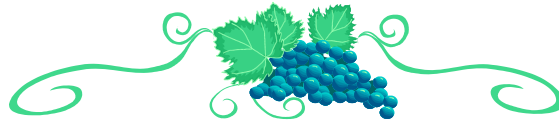


THE GRAPEVINE



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

No. 1, Jan 2023

The next Board meeting for Mutual 14/Forest Glade will be **Feb. 21 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

This is the quiet time of year where the Board prepares for the upcoming year's work.

Our annual fire extinguisher inspection will be done next week. We've agreed to proposals for quarterly and annual fire alarm testing and inspections, and for two more elevator upgrades. When the materials arrive in a few months, we'll decide which two elevators will be done. We also hope to find a vendor to repair a lot of our brickwork.

In a few months we'll have our Reserve Study's Five-year review. A certified Reserve Study Engineer will review what's been done – or not done - in the past five years, re-evaluate the life expectancy of building elements, and re-calculate the amount of money we have – or should have – in our Replacement Reserve Fund to undertake the projects projected for the next five to thirty years. Then our annual contributions to the Replacement Reserve Fund will be adjusted accordingly, directly affecting our future budgets.

You and I, the Council of *Unit Owners*, will hold our **Annual Meeting** at the end of April to elect two members to the Board of Directors for three-year terms. Owners will receive a letter in the first week of February with the call for candidates. Now is the time to consider if you are willing to stand for election to serve your community. If you have questions about the role of a Board Member, please contact our Board Secretary, Carol Ames, at 240-970-5105.

Kathy Viney, President

Call or text 301-598-2691



Notes From The Board

All residents should have the new RFID tag on their vehicle.

If you haven't gotten your new decal yet, you can use the makeup days of January 25th and February 1st. All vehicles must have this new decal.



Welcome to Our New Residents...



Forest Glade/Mutual 14 extends a warm welcome to:

William Moore and Lorna Spencer to Bldg.13 - 3D

Ross and Caroline Pastel to 15145 Vantage Hill Road

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



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 base-board heating on.

**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 and 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.

Toilet back-ups are really nasty and expensive, too. NEVER put baby wipes, Depends, sanitary pads, condoms, dryer sheets, paper towels, Swiffer pads, or the like into the toilets or down the drains!
Toilet paper only, please!

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.

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 February Birthday to Don Pruett (11), and Jackie Rabinow (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