

THE GRAPEVINE



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

No. 6, June 2022

The next Board meeting for Mutual 14/Forest Glade will be **July 19 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 **847 2085 0351**. 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

Elevators: As you may know, Schindler Elevator Company had to shut down five elevators for several hours last month to pump ground water and oil out of five elevator pits. During that operation they discovered that three sump pumps were no longer operational and three elevators needed "packing" replaced. These discoveries generated some questions about regular maintenance and repairs covered under our contract, so Vice-President Jim O'Neil and I met with our Schindler Account Manager and their Operations Manager on June 1. And on June 6, at our request, Schindler did a Mutual-wide capital survey, inspecting all aspects of the elevator assembly in every building. Based on that survey, they have provided us with a multi-year plan for recommended upgrades.

Regular maintenance over the years has given our elevators a much longer life than expected. But it's time to be proactive, to order the parts and schedule the upgrades so we have control over both timing and finances. These proposed upgrades coincide with our Reserve Study's recommendations and Replacement Reserves budget. The funding has been accumulating in our Replacement Reserves in preparation for this moment, so there won't be any special assessments or dramatic increases in our condo fees. These upgrades, however, will involve a considerable amount of money, so the Board will discuss and decide on the plan at a Special Board Meeting that all of you can and should attend. Everyone will be notified of the date and time of that meeting, probably Zoom only, once it is set.

Landscaping: Leisure World has a community-wide contract with McFall & Berry for landscape maintenance. "Community-wide" includes Mutual 14. We don't have a separate contract, so we don't have a lot of control over what they do or when they do it. The contract specifies the following: grass will be cut *approximately* every



seven to ten days (*weather permitting*) with mowers set to 3"-3 ¾" during the growing season and 4" during summer stress. Edging of sidewalks, driveways, and curbs will be done every-other mowing. Maintenance (weeding, pruning, mulching, insect control, etc.) of beds, shrubs, and trees (below 18ft.) will be done as required.

Residents complain every Spring that our grass is too long, that it's not cut short enough, the blades aren't sharp enough, or the mowers move too fast. It's long because it's been resting over the winter, it's been fed and watered, and it's so healthy it grows like a weed. A healthy lawn can withstand our August heat waves. That's a good thing, even if its length is a brief eye-sore in Spring.

Sharon Moores is no longer on the Landscape Committee, and we thank her for her decade plus of service. Your current Landscape Committee members are Jim O'Neil (B10), Rick Kaiser (VH Rd), Barbara Martin (B14), and Leona O'Reilly (VH Ct) who was appointed at the recent Board meeting. Share your thoughts with them to keep our Mutual attractive and tidy.

Kathy Viney, President

Call or text 301-598-2691

Notes From The Board

Thanks to Rick Eller (B14) for delivering the Leisure World News to the Plaza Homes while Myriam Sanchez (4 VH Ct.) is visiting family in Colombia.

People, please show some consideration to your neighbors!! Mattresses, chairs, boxes from movie-theater-sized televisions, old recliners, shelving, microwave ovens ... you name it, I've seen it in our trash rooms. These things take up massive amounts of space and obstruct access to the dumpsters and recycling bins. Trash pick-up is Tuesday and Friday mornings. **The rule is: *put over-sized items out in front of the transformer fence the night before trash pick-up.*** Until then, keep it in your unit!!

Noise travels in strange ways. Our apartment buildings are of wood-frame construction with only a brick façade. There's nothing but insulation and wallboard between you and your next-door neighbor, and nothing between you and your downstairs neighbor but a piece of plywood, maybe a skim coat of concrete, and the floor covering. **Music (especially with a deep bass)**, television, vacuums, and heavy footsteps can sometimes be heard clearly (and annoyingly) by your neighbors. Hardwood and vinyl flooring have become a popular remodeling choice throughout our mutual. We hope that a good sound-absorbing underlayment was installed, but what's under the planks is not enough. **The rule is: *second and third-floor units must maintain sufficient carpeting or RUGS, on a minimum of 80% of the exposed floor surfaces (except in kitchens, closets, and bathrooms), to reduce the transmission of sound to the unit below.***

NO, NO, NO! Do Not feed the birds, mice, chipmunks, squirrels, foxes, deer, or any other wild animals!!

Got paint that's gotta go? Take the lid off and let the paint dry out completely so it is solid. When you're sure it's no longer liquid and won't run, take it to the trash room and put the can with the lid off in the household trash dumpster. **DO NOT put liquid paint in the dumpsters!** We don't want it spilling all over the place!



Welcome to Our New Residents...



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

Sheila Becker and Lewis Cohen (B14-3A)

Unit Status Report as of June 14, 2022

Units for Sale/Rent/Sold

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

5 Vantage Hill Ct: Buck - Sold at \$470,000 – expected closing was June 15.

<u>Occupancy:</u>	<u>May</u>	<u>June</u>
OWNER OCCUPIED	146	144
UNOCCUPIED	10	12
RENTALS	37	37
<hr/>		
TOTAL UNITS	193	193
 Delinquencies > 60 days (as of 4/16/22)	 3	 3

Moved within Leisure World:

Dorothy Brown (B14-1C) to the Greens, Don & Jody Bonn (B16-3E) to Pine Orchard, and Elizabeth Brooks-Evans (B11-3D) to Turnberry.



IN MEMORIAM



Our deepest sympathies go out to the family and friends of Agnes Glass, 10 Vantage Hill Court who died May 19. Agnes was an owner and Board member since 2001. She served as Board Secretary from 2002 – 2014.

Our sincere condolences to the family and friends of Elsie Stille (13-3B) who died June 10. She was a resident since 2006.

**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.

**Reminders & Vital Info****To Grill or not to Grill:**

Want to do some outdoor cooking but not sure of the rules? Mutual 14 follows the County Code. Montgomery County Fire and Rescue says that all outdoor cooking near multi-family dwellings such as our plaza homes or our garden/mid-rise apartments – **whether on a gas-fired, charcoal, or electric grill** - must be done at least 20 feet away from any building. Cooking is not permitted on balconies or under overhanging portions of a building. A garden hose or other extinguisher should be nearby and ready for use. Gas-fired, charcoal, and electric grills cannot be stored on balconies. Read more at <http://www.montgomerycountymd.gov/mcfrs-code/resources/files/homeowners/outdoorfireMF.pdf>

Plants on Balconies:

Many of us have brought our indoor plants outside for the summer. Just remember that second and third floor balconies may not hold planting containers larger than 17" in diameter, and no more than three of that maximum size. And please put a saucer under them to act as a catch basin. **Water running off the front edge rusts the beam that supports your balcony!** That goes for enclosed balconies, too. Rusting balconies are a very expensive fix.

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 update the information periodically 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 you can find out more about this Emergency Response System that is offered to Leisure World residents.

New Zoom Link for Board Meetings

Changing our meeting time to 2:00 p.m. forced us to change our Zoom link. This new link, Meeting ID, and Passcode below will be the same going forward every month on the Third Tuesday.

Join Zoom Meeting

<https://us02web.zoom.us/j/84720850351?pwd=UmtiMEVRb0RmWW9iSDRvamdjZ0RSZz09>

Meeting ID: 847 2085 0351

Passcode: 672727

Find your local number: <https://us02web.zoom.us/j/84720850351?pwd=UmtiMEVRb0RmWW9iSDRvamdjZ0RSZz09>

One tap mobile

+13017158592,,84720850351#,,,,*672727# US (Washington DC)

+16465588656,,84720850351#,,,,*672727# US (New York)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 646 558 8656 US (New York)

+1 312 626 6799 US (Chicago)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 847 2085 0351

Passcode: 672727

Find your local number: <https://us02web.zoom.us/j/84720850351?pwd=UmtiMEVRb0RmWW9iSDRvamdjZ0RSZz09>

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, June 17, at 9:30 a.m. via Zoom. See Leisure World News to access recording.

The LWCC Board of Directors will meet on Tuesday, June 28, 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 July Birthday to: Pat Leanza (13), Rae Romano (19), Stephen Weiss (21).

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
301-598-2131

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