

THE GRAPEVINE



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

No. 10, Oct 2022

The next Board meeting for Mutual 14/Forest Glade will be **Nov. 15 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:

Next meeting is set for Nov. 9 at 3:00 p.m. Potomac Room in Clubhouse I

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Our Mutual Assistant is Danesca Pineda

301-598-1316 or dpineda@lwmc.com

The President's Message

Budget: I know you're all anxious to get the 2023 Budget. Due to pending adjustments to the Management & Operating Agreement and its' impact on the Combined Mutual Operating budget, the entire budget has been delayed. All I can tell you now is that you can expect an *approximate* 20% increase to your condo fees. The complete and final budget will be sent to you as soon as possible.

Smoke detectors: PPD is in the process of installing smoke detectors. There was a glitch that has delayed installation in the apartments and some residents were never called for appointments. Chaotic but fixable. If you have a question about your status in this regard, call me. **The Mutual will no longer schedule or pay for annual battery replacements or annual smoke detector replacements after the end of November.** Over 89% of the units in the mutual will have at least one smoke detector with the new hard-wired 10-year sealed battery, eliminating the need for annual battery changes - and saving the mutual a lot of money.

Elevators: Schindler is working on replacing the elevator roller guides and should be done by Nov.2. The schedule was "hopeful." They were off schedule pretty much from day two, so a revised schedule was posted. I hope you'll have a smoother ride this winter as a result.

I'm told the parts for the bigger job – replacing the cylinder jack assemblies – are expected to be delivered in early November and the scheduling for the three-week shutdowns will be set thereafter. I want to reassure everyone that the money



to pay for these elevator upgrades has been collected over many years. And thank heaven - and previous Mutual Boards - for that fiscal foresight! These projects have no effect on our current Operating Budget or condo fees.

Building 15's (surprise!) water line break: The original rupture was followed the next day by a second rupture. Not wanting to wait for a third, we are replacing 140 feet of pipe. A trench is being dug through the carport. Then they'll start digging in the lawn between Buildings 15 and 16. Once new pipe is installed, we'll have to have concrete poured and lawn re-seeded. Expect a big mess and blocked sidewalks in that area for several weeks. I want to thank everyone affected for their cooperation and patience. Just because we've been through this before (June to October 2021 at Building 14) doesn't mean it gets any easier. Residents complaining to Management or Montgomery County Code Enforcement do not help the situation or speed the repairs. Mutual 14 is solely responsible for Mutual 14.

RFID vehicle tags: I've had a lot of calls asking when it will be our turn to get the tags. The process of checking resident's data, taking their photo, and putting the tag on windshields is more time-consuming than Management expected. They're still working in the high-rises. As for "our turn": it's expected in late December. This will include residents who have no vehicles. Management wants to use this occasion to get everyone's photo and updated info into the database.

😊 Vampire puns are a pain in the neck. I'm not a big fang because they all suck.

Kathy Viney, President

Call or text 301-598-2691

Notes From The Board

Shredding Day: Leisure World will be holding another shredding day on Saturday, November 12 in the Administration Building parking lot. The shredding company will be here from 10:00 a.m. to 1:00 p.m.

Reminder: State Homestead and County Property Tax credits: There's been a change in Maryland law that *requires* residential property owners to file a Homestead application with the State in order to also qualify for the County's \$692 Property Tax credit. See the attachment at the end of last month's edition of The Grapevine. It could save you money!

Correction: The phone number for Carol Fisher (B14-3F) in the M14 Directory that was issued in August is incorrect. It should read 240-404-8246.



Open Forum

A resident asked if carpeting on the catwalks was going to be replaced. The answer is replacement is not in the near future.

It was asked if residents could volunteer to water the new plantings and trees thereby saving money. All plantings are under warranty and the contract with McFall & Berry specifies they water and care for the plantings. Therefore, a resident doing any watering could void the warranty.

Unit Status Report as of October 12, 2022

Units for Sale/Rent/Sold

For Sale: Building 11-3D: at \$198,000.
 For Rent: Building 13-2D
 Building 15-2C
 Building 16-3E

Occupancy:

October September

OWNER OCCUPIED	146	144
UNOCCUPIED	10	12
RENTALS	37	37

TOTAL UNITS	193	193
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Delinquencies > 60 days (as of 8/30/22)	3	3
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NON-EMERGENCY service calls:

If you or a neighbor needs help getting up after a fall (and it's not a medical emergency), or if the elevator is out and you need assistance getting up or down the stairs, *LW Security cannot help you*. But you can call the number below and tell the dispatcher what service you need.

Montgomery County Public Safety Communications
Dial 301-279-8000, press '1'



Landscape Committee



Trees and bushes have been planted along the Golf Course behind the patio homes.

The center wall in the park area was repaired and shrubs planted.

We have refurbished the park bench and put it back in place.

Our next projects include pruning trees and bushes, some removals of dead or dying trees and planting more trees and greenery along the Golf Course.

Jim O'Neil

301-438-3232



Reminders & Vital Info



The heat will be turned on soon in the lobbies. Please keep the doors closed!

Water Valve Test

Residents are urged to test their water valves to make sure they can be turned off in the case of an emergency. The main shut off is usually behind the dryer or washing machine; also check under bathroom sinks, behind toilets, and under the kitchen sink. All of them should be in the normal, fully "open" position. Turning them to the right (clockwise) will close the valve. If the valve drips or will not turn, contact a plumber! This is an owner's responsibility.

Washing Machine Hoses

If your washer hoses are 10 years old or older, they are liable to burst and cause a great deal of inconvenience and damage from flooding. Better to be safe than sorry. Call PPD to inspect and replace any hoses that are in bad shape. This is an owner's responsibility.

Water Heater Leak Check

Look for the installation date on the side of the appliance. Water heaters generally have a 10-year life expectancy. Please keep a sharp eye on it and check the pan under it for water. As soon as it shows signs of leaking, it is imperative that it be replaced immediately. Here's a useful tip: Place a small post-it note, with the words "Check Water Heater Pan" on it, next to your clothes dryer knob. Every time you turn on your dryer, you'll see the post-it note, and look into the water heater pan for a sign of water.



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 and 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.*

Exterior Water Valves

Exterior water valves (for the garden taps) can be turned OFF now. At the interior access panel, close the valve by turning the faucet handle to the right or clockwise.

Heating your unit

Air Conditioners are not heaters. It is extremely inefficient and costly to run an air conditioner or its fan during the winter months. All it does is suck cold air into the unit, which then has to be heated; it's like opening the windows and turning on the heat. Turn your air conditioner off and turn your baseboard heating on.

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, call 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.



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, Oct 14, at 9:30 a.m. via Zoom. See Leisure World News to access recording.

The LWCC Board of Directors will meet on Tuesday, October 25, 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 November Birthday to Judy Block (11/4), and to: Bernice Taylor (11/18).

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