

LW Security: 301-598-1355

Administration: 301-598-1000

# TIDINGS

May 2011

Leisure World

Mutual No 10

Main Gate: 301-598-1044

PPD: 301-598-1500

## FROM THE PRESIDENT

By: Mike Showalter  
301-598-3247



For the Internet users among you please take note that the Leisure World website (LWMC.COM) has been redesigned to make it more attractive, useful and user-friendly. Much new content has been added. Check it out.

Our new Board member, Paul Eisenhour is designing a website for our Mutual that will be accessible from the Leisure World website. Paul has extensive experience with website creation and maintenance and I think you will be amazed at the site he is creating for us. Paul will keep you up-to-date on his progress and has included a write-up on his efforts in this edition of the Tidings.

From the comments I heard about our annual dinner, it was a big success. About 80 residents attended. Besides the delicious food, there were several other highlights. We recognized and pinned a corsage on Ruth Ferraro, who will turn 100 years old

in June. Next the Mutual presented a gift of appreciation to John McMahon for his five successful years as the President of Mutual 10. Then there was the wonderful show put on by the Leisure World Chorale, directed by Betty Printz Sims and accompanied by Elaine O'Leary at the piano. Finally we would like to express our deep appreciation to Mutual 10's Social Committee and its chairman, Dotty VanScoyoc, for organizing such a wonderful and successful evening. The hard work they put into the affair was evident to all of us and we can't say enough about how much we enjoyed the dinner and entertainment.

On a more mundane note I would like to say that the spring gutter and downspout cleaning took place throughout our mutual earlier this month. If the workmen missed any of you please let us know about it and we'll make sure you are taken care of. Also, roof-replacement work will soon begin on several of our flat-roofed Cabot models that have outlived their useful lives. The gutters and downspouts also will be replaced on those buildings since it is more



cost efficient to do things that way. For the remaining Mutual 10 residents, your roofs have been inspected and roof repairs will be made where needed. Please contact John McMahon at 301 598-1608 if you believe you have a roof, gutter or downspout problem and John will submit a work-order to Physical Properties Division to have the repairs made.

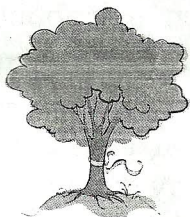
A reminder: For those residents considering remodeling or addition projects, please keep in mind that the cost of all modifications will be completely at your expense. Likewise, any future repairs to the modified portion of your unit become your responsibility and that responsibility carries over to all future owners.

Re-assignment of duties: Due to changes in the make-up of the Mutual 10 board, some duties have been re-aligned as listed on the last page of our newsletter. Please use the attached list for determining who to contact if a problem arises. This new duty roster will take effect as of the May Tidings distribution date.

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### LANDSCAPE

Dora Pugliese  
301-598-0265



This crazy weather is slowing down our landscaping projects. Between two showers McFall & Berry cleared up behind Bigby Ct the cut up tree trunks.

A reminder when you are mulching around your house, keep the mulch at least 4 inches from the walls. Also, your bushes have to be trimmed at least one foot from

the gutter line and one foot from the house. Most of the houses look great but the rain made the bushes grow very tall and some of them are towering over the roof. Now that your azaleas have finished blooming, it is the right time to shape them

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### FENCES AND GATES

Joan Byrnes  
301-598-4949



A few residents have inquired about handles for the outside of their gates; the handles cost \$2.42 each. If you want Frederick Fence Co to install it, the cost will be \$121.00 for the handle and labor. Please call me if you are interested so that we can order them.

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### CONCRETE & ASPHALT

Pat Dunn  
301-598-5553

With the nice weather I am receiving more sightings for driveway repairs. Some repairs have been accomplished but several are on the list to be done- Deerhurst, Hallaton, & Kelmscot (near Bigby). Please call me with any problems with your driveways.

**Our next meeting of the Board of Directors is scheduled for May 26, 2011 at 9:30 a.m. in the Sullivan Room of the Administration Building. All are welcome to attend.**



## ROOFS, GUTTERS & DOWNSPOUTS

John McMahon  
301-598-1908

No complaints even with severe rainstorms three times per week.

## LW NEWS COMMITTEE

John McMahon

Contact has been made with MARIAN ALTMAN who is the Chair of the Leisure World Board of Directors. Prelims are presently under way. We can depend on the Board Chair to make the sparks fly on achieving the News goals. Stay tuned.

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## MUTUAL 10 WEBSTE COMING SOON!

Paul Eisenhour, Webmaster

Includes Photos, Videos, Unit floor plans, Info, Directors Listing, and Online Suggestion/Comments

\*\* Along with the Tidings and phone calls, an added source of happenings \*\*

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## GENERAL MANAGER'S REPORT May 2011

### COMMUNITY TOPICS

1. **Finances** –Preliminary indications are that we should have a positive month in April. Financial statements should be published the week of May 16<sup>th</sup>.
2. **New Advisory Committee** –The deadline for submission of nominations

for the Leisure World News Advisory Committee has been extended to May 18<sup>th</sup> to allow Mutuals more time to inform their residents.

3. **Community Forum** –On Thursday, May 19<sup>th</sup>, at 2:00 p.m. in the Ballroom, a Community Forum will be held for further discussion of the operation of the Leisure World Medical Center. Residents who plan to attend are requested to register with the E & R Office in Clubhouse I.

At the Forum held on April 20<sup>th</sup>, there were questions and discussion regarding the four components of the Medical Center operation and the subsidies of each of the components. The following is a breakdown:

- Medical Clinic - \$330,000
- Pharmacy - \$54,000
- Social Services - \$205,000
- Nursing Services - \$202,000

These numbers are the 2011 budget projections.

4. **Resale Activity in the Community** – The Community experienced a low point in annual resales in the year 2008, when the total property transfers were 183. In 2009, the total number of property transfers was 269, an increase of 47% over the 2008 count. In 2010, the total number of property transfers in the Community was 294, an increase of approximately 9% from the previous year. In the first four months of 2011, there have been 96 property transfers, an increase of 40% over the first four months of 2010.



5. **Budget Forum**- On Tuesday, May 24<sup>th</sup>, at 4:00 p.m. in Clubhouse I, a Budget Forum will be held to discuss the 2012 Leisure World budget.

## **LEISURE WORLD OF MARYLAND CORPORATION**

1. **New Assistant General Manager** – Jolene King will assume the position of Assistant General Manager for Facilities & Services effective May 16<sup>th</sup>. In the interim, Jolene will be attending certain meetings in the Community. She comes to Leisure World from IDI, and is familiar with the Community and its operations.

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### **Leisure World Community Corporation**

#### **Open Forum Policy and Procedure for LWCC Committee Meetings**

The Leisure World Community Corporation (LWCC) Board of Directors is the governance Board that establishes policies and addresses issues affecting the Leisure World community. LWCC Advisory, Ad Hoc, and Sub-Committees participate in LWCC fulfilling these responsibilities. Residents are welcome to attend all Committee meetings to observe the discussions and actions that take place within the scope of the Committee's assigned responsibilities.

#### **The purpose of the Open Forum Policy and Procedure for LWCC Committee Meetings is to:**

- a. provide an opportunity for community members to ask questions, express

- views and opinions about meeting agenda items prior to the Committee taking action on each item, and
- b. raise issues, concerns or ask questions about any matter within the scope of the Committee's assigned responsibilities. Issues not under the Committee's purview should be directed to the appropriate entity.

This policy provides for two Open Forums at Committee meetings; one for addressing agenda items under Old and New Business before action is taken, and one at the end of the meetings for the Committee's non-agenda related issues.

We value the insights and input from our residents and ask that you respectfully adhere to the Open Forum Policy and Procedure for Committee meetings adopted by the Board of Directors.

Keeping in mind the overall goals and purpose of this policy, the Committee Chair will exercise judgment in applying it while balancing his/her responsibility for the orderly conduct of meetings and the completion of the business listed on the agenda. The Chair will also have the discretion to determine the total amount of time for both Open Forums and each individual speaker's time.

#### **Open Forum Procedure**

1. During the agenda-item Open Forum, persons who wish to speak will be recognized by the Chair. The Chair will limit participation to one time per person per agenda item.



2. When called upon by the Chair, each speaker is to:
  - a. state his/her name and Mutual (if speaking for an organized group, please also state that),
  - b. be courteous and state your concern/question in a direct and straightforward manner,
  - c. limit comments to no more than three (3) minutes,
  - d. avoid repeating points that have already been covered,
  - e. refrain from speaking about any one individual.
3. Comments regarding personnel matters or personal criticisms are not appropriate for Open Forum. Personnel issues should be addressed in writing to the General Manager or the Chair of the Board of Directors.
4. Open Forum is a time for residents to be heard. Appropriate/relevant comments during the agenda-item Open Forum may be taken into consideration by the Committee before a final vote is taken on the motion.
5. With the approval of the Chair, a Committee member may ask for clarification of the speaker's comments.
6. Once the Open Forum is closed, residents will not be recognized or permitted to participate.
7. A second Open Forum will be held at the conclusion of New Business to give unit residents an opportunity to speak on Committee-related issues not on the agenda.

8. During the second Open Forum, persons who wish to speak will be recognized by the Chair and the provisions in #2 and #3 above will apply.

Adopted by LWCC Board of Directors,  
March 29, 2011  
Effective: May 1, 2011

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## OUTDOOR POOL OPENS FOR SUMMER 2011

(Excerpt from lwmc.com)



Weather permitting, the outdoor pool will open Saturday, May 28 and will be open through Labor Day, September 5. (Weather permitting, the pool will remain open on a weekly basis through the middle of September.) The outdoor pool will be open 10 am to 7 PM, seven days a week. Children's hours (ages 4 through 15) are 10 am to 1 PM only. An adult swimmer must accompany all children.

Residents may use the outdoor pool free of charge. Resident ID cards will be required for free admittance. All guests must have passes and be signed in by a resident. Passes can be purchased at either clubhouse E&R Office during regular business hours.

During inclement weather, residents should check the closed circuit TV for updates on pool openings and closings. Please note that in the event of severe weather (i.e., lightning, thunder), the pool will be closed and the deck cleared until such weather has passed (usually 30 minutes after the last incident of severe weather).

Residents are expected to abide by pool rules and regulations that have been established for their own safety. Copies of these rules are available at the E&R Offices in Clubhouse I and II.

## Realignment of Duties

Due to changes in the make-up of the Mutual 10 board, some duties have been realigned as listed below. Please use this list for determining who to contact if a problem arises. This new duty roster will take effect as of the May Tidings distribution date.

Mike Showalter, President (301) 598-3247 email: [showmt@hotmail.com](mailto:showmt@hotmail.com)

Duties:

1. Roads and pavement (shared with Janet Martin)
2. Water/sewer line breaks (shared with Dora Pugliese)
3. Energy issues
4. Assignment of miscellaneous other problems not covered elsewhere.

Dora Pugliese, Vice-President (301) 598-0265 email: [dorapugliese1@verizon.net](mailto:dorapugliese1@verizon.net)

Duties:

1. Landscaping and grounds
2. Outdoor drainage problems
3. Water/sewer line breaks (shared with Mike Showalter)

Janet Martin, Treasurer (240) 669-8954 email: [janetlmartin@earthlink.com](mailto:janetlmartin@earthlink.com)

1. Handle all financial and planning duties associated with the Treasurer's office
2. Roads and pavement (shared with Mike Showalter)
3. Roof repairs and replacements (shared with John McMahon)

Joan Byrnes, Secretary (301) 598-4949

1. Fences and Gates
2. Siding issues: including repairs or replacements (Mike will assist Joan with siding issues.)

John McMahon: (301) 598-1908 Fax: (301) 598-1909

1. Roof repair and replacements (in coordination with Janet Martin)
2. Gutters and Downspouts.
3. Patio door replacements (coordinate funding with Janet Martin))
4. Interior plumbing and electrical problems
5. John has been nominated as our candidate for membership on the new Leisure World News Advisory Committee.

Pat Dunn, Director (301) 598-5553 email: [patdunn29@comcast.net](mailto:patdunn29@comcast.net)

1. Welcome and orient new residents
2. Obtain emergency contact numbers and next of kin information for new residents
3. See that new residents provide a house key to the Leisure World security main office
4. Maintain an up-to-date resident contact database in conjunction with Cris Juarez, our administrative assistant.

Paul Eisenhaur, (301) 460-5588 email: [p\\_eisenhaur@comcast.net](mailto:p_eisenhaur@comcast.net)

1. Develop and maintain an M-10 website on Leisure World's website which is easy to navigate, eye-catching and informative
2. Handle infestation problems (such as termites, ants, mice and rodents) for M-10 residents.