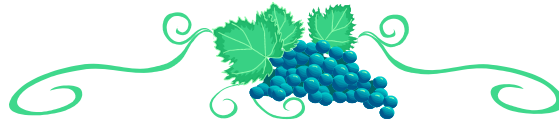


THE GRAPEVINE



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

No. 8, August 2023

The next Board meeting for Mutual 14/Forest Glade will be **Sept. 19 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 **862 9527 1805**. The Password is: **500040**. 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 November 14 at 3:00 p.m.

**

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

The President's Message

The Board of Directors adopted the following Rule to be placed under the section *Use Restrictions/Motor Vehicles, Golf Carts, and Parking* (page 12, *Mutual 14 Rules & Procedures*).

This change goes into effect August 31, 2023.

“Residents in one-bedroom apartment units may not park more than two vehicles on mutual property (one in an assigned carport, no more than one in open lots if available). Residents in two-bedroom and three-bedroom apartment units may not park more than three vehicles on mutual property (one in an assigned carport, no more than two in open lots if available).”

There is some good news in the world of Mutual 14/Forest Glade property insurance! With a documented record of regular maintenance and capital improvements, no property claims above the \$50K deductible in two years, and another carrier being brought into our community association market, our risk profile has improved. That, and some fine negotiating by our broker, USI, has resulted in a drastic (approximately 60%) reduction in our premium!

Before you get too excited, that savings will only offset the increases to our 2024 budget for things like Reserve contributions and other basic services where we've been running a deficit. We haven't received our 2022 audit yet, or the 2024 Leisure World budget, so things can still change. All I can say at this early stage is that we “may” have only a “modest” increase to our condo fees.

And finally ... A woman walks into the ER and sits down in a chair. After a moment of silence, she shouts “Shouldn't!”. A few minutes



pass. "Can't! Wouldn't!" A few more minutes... "Oughtn't! Could've! Won't!". A doctor hears her shouts and dashes over to her. "Alert the maternity ward! This woman's having contractions!"

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).

Notes From The Board

Street lights:

When reporting to PPD that street lights are out, make sure to provide the exact location, street name, address of location, etc. Note that PPD replaces street lights during daylight hours. They do not come through the Mutual at night to check for street lights that are not working.

M14 Walk around:

Danesca Pineda and Waleska Carcuz did a walk-through M 14. They observed the following areas in Mutual 14: entrances and parking lots, buildings (gutters, roofs, windows), building interiors, rules enforcement, and work of contractors. They noted that several vehicles with expired tags are parked in the Mutual, buildings were in good condition, building interiors in good shape, no violation to the rules. They will do a walk through once a month and report findings to the Board.

Maintenance:

Concrete repairs will be done on three drains behind Building 17 and one at Building 15. Driveways will be partially replaced at two patio homes. Two driveways will be entirely replaced at two other patio homes. These repairs are due to cracks and concrete breakage on these driveways.

Dryer Vents:

October 31: Please contact PPD immediately if you have not scheduled a time to have your dryer vent cleaned. The deadline for this service to be paid for by the Mutual is October 31. After this date, you are responsible for the cleaning.

Mutual 14 Web site:

The Board is looking for a web service to make updates to the Mutual14/Forest Glade website. If you know a company that provides this service, please contact the Mutual at: m14@mutual-14.org or call the Mutual President at 301-598-2691.

Gate Pass Application

Dwelling Live will be sending out invitations to Mutuals for residents to sign up to use this software. The software allows residents to add/delete/modify their guest lists. Notice will be distributed when it is available to Mutual 14.



Renovations

If you decide to do renovations in your unit, you can choose any contractor you can afford. There is one contractor, **Willson**, where it has been our experience on more than one project that they submit incomplete scopes of work. They have failed to provide required licenses and permits, and have been slow to respond to clients' calls. Keep in mind that if any company disregards Mutual 14 procedures or fails to produce proper documentation for licensing, insurance, and permits on the ABM ("Application for Building Modification"), it will cause the Board of Directors to spend additional time getting the resident and contractor to meet Mutual 14 and Leisure World requirements. This extra effort may hold up your project.



Landscape Committee



The tree at the corner of Vantage Hill Road and Glade Drive was removed. This allows for greater visibility at this corner.

New plantings behind plaza homes facing the golf course will be done in the fall.

Unit Status Report as of August 10, 2023

Units for Sale/Rent/Sold

Sold: B13-3D Francis to Chan @ \$203,000

For Sale: B15-3G Makfinsky @ \$265,000

<u>Occupancy:</u>	<u>July</u>	<u>August</u>
OWNER OCCUPIED	142	141
UNOCCUPIED	15	16
RENTALS	36	36
TOTAL UNITS	193	193

Delinquencies > 60 days (as of Aug. 10 2023) 2 2



Welcome to Our New Residents...



Welcome: Samuel and Jeffrey Beatty to Building 11 - 3E



Social Committee



We had our second pizza party, and it was a great success. Seventy people attended who enjoyed the food, socializing, and music provided by Stan.

There is a change of date for the next picnic. When we picked the date, we didn't realize that the Jewish Holiday Rosh Hashanah was that weekend. So, our next picnic will be held on September 22nd. Watch for the flyers. Please remember to sign one person per line on the sheet as it is easier to make the name tags.

The next Ladies Luncheon will be announced soon. Flyers will be distributed with all the details.

Sharon Moores.

301-219-1783



Senior Call Check Call 1-866-50-CHECK or visit aging.maryland.gov.

A daily call to verify your well-being, at a time scheduled at your convenience.

Register today or tell a loved one about this program!

It's FREE for MD residents 65+.

Mutual Service Department Service/Information Requests

To ensure a prompt response to your service request, we ask that all phone requests/questions be placed through the main **Mutual Services phone line - 301-598-1375**. The calls will then be logged and forwarded to the appropriate party for response/action.

If you have an after-hours or weekend emergency service request, please contact the **Main Gate at 301-598-1044**. The Main Gate will contact the appropriate Leisure World party to handle the call at that time.

Non-emergency service or information requests may be emailed to our Mutual Assistant.

Applications for Building Modification (ABM's) Should be submitted to Waleska Carcuz through the ABM email account at ABMsubmittal@lwmc.com.

Robert Brunelle, PCAM CMCA
Senior Property Manager
Leisure World of Maryland Corporation
Mutual Operations
Office: (240) 560-5565
Email: rbrunelle@lwmc.com



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'.



Building Rep Report



Green Sheets

Please update your Green Sheet with the most current information so we have it on file. This information is crucial in case of an emergency, especially if we need to contact someone on your behalf. If you need a new Green Sheet to fill out just ask your Building Rep for one. Fill it out and give it back to the Rep.

Rental landlords

There are some landlords who do not appear to have the required Montgomery County Rental License. It appears that this problem primarily applies to investors who have rental property in Mutual 14. Most of the other landlords are complying.

If a landlord does not have a license, they must contact Montgomery County at

<https://montgomerycountymd.gov/dhca/housing/licensing/fees.html>.

The Building Rep Committee is asking the Board to address and enforce this issue of noncompliant landlords.

Chairperson Fitzpatrick gave a special shout out to Pat Leanza, a Mutual 14 resident, who volunteers his personal time to change light bulbs in all eight buildings when needed. He has saved the Mutual a lot of money over the years. Thanks Pat!

RFID Tag Update

Do you need an RFID tag for entrance into Leisure World? You can register for an appointment on August 19 between 9:30 a.m. and 12:30 p.m. Call Karen Arevalo at 301-598-1329 or contact by email to: karevalo@lwmc.com.

You must bring your vehicle registration, drivers license, and Leisure World ID.



M14 ONLINE  **M14 ONLINE**

Have questions about the Mutual or questions for the Board? 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, Aug. 18, at 11:00 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, Aug. 29, 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 September Birthday to John Loveday (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/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