Board Liaison

Landscape Committee appointments for '22 – '23: Sharon Moores, Rick Kaiser, Barbara Martin, Jim O'Neil is Board Liaison



Landscape Committee



McFall & Berry will be moving around the Mutual shaping trees and shrubs. They will also be removing sick or dead bushes and replacing flora where necessary.



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 May 11, 2022

Units for Sale/Rent/Sold

Building 14-3A: Blacklow to Becker and Cohen - Sold at \$250,000

5 Vantage Hill Ct: Buck - For Sale at \$470,000

<u>Occupancy:</u>	<u>March</u>	<u>April</u>
OWNER OCCUPIED	142	146
UNOCCUPIED	15	10
RENTALS	37	37
TOTAL UNITS	193	193
Delinquencies > 60 days (as of 4/16/22)	2	3



Building Rep Meeting



Building Representatives met on May 10.

Representatives reported that large amounts of cardboard are accumulating each week in the trash rooms. Much of it is broken down but some residents are failing to flatten their boxes and that causes clutter and then folks can't move around the boxes. Please take a moment to flatten your box before recycling. Additionally, residents need to remind their contractors that all work debris must be taken with them and must be part of the job requirement.



The second-floor libraries are not dumping sites for quantities of old books and magazines. Please recycle or donate as appropriate.

The first-floor lobbies should be kept neat. Please place junk mail in your recycling and not in the lobby.

Walter Faggett is the new Building Rep for Building 13.



Reminders & Vital Info



PLEASE NOTE TIME CHANGE FOR BOARD MEETINGS

Monthly Board meetings are now held at **2:00 p.m.** in the Sullivan Room in the Administration Building. They continue to be hybrid meetings meaning you can attend in person or by Zoom.

Going away on summer Vacation

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

- Turn up (or off) the thermostat to your Air Conditioning
- Turn off circuit breaker to the Water Heater
- Unplug any unnecessary appliances.

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 with 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.

Toilet back-ups are really nasty and expensive, too. NEVER put baby wipes, Depends, sanitary pads, condoms, dryer sheets, paper towels, Swiffer pads, or the like into the toilets or down the drains! **Toilet paper only, please!**

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.



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, May 20, at 9:30 a.m. via Zoom. See Leisure World News to access recording.

The LWCC Board of Directors will meet on Wednesday, June 1, at 9:30 a.m. via Zoom. See Leisure World News for info on how to access meeting ID and Passcode.

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 May Birthday to: Pauline Bowen (20), Ralph Romano (26), Sylvia Pachenker (30).

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
603-540-6101

COMMITTEE CHAIRS

Building Rep: Carol Ames

Budget & Finance: Gary Leber

Landscape: Jim O'Neil

Social Committee Sharon Moores



Who Pays for What – Repairs, Maintenance and Replacements

Information for new residents and a reminder for us all.

Air conditioning ducts	(R)
Air conditioning filters	(R)
Air conditioning system service	(R)
Air conditioning ducts	(R)
Air conditioning condensation lines serving only one unit	(R)
Air conditioning condensation lines serving more than one unit	(M)
Carport, lower cabinet	(R)
Carport, auto fluid leaks —clean	(R)
Circuit breaker box and panel	(R)
Circuit breakers	(R)
Doorbell or button	(R)
Door, front exterior	(R)
Door, garage door for car	(R)
Door, garage side door for pedestrian	(R)
Door, sliding glass, exterior and interior	(R)
Door, locks and knobs for the front exterior	(R)
Door, locks and deadbolt	(R)
Door, screen and storm	(R)
Door, all interior doors	(R)
Dryer, clothes vent pipe (except Mutual cleans in 2-year cycles)	(R)
Dryer, clothes vent pipe cap	(M)
Fireplaces and Chimneys,	(R)
Fixtures, interior, electrical, plumbing, toilet, sink, tub & shower	(R)
Florida Rooms, Enclosed Balconies & Enclosed Patios	(R)
Mailbox keys, locks (Apartment Buildings)	(R)
Pests, Wild Animals & Insects — control, removal & spraying:	
In common/limited common areas	(M)
In residences	(R)
If threat to structural integrity	(M)
Plantings and beds within four feet of the foundation	(R)
Plumbing, pipes, and drains, inside walls, floors, ceilings that serve one unit	(R)
Plumbing, pipes, and drains, inside walls, floors, ceilings serving more than one unit	(M)
Plumbing, Sewer & Drain Stoppages In Event of Emergency	(M/R)
Smoke Detectors	(M)
Annual Battery Replacement	(M)
Washing Machine — Wall mounted cut off valve:	
Replace original Symmons valve with Watts valve	(R)
Replace Watts valve with Watts valve	(R)
Water, main shut-off valve to one unit	(R)
Water, faucets, exterior silcocks that serve more than 1 unit	(M)
Water, faucets, exterior silcocks that serve one unit	(R)
Weather stripping, door sweeps	(R)
Windows, regular and storm	(R)
Wiring in walls, electrical that serve one unit	(R)

(M) is Mutual's Responsibility– (R) is Resident's Responsibility