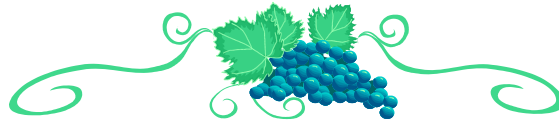


THE GRAPEVINE



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

No. 7, July 2022

The next Board meeting for Mutual 14/Forest Glade will be **August 16 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: At a Special Board Meeting on the evening of July 7th the Directors, Budget & Finance committee members and other owners in attendance discussed Schindler Elevator Company's **three-year plan for recommended upgrades to our elevators**. We all agreed that it's time to do the big improvements. The timing also aligns with our Reserve Study, and the funding is in place in our Replacement Reserves.

So far in 2022 we have drained water from five elevator pits and replaced three sump pumps. We have also replaced cylinder packings in three elevators (covered by our service contract, so no charge).

Now we will replace the roller guides in all eight elevators with an improved version, which will provide a smoother ride and eliminate that "bumping and grinding" that gives everyone a fright. The first elevator to get the new rollers is expected to be out of service for **three days**; the installations thereafter will probably take less time.

And then we'll address the most expensive, and most painful, upgrade: replacing the cylinder jack assembly in three elevators. Each elevator will be out of service for approximately **three weeks** for removal and re-installation. Residents in those affected buildings will be given ample notice so they can plan accordingly.

In 2023 we will replace two cylinder/jack assemblies and the traveling cables in Buildings 11 and 13 that enclose the wires from the machine room to the cab. And in 2024 we will replace the last two cylinder/jack assemblies. (That's a total of seven elevators; Building 15 got a new cylinder jack assembly in 2008.)



In all we expect to spend about \$760,000.00 from our Replacement Reserves. We've been saving for decades for this project, so we don't expect it to affect your condo fees. You should expect short-term inconveniences --- for long-term benefits.

Insurance: The LW Insurance Advisory Committee (I am a member) and our agent USI have been conferring since January with regards to the upcoming Master Policy renewal. The insurance market is still in turmoil from the increase in catastrophic claims nation-wide. Carriers are choosing to limit their exposure to the extent that they are walking away from what they consider high risk properties. These would include properties with high claims histories, multiple unit buildings, frame construction, and/or no sprinkler systems. Mutual 14 does not have a high claims history but we can check off all the other qualifiers. Add the cost of potential reconstruction due to inflation and it has become impossible to find one carrier to cover all of Leisure World's \$1.2 billion property value.

Last year LW was broken up into two property groupings covered by several carriers: this year it's three property groupings, each with coverage to a "loss limit" of the highest property value in the group instead of the total value of the group. As an example: in a group including Mutual A (\$30 million), Mutual B (\$320 million), and Mutual C (\$150 million), the policy would cover up to \$320 million *per incident*, not \$500 million. The rationale is that *all* the properties in a group of mutuals probably wouldn't be included in a single claim. And by limiting the coverage, we affected a savings on the premium. This is the long way of telling you that USI and the committee did the best they could to reduce the increases in our property insurance premiums, but it's still going up. The final numbers won't be available until after this publication is distributed, but rest assured we will do everything possible to keep your condo fees down.

And finally - Roofing! Building 10 needs a new roof - several years before we thought it would be necessary. That derecho a few years ago and other storms since have apparently done a number on the overlay shingles. There are damaged rafters as well. The project is scheduled to begin immediately and residents have been notified.

Kathy Viney, President

Call or text 301-598-2691

Notes From The Board

Hard copies of the Mutual 14 **2021 Audit Report** are available by calling or emailing the president.

We've had some weird thefts recently in Building 13: garden flags and a statue, a framed picture taken off the lobby wall, a door mat from the entry ramp, and a teak chair from the first-floor lobby! If anyone has any information about their whereabouts, please contact the president.

LW Security and building residents have suggested cameras and drive-bys, and the Board has discussed these options. But the only reasonable course of action at this time is to make everyone aware that *anything* not under lock and key is susceptible to theft anywhere in the Mutual.

A mixed metaphor walks into a bar, sees the handwriting on the wall but hopes to nip it in the bud. At the end of the day, a cliché walks into a bar — fresh as a daisy, cute as a button, and sharp as a tack. A figure of speech literally walks into a bar and ends up getting figuratively hammered.



Unit Status Report as of July 14, 2022

Units for Sale/Rent/Sold

Sold: 5 Vantage Hill Ct: Buck to Zhi - \$455,000.

For Sale: 15101 Glade Drive, B10-1A: Joyce - \$300,000.

<u>Occupancy:</u>	<u>June</u>	<u>July</u>
OWNER OCCUPIED	144	142
UNOCCUPIED	12	14
RENTALS	37	37
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TOTAL UNITS	193	193
 Delinquencies > 60 days (as of 6/16/22)	3	3

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



STOP!

Many of our Mutual 14 drivers are NOT stopping at stop signs! The sites are at the intersections of Glade Drive and Vantage Hill Rd and at Forest Glade and Interlochen.

The rules of the road say drivers are to STOP before a crosswalk, check for pedestrians, then proceed slowly to the point where you can see oncoming traffic, then pull out onto the road.



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

The LWCC Board of Directors will meet on Tuesday, July 26, at 9:30 a.m. via Zoom. See Leisure World News for info on how to access online recording of the meeting.

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 August Birthday to: Beth Leanza (9), Gerald Ungar (15), James Reilly (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: 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