

THE GRAPEVINE



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

No. 12, Dec 2022

The next Board meeting for Mutual 14/Forest Glade will be **Jan. 17 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 in the Potomac Rm., Clubhouse I. Next meeting is February 14 at 2:30 p.m.

**

Our Mutual Assistant is Danesca Pineda

301-598-1316 or dpineda@lwmc.com

The President's Message

I know everyone is anxious to know the exact amount of their 2023 condo fees. In the past you would have received a letter by now but, for reasons too complicated to relate, the Accounting Department is very late in calculating the fees. Any late fees or other fines incurred because of this Leisure World delay will be forgiven. Those of you who normally pay by check with a coupon should pay the 2022 amount until you get a 'statement' in the mail. Those of you who normally pay by automatic withdrawal don't have to do anything. Please be patient.

We rarely have power outages like the one we had on November 27th. Even so, we should always be prepared to fend for ourselves, at least for a few hours. A good flashlight with fresh batteries and a battery-operated radio (set to news radio) would be the minimum. Check them every now and then to make sure they're working and keep them in a place where you can find them if/when the lights go out.

Good to know: Our hydraulic elevators have a battery-powered function that kicks in when the power goes out. It lowers the cab to the first floor and opens, then closes, the doors. You may be in the dark momentarily, but you won't be *stuck inside* for long.

Having said that, Mike Huffman (B15-3D) took it upon himself to go to every building and check every elevator just to be sure nobody was inside. Steve Mueller (B14-3C) did the same in Building 14. **A big "thank you" to Mike & Steve!**

Where did your condo fees go? On the next page is a snapshot of the more substantial projects that were completed (or are about to be completed) in 2022.



Mutual 14 Projects

Insurance deductible (B12 water claim from 2021): \$30,715
Un-insured water events (misc. units): \$27,470
Un-insured water line break (B15 total expenses): \$121,542
Concrete & Asphalt replacement: \$28,900
Painting (B11, 14, 15): \$134,425
Elevator repairs & upgrades: \$399,193
Roof replacement (B10, 12, 15, 17): \$354,709
Roof & Gutter repairs: \$7,066
Plumbing Maintenance: \$24,793
Smoke Detectors: \$4,968

How do all those holiday wreaths and garlands get around Forest Glade? Who removes them at the end of the season? It's not as easy as it appears, so **a sincere "thank you"** to our resident elves, Julie Gibbons (B15-2A) and Lynelle Simpson (B15-3G)!

And finally, **a round of applause** for Sharon Moores and her Social Committee (Gabe & Patty Arias, Wayne Curnow & Myriam Sanchez, Ellen Goldman, Cindy Wright, Stan Jones, DJ Euclid Coukouma, Diane Reynolds, and Laurie Burdick) for the terrific Holiday Party held on December 6th. A good time was had by all.

I hope you have a happy Hanukkah (Dec.18-26), Christmas (Dec.25), and/or Kwanzaa (Dec.26-Jan.1), and best wishes for 2023.

I often talk out loud to myself, then we both laugh and laugh!

Kathy Viney, President

Call or text 301-598-2691

Notes From The Board

All residents should have either a LW decal or the new RFID tag on their vehicle. Our Rules state that *visitors'* vehicles - without a LW decal or RFID tag - may park on our property for a maximum of 14 days. **The Board has the authority to tow illegally parked vehicles. We may also fine an owner \$100 per day per vehicle until the vehicle is removed. And we may notify the owner/landlord that as a result of this violation their tenant should be evicted.**

We also have a Bylaw that says, "no noxious or offensive trade or activity shall be carried on within the condominium... and no part of the common elements shall be used for commercial activities of any character." There is at least one resident who has been bringing in used vehicles with out-of-state plates (and no LW decal) and parking them for extended periods on our property. **Our property should not be made into a used car lot!** If you see *any* vehicle that is stationary for long periods in an open lot, overnight and on weekends and holidays, and does not have a LW decal or RFID tag - and if you can identify the culprit(s) - call Kathy Viney at 301-598-2691.



Robocalls: Our robocall system is set up so that Leisure World management and Mutual 14 can efficiently notify many individual residents with one pre-recorded message. It's used primarily for time-sensitive or time-critical information. It's important that you're in the system so you can know what's going on!

We now offer several ways for you to receive these recorded messages: to your home phone (land line), and/or to your cell phone, and/or by a text to your cell phone, and/or by email.

If you want to change how you are currently receiving these messages, please contact me at m14@mutual-14.org with your preference(s). If you choose to receive text messages, and once your cell phone number has been entered into the system, your cell provider will require you to "opt in" (just once) by texting the word Alert to 22300.

Do not assume that someone has reported a light bulb out in common areas. That 'someone' is you! Please call Pat Leanza at 301-598-4569 or email him at leanzap@yahoo.com and he will put in a new bulb.

Someone is stealing all or parts of the decorative succulents in the lobbies. Unfortunately, we cannot replace these items only to have them stolen again. If you know something or see something, please contact me. (By the way, this isn't a new phenomenon. I said the same thing in the December 2021 Grapevine!)

We've also had someone knocking on doors in the wee hours of the night. Residents should take measures for their own security. Leisure World is a very safe community but it's not Fort Knox.

If you are new to Leisure World, you can sign up for automatic debit payment of your condo fees by contacting Sayed Abbas in Accounting. If you are selling your unit, you have to contact him *at least* a week before the end of the month of your settlement so your account is not debited at the beginning of the following month. The cancellation form can be sent to you by email, or you can pick it up at the Administration Building. Contact Sayed at sabbas@lwmc.com or 301-598-1362.

Open Forum

A question was asked about the status of electric vehicle charging stations in Mutual 14. At this time the Board is forming a committee to develop a policy about the installation, use, and billing for electrical chargers. We are looking for volunteers to help develop these rules. If you are interested, please call Kathy Viney at 301-598-2691.

Unit Status Report as of December 13, 2022

Units for Sale/Rent/Sold

Sold: Building 13-3D: 12/16 Johnson to Moore and Spencer for \$194,000
Sold: Building 16-3E: 12/2 Azari to Hatos for \$207,000 (under contract)



Occupancy:	October	November
OWNER OCCUPIED	148	147
UNOCCUPIED	9	9
RENTALS	36	37
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TOTAL UNITS	193	193
Delinquencies > 60 days (as of 11/16/22)	3	3



Welcome to Our New Residents...



Forest Glade/Mutual 14 extends a warm welcome to:

Stan Jones, Building 11-2E (He's back!)
 Stephen Hatos, Building 16-3E



IN MEMORIAM



We extend our condolences to the family and friends of our deceased neighbors:

Maggie Mannarino (Bldg.12-2D), was an owner since 2013, died November 23rd.

Brad Davis (Bldg.11-2B) died on November 24th. He is survived by his wife, Jody, and family.

Arthur Taylor (Bldg.16-1A), owner since 2005, died on December 9th. He is survived by his wife of 76 years, Bernice, and family.

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'



Reminders & Vital Info



From Leisure World Management

COVID TESTS AVAILABLE As we approach the holidays and many of us start spending more time indoors, please keep in mind that free COVID-19 tests are available (while supplies last) at:

- the Administration Building's reception desk
- the Lifestyle office in Clubhouse I

The expiration date on these Flowflex tests is marked November 2022, but their expiration dates were officially extended by the FDA through at least July 2023. For details, see <https://bit.ly/3jbT9FQ>.

Local public libraries also have free tests available. Aspen Hill library, located at 4407 Aspen Hill Road, is an 8-minute drive from Leisure World.

The U.S. Postal Service announced it will start mailing four, free at-home tests to households next week. To order your test kits, visit <https://special.usps.com/testkits>.

NOTE: Collection of Christmas Trees, wreaths, and greenery is part of Leisure World's recycling program. For complete information about pickup of any of these items, please see page 9 of the December 16 issue of the Leisure World News.

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 is scheduled to meet Friday, Jan 20, at 9:30 a.m. via Zoom. See Leisure World News to access recording.

The LWCC Board of Directors will meet on Tuesday, January 31, 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 January Birthday to Patty Arias (3), and Pat Shephard (23).

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