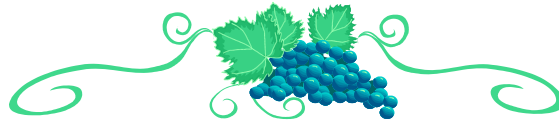


THE GRAPEVINE



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

No. 2, Feb 2023

The next Board meeting for Mutual 14/Forest Glade will be **March 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 May 9 at 3:00 p.m.
**

Our Mutual Assistant is Danesca Pineda
301-598-1316 or dpineda@lwmc.com

The President's Message

Have you been thinking about serving on the Board of Directors? You've received the "call for candidates" and the notice of our upcoming **Annual Meeting and election on April 27th**. Walter Faggett and Kathy Viney's terms have expired, so owners will have to choose two people to fill those seats on the Board, each for three-year terms.

The Board's responsibilities include:

1. Preparing annual budgets
2. Overseeing monthly expenditures relating to the care and upkeep of mutual property
3. Establishing and enforcing mutual Policies and Rules
4. Appointing members to standing and ad hoc committees and evaluating and implementing their recommendations

We encourage owners and tenants to take an active role in the governance and operation of the community. The best way to do that is to attend Board meetings - or to serve on the Board. If you're interested, you should definitely attend a few meetings, held at 2:00 p.m. on the third Tuesday of every month. Details are in the sidebar to the left of this message. You can also contact our Board Secretary, Carol Ames, at 240-970-5105, (or any other Director) to talk about it. **The deadline for delivering your resume to our Mutual Assistant, Danesca Pineda, is Friday, March 10th.**

FYI, the Board also agreed to include on the ballot a proposal to ban smoking inside units, with current smokers grandfathered. Last year the vote was 50% to 14%, failing to gain the 60% approval required. If this ban is what you want, start lobbying your neighbors now.

I've been shocked (!) at the number of owners who recently shared their shock and dismay regarding the increase to the condo fees,



despite warning everyone back in October and November and December to expect an average 23% increase. Your neighbors on the M14 Budget and Finance Committee worked on the budget last year between July and October. The condo fees are a direct result of that budget. So, if you want to have an impact on the condo fees - or at least understand why they increase as much as they do - you have to attend the public meetings held by the committee, or read the reporting in the *Grapevine*, and the state-mandated budget report mailed to you by the Board, or take an active role in the budgeting process. I encourage you to **contact me about serving on the 2023 Budget and Finance Committee which will be appointed in May.**

The Board has appointed Jim O'Neil, Rick Kaiser, and Barbara Martin to serve as the **Landscape Committee** for 2023. They resume their duties in late March. If you would like to participate (and are able to walk around the mutual) please contact me.

And just in case we haven't said it lately, "thank you, Pat Leanza", for saving us between \$47 and \$90 every time you change a common area light bulb!

Kathy Viney, President

Call or text 301-598-2691

Notes From The Board

Our new Property Manager, Bob Brunelle, was introduced at this week's Board meeting. He brings decades of experience with large multi-unit properties. Together with Assistant Property Manager, Lee Shields, and Mutual Assistant, Danesca Pineda, they will be our 'go to' **PROPERTY MANAGEMENT TEAM**. So, let's start using them!

Any non-emergency maintenance issues or requests for repairs in the common areas - NOT inside your unit - should be directed to Danesca at 301-598-1316 or dpineda@lwmc.com and she will either enter a work order with PPD or pass the issue on to Bob or Lee for inspection and further determination.

An exception is for common area light bulbs, where you should still call Pat Leanza at 301-598-4569 or leanzap@yahoo.com

EMERGENCIES rarely happen during regular working hours Monday through Friday! If you see water running where it shouldn't be in the common areas, or if you have a "water event" (pipe burst, sink backup, leaking from above) inside your unit, don't waste precious time calling the Board President or the Mutual Assistant. **Time is of the essence and the water has to be stopped ASAP!** No matter what time of day or night, **CALL THE MAIN GATE at 301-598-1044!** They can get a PPD plumber to you faster than anyone else. In case of fire, just dial 911. Who handles clean-up and repairs - and who pays for what - can and will be decided after the water has been stopped and cleaned up.



Board President, Kathy Viney, is also available at 301-598-2691 - for any report, question, or complaint, on any mutual topic - between the hours of 9:00 a.m. to 6:00 p.m. Monday through Friday, (and on weekends *for emergencies only*, please).



Welcome to Our New Residents...



Forest Glade/Mutual 14 extends a warm welcome to:

Elmer and Laura Blackburne – Bldg. 14-2C

Unit Status Report as of February 15, 2023

Units for Sale/Rent/Sold

For Sale: 15111 Glade Dr. B12-2D @ \$200,000

<u>Occupancy:</u>	<u>Jan</u>	<u>Feb</u>
OWNER OCCUPIED	147	147
UNOCCUPIED	11	11
RENTALS	35	35
<hr/>		
TOTAL UNITS	193	193
 Delinquencies > 60 days (as of 12/15/22)	 3	 3

NOTE: Thank you from one neighbor to another. Resident Sau King Lai’s car was hit by a tow truck which did not remain on the scene. Jim O’Neil, Linda O’Neil, and Kathy Viney were witnesses and helpers to get information needed and the situation resolved. Sau King Lai is deeply grateful and is so happy to be living in Mutual 14.

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’



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, Feb. 17, at 1:30 p.m. via Zoom. See Leisure World News to access recording.

The LWCC Board of Directors will meet on Tuesday, Feb. 28, at 9:30 a.m. in Clubhouse I and via Zoom. See Leisure World News for access info to 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 March Birthday to Anette Loveday (3), Jane Carona (9), Evelyn Pearlmutter (11), Ilene Weiss (11), Jim O'Neil (21), Linda O'Neil (26).

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