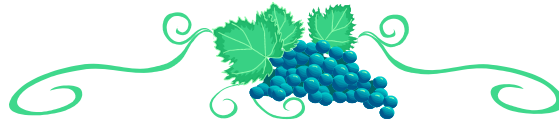


THE GRAPEVINE



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

No. 5, May 2023

The next Board meeting for Mutual 14/Forest Glade will be **June 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

The New Zoom meeting ID is **862 9527 1805**. The New Password is: **500040**. If you would like to join by phone the number is:
301-715-8592

The President's Message

You've heard that **electric automobiles** are the coming thing. We have a few in the Mutual already and we need to be prepared for them charging their batteries and their increased use of our electricity. We've developed a set of rules and hope we've covered all eventualities. You'll receive the draft in the mail shortly. Please read it carefully and send us your comments or suggestions in writing to our Mutual Services Department or email M14@mutual-14.org. The Board will consider your input before voting on the rules at our June 20th meeting.

Note that I mentioned our **Mutual Services Department**. That's our Property Managers and Mutual Assistants who are now housed together – as a team – in the office next to the Post Office. All questions, complaints, work requests, etc. should go to them. They have a receptionist who will take and record all calls, so you will (almost) always talk to a human, not a recording. Read and save the information in the attachment at the end of this edition.

Have your emergency contacts changed over the years you've lived here? Have you or they changed telephone numbers, removed land lines, or upgraded to cell phones? **Contact your Building Rep and update your "Green Sheet"**. It only takes a few minutes. Up-to-date information could be critical in case of a health or building emergency.

Dryer vent cleaning has begun. I know the schedule was a little confusing, but by the time you read this, they will have started on the apartment buildings. It's critical, for the safety of everyone, that you allow them into your unit for this project. If you can't be home, give your key to a neighbor.

We've hired a **mason** to repair the cinder block on all the carport walls and the brickwork around balconies in at least Buildings 14

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 August 8 at
3:00 p.m.

**

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



and 15 for starters. I don't know yet when they'll begin, but there will be noise and dust and some of you may be asked to move your cars from the carport so they can make repairs.

If you decide to do any renovations in your unit, you can choose and hire any contractor you can afford. There is one contractor, Willson, who advertises in the Leisure World News and rents space in the Physical Properties building. They are not "recommended by Leisure World", but the fact that their office is in Leisure World does add a certain cache to their reputation. Unfortunately, it has been our experience on more than one project that they submit incomplete scopes of work and fail to provide required licenses and permits, causing a lot of problems.

Keep in mind that if any company disregards Mutual14 procedures or fails to produce proper documentation of licensing, insurance, and permits on the ABM application, it will cause the Board of Directors to spend additional time getting the resident and contractor to meet the requirement of Mutual 14 ABM procedures. This extra effort by all parties may hold up your project.

Building 12 and Building 14 are having their **elevator** cylinder and jack assembly replaced this year. Schindler Elevator is expected to begin in Building 12 on May 24th and will take about two weeks. If there are no hiccups, they could start in Building 14 on or about June 12th.

There will be no elevator service during those periods, so residents must plan accordingly. Take note of the "non-emergency service call" number posted on the bulletin boards and in this newsletter.

Kathy Viney, President

Call or text 301-598-2691

Kathy is available for Mutual 14 business Monday through Friday from 9:00 a.m. to 6:00 p.m. (and on weekends for emergencies only, please).



IN MEMORIAM



Our sincere condolences go out to the family and friends of David Rogers, resident in Building 11, unit 3E, who died around May 13th.



Landscape Committee



Proposed projects for M14:

- Two sugar maple trees are to be located between the golf course and the plaza homes
- Five shrubs – two barberry bushes and three mop cypress between the trees by the golf course



- In Central Park – replace island plant that is dying
- Remove large holly at corner of Vantage Hill Road and Glade Drive
- Vantage Hill Court island – lift holly tree eight to ten feet and plant six mop cypress shrubs
- Vantage Hill Court – remove three dying trees and replace them with trees yet to be determined
- Buildings 10 and 17 – add new shrubs in atriums

It's time to clean up beds and remove dead plants. You can put your garden refuse in a yard-waste paper bag for collection *Monday and Thursday mornings*. Call the Grounds Dept. at 301-598-1314 with your pick-up location. Let's try to keep our grounds looking tidy! And if you can't plant and maintain your garden spaces anymore, consider having sod installed, and never worry about gardening again.

Unit Status Report as of May 11, 2023

Units for Sale/Rent/Sold

For Sale B16-1A @ \$220,000 Expected settlement 5/19

Sold 3/23/2023 B12-2D Mannarino to Donna Lai @ \$186,000

Sold 4/14/2023 B13-3F Vincent to Paul Bartels @ \$160,000

<u>Occupancy:</u>	<u>May</u>	<u>Apr</u>
OWNER OCCUPIED	140	141
UNOCCUPIED	17	17
RENTALS	36	35
<hr/>		
TOTAL UNITS	193	193
 Delinquencies > 60 days (as of March 2023)	 2	 2

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, *Leisure World Security cannot help you*. But you can call the number below and tell the dispatcher what service you need. To reach 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, May. 19, at 9:30 a.m. in Clubhouse I. See Leisure World News to access the recording of the meeting.

The LWCC Board of Directors will meet on Tuesday, May 30, 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 Birthday to: Pauline Bowen (20), Ralph Romano (26), and Sylvia Pachenker (30).

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/Treasurer: Gary Leber
301-822-4686

Director: Carol Ames
240-970-5105

Director: Jane Carona
301-598-2131

Director: Walter Faggett
202-403-4039

Director: John Loveday
603-540-6101

COMMITTEE CHAIRS

Building Rep: Jessie Fitzpatrick
Budget & Finance: Gary Leber
Landscape: Jim O'Neil
Social Committee Sharon Moores