

# THE GRAPEVINE



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

No. 8, Aug 2022

The next Board meeting for Mutual 14/Forest Glade will be **Sept 20 at 2:00 p.m.** in the Administration Building Sullivan Room and by Zoom.

For details email a request to: [m14@mutual-14.org](mailto: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 November 9 at 2:00 p.m.

\*\*

Our Mutual Assistant is Danesca Pineda

301-598-1316 or [dpineda@lwmc.com](mailto:dpineda@lwmc.com)

## The President's Message

A current resident telephone directory is being delivered with this edition of the Grapevine. If I've made an error, please let me know for next time.

The new roof and rafter repair has been completed on Building 10. S&K Roofing also inspected the trusses in Buildings 12, 15, and 17 (all got new roofing earlier this year) and found no problems.

The trial installation of new and improved roller guides in Building 15's elevator has been completed and we await (and hope for) residents' rave reviews. All the other buildings will get the new roller guides as soon as Schindler can schedule it.

I expect Schindler to begin replacing the cylinder/jack assemblies on three elevators in September or October: **Buildings 16, 11, and 13 are scheduled for this year and in that order.** Residents in each building will be given as much notice as possible because they will have no elevator service for approximately three weeks - and some residents may need to make alternate living arrangements.

Our insurance premium for the period 8/1/22-7/31/23 has increased from \$200,220 to \$234,261 (+17%) but we were able to pay the down payment out of Contingency Reserves. This will reduce our monthly payments from Operating Funds by about \$1,800.00.

Unfortunately, that savings will go toward an expected large increase in the cost of electricity. The Budget & Finance Committee (Gary Leber, Richard Bambach, Maxine Hooker, and Sheila Becker) will do everything possible to limit the increase to your condo fee.

I've had a lot of calls about mice. The Mutual's responsibility is to the common areas only. We have bait boxes in every trash room, and we recently had Orkin put bait packets in all the apartment



building attics. That is all we can do. Mice can get through a hole the size of a dime, so I urge everyone to stuff or wrap steel wool into any opening where pipes come through the walls: under kitchen and bathroom sinks, and behind your washer and dryer. It's cheap and effective and you should only have to do it once.

Whale, whale, whale, check out these summer puns. What crashes onto the shore on tiny beaches? Micro-waves. Don't call me while I'm at the beach; I'm sun-screening my calls. Why do elephants get kicked out of the pool? They keep dropping their trunks. Life's a beach, but don't let yourself get tide down. Hope you've been having a pleasant summer: don't worry, beach happy, and seas the day!

Kathy Viney, President

Call or text 301-598-2691

### Notes From The Board

**CCOC Update:** Invitation to webinar on electric vehicle charging for condos and co-ops. Toward informing more county residents about charging electric vehicles at home, you are invited to join a webinar in September on electric vehicle charging stations. The webinar will be presented by Montgomery County's CCOC (Commission on Common Ownership Communities), DEP (Department of Environmental Protection) and Montgomery County GreenBank.

The dates of the seminar will be September 6th from 6 p.m. to 8 p.m. or September 11th from 10 a.m. to 12 noon. To register for this zoom event, please follow this link to register.

[https://us02web.zoom.us/webinar/register/WN\\_b94Q49rOQ5m0YWOyqwnElw](https://us02web.zoom.us/webinar/register/WN_b94Q49rOQ5m0YWOyqwnElw)

Then click the "DROP DOWN" at date, to choose the date you wish to attend, space is limited.

### Building Reps Meeting

Thank you to Maria Cruz who has been going through the second-floor libraries in all the apartment buildings to reduce the overabundance of books and donating the extras to charity. We appreciate your efforts!



**Welcome to Our New Residents...**



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

Welcome: Zhi Qiang Fu #5 Vantage Hill Ct.



**Unit Status Report as of August 11, 2022**

**Units for Sale/Rent/Sold**

For Sale:    B10-1A Joyce @ \$250,000.  
               B11-1D Brown @ \$210,000.  
 Sold:        #10 Vantage Hill Ct - Glass to Dimaio @ \$400,000.

<b><u>Occupancy:</u></b>	<b><u>Jul</u></b>	<b><u>Aug</u></b>
OWNER OCCUPIED	142	142
UNOCCUPIED	13	13
RENTALS	37	37
<hr/>		
<b>TOTAL UNITS</b>	<b>193</b>	<b>193</b>
 Delinquencies > 60 days (as of 4/16/22)	 7	 3

 <b>IN MEMORIAM</b>  Mutual 14 extends sincere condolences to family and friends of:
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- Arthur Reid (Bldg.17-1E) died on July 24.
- Edith Avola (15111 Vantage Hill Rd. since 2007) died in late July.
- Raffaella "Rae" Romano (Bldg. 13-1A since 2005 & previously Bldg. 14) died on July 27.
- Joanne Riggles (Bldg.14-2D since 1998) died on August 8.
- Fanny, beloved canine companion of Judy Block, (B13-1D) died on August 1.

**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](mailto: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.



## Social Committee



On July 21 we had our first social of 2022. It was one of the hottest days of the summer but everyone who came said they had a great time. It was well attended and a lot of new and old neighbors met for the first time in quite awhile.

We will have a pizza party on Tuesday, September 13 on Vantage Hill Court. In addition to pizza, we will serve salad. Wed will start at 6:00 p.m. with drinks and salad. The pizza will be delivered at 6:45 (I hope). We think we have worked magic and the price will be only \$10.00. We will be having beer light and regular Orange Crush, and lemon water. Pizzas will be cheese, veggie, and pepperoni. We will also have a dessert.

Music will be provided by Euclid. Please pay when you sign up, so the social reps don't have to track you down. There will be an early cutoff date as the pizza shop needs to know. The rain date will be Wednesday September. Hope to see you there.

Sharon Moores

301-219-1793



## Landscape Committee



The Landscape Committee has gone on several walks throughout the Mutual. We have identified areas where trees and shrubs have either overgrown or are diseased. We plan to remove those plants and replace with greenery that is more adaptable to changing climate conditions and be deer resistant.

We have looked at the atriums and note that several need to be evaluated to determine which plants need to be removed, those that need to be pruned and then determine what is best for replacement. Atriums have their own unique needs in terms of soil, water, and light. We plan to work with McFall & Berry to identify how best to meet the conditions in the atriums.

Please check your gardens! With the amount of rain we have had, the heat and humidity, weeds are doing quite well! Letters are being sent to owners to remind them of the need to weed.

The landscape committee is asking the Board to increase the budget for landscaping. As with everything, costs continue to rise for shrubs, trees, plants, labor and maintenance. Our goal is to improve the overall appearance of the Mutual to make it more attractive to owners and visitors.

Jim ONeil

301-438-3232



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](mailto:M14@mutual-14.org)

Our Web Site: [www.mutual-14.org](http://www.mutual-14.org)

Mutual 14 is also on the Leisure World Residents' website at:

[mutual14.lwmc.com/HomePage/38013](http://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, Aug. 19 at 9:30 a.m. via Zoom. See Leisure World News to access recording.

**The LWCC Board of Directors** will meet on Tuesday, August 30, 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."



**Celebrations!**



Happy 50<sup>th</sup> Anniversary to Rick and Elaine Kaiser on 8/26. Happy 90<sup>th</sup> birthday to Fay Schilling (8/1). Happy Birthday to: John Loveday (9/26), Allyne Ike (9/30).

If you would like to share your birthday, please email us at: [grapevinem14@gmail.com](mailto: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



## Recycling Info for Montgomery County

### YES!

#### Glass Bottles and Jars

Soft drink, beer, juice, and wine bottles, spaghetti sauce, mayonnaise, and pickle jars.

**Remove lids** from bottle/jars before placing them in the recycling container.

#### Plastic Bottles, Containers and Lids

Plastic bottles, containers, jars, tubs, lids, caps, pails, buckets, flowerpots and durable reusable containers (e.g., Tupperware and Rubbermaid-type containers).

#1 PET packaging including clamshells, trays, lids, domes, deli containers, cups caps, and lids.

#### Aluminum & Bi-Metal Cans and Foil Product

Empty non-hazardous empty aerosol cans, (cooking spray, deodorant, hair spray, and shaving cream aerosol cans).

Aluminum cans and foil products (soft drink and beer cans, aluminum foil, and foil cookware such as pie plates, lasagna pans, and foil TV dinner trays)

Bi-metal (steel/tin) cans and lids (juice, sardine, soup, vegetable and pet food cans).

**Lids are recyclable. Please secure lid inside can if possible.**

Please empty and rinse all containers and foil products. Labels are okay.

#### Mixed Paper

Coated paper items such as milk/juice cartons, drink boxes, frozen food boxes, ice cream containers, empty beverage cups.

Newspapers and inserts

Magazines and catalogs

Cardboard boxes **flattened**

Paperboard, such as cereal boxes, (remove liner) paper towel and toilet tissue rolls, snack food and toothpaste boxes.

Unwanted mail, (including envelopes with plastic windows)

Shredded paper (in paper bag)

Office/Computer paper

Construction paper

All other clean, dry paper

Use a paper bag or box for easy mixed paper storage in your home.

Hard/soft cover books and telephone books

### NO!

#### Glass

No broken glass or mirror or window glass

No drinking glasses, cups, plates, or cookware

No ceramics or light bulbs

No household metal items such as pots, pans, or furniture. Recycle these items separately as scrap metal.

#### Plastic

No plastic wrap: No plastic bags (recycle at the grocery store).

No packing material such as Styrofoam /polystyrene

No packaging from small electronics and toys, or jewel cases from CDs

No microwavable trays

No plastic utensils, bowls, or plates

No plastic toys, kiddie pool

No plastic flower tray packs (marked #6)

No other large plastic items

#### Aluminum / Metal

No automotive parts

No automotive product containers (such as motor oil, antifreeze, or brake fluid)

No pesticide containers

#### Mixed Paper

**No plastic wrap or bags**

**(Plastic bags can be recycled at most local grocery stores.)**

No carbon paper

No food-contaminated paper, such as pizza boxes, or take-out containers

No paper contaminated with paint, chemicals, or kitty litter

No foil gift-wrap,

No paper towels, napkins, or tissues

#### Scrap Metal

**Do not place scrap metal in trash or commingled materials recycling containers**

No vehicle or automotive parts, including engine blocks

No paint cans

No oxygen or propane tanks or other containers under pressure

**Scrap metal (like pots and pans) may be brought to Transfer Stations – do not put scrap metal with mixed recyclables.**