

MARYLAND MUTUAL NO. TEN

*The Kelmscot Village Tidings***Important**

April 1, 2018

Publication: April 1, 2018

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- Comcast:
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MUTUAL WEBSITE
www.lwm10.com

FROM THE PRESIDENT

By: Peggy Salazar
301-598-0373
psalazar1952@comcast.net

**President's Message:**

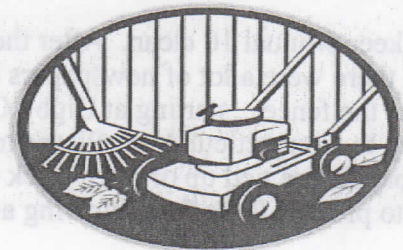
"April hath put a spirit of youth in everything." (William Shakespeare, English playwright, poet & actor)

For Mutual 10 April is the month that our By-laws say we need to gather for our Annual Meeting. (Please refer to the back page of this Tidings for your invitation/reminder.) Mutuals are a self-governing, legal body whose members are asked to participate to ensure a smooth-running organization. Thank you for getting in your proxy if you are an owner who is not attending the April 16 Annual Meeting – otherwise, we'll be very pleased to greet you at the door between 11:30 and noon on the 16th, in person.

Thank you for reading the Tidings from start to finish so you have the information you need. It's our primary communication vehicle.

"April is a promise that May is bound to keep." (Hal Borland, American author, journalist & naturalist.)

Peggy Salazar
301-598-0373

**Landscaping Report**

By Dora Pugliese

My poor flowers don't know what to think about this weather – one lone daffodil was blooming just before the snow. If we don't have a freeze on top of the snow, the plants will be OK but if it freezes it will cause a lot of damage.

Also, with this late precipitation it pushes back the application of crabgrass preventer, and it may be too late in April to do it. McFall & Berry are using more organic products which are good for the environment but they are not as powerful as the old ones so you will see more weeds in the lawns.

I am working with Montgomery County Rainscapes rebates program for a project at the slope by Kelmscot and Lindsey. We will be planting native trees, bushes and perennials to stabilize the slope and attract butter-

flies and bees. We hope to get a rebate from the County. We'll keep you informed on our progress.

If you did not trim your roses you can still do it early April. If you kept seeds from last year and want to check if they are still good, here is a little tip:

1. Place 10-20 seeds within a fold of a wet paper towel .
2. Put the folded towel in a plastic bag and keep it in a warm place.
3. Check them after a week and if the germination rate is less than 50% - discard the seed packet

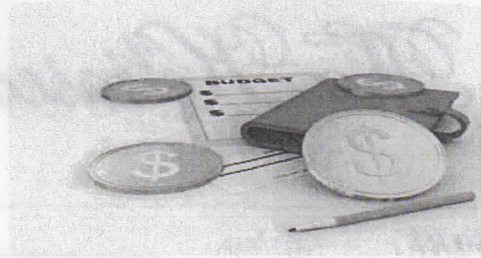
Let's keep Mutual 10 clean. After the last windy storm there were a lot of newspapers blown against the fence...starting at Bigby Ct. and all the way up to Connecticut Ave. Please make sure your papers are tied up or put a brick on top of them to prevent them from blowing away.

List of Landscaping Contractors

- Bill Bowers 301-831-7893
- Mark Emmel 301-249-3655
- Jose Mayorga 301-346-5880
- Marcus 301-610-9721
- (also a handyman)
- Harrison Rieck 202-498-5143

Dora Pugliese, 301-598-0265

dorapugliese1@verizon.net



Treasurer's Report

By Janet Martin

Our finances through February 2018 are as follows:

Income	\$ 168,974
Expenses	\$ 206,768
Deficit	\$ 37,794

Variance under Budget \$ 4,379

Reserve Balance 2/28/18 \$ 698,445

We finished February with a positive variance to budget of \$6,551. This decreased our year-to-date deficit to budget to \$4,379. We still have a sizeable actual deficit, but I am confident we will make that up as the year progresses. Electricity usage is still 15% ahead of last year but that should change now that the weather is warming up but we are not yet to air conditioning season.

We have many new residents in Mutual 10 this year. I hope everyone, including the new residents, will attend the Annual Meeting on April 16th. It's an opportunity to meet your neighbors and be updated on what's happening in Leisure World and Mutual 10. I look forward to seeing everyone there.

As always, please feel free to call me at any time if you have a question about our finances. I can be reached at 240-669-8954 or via e-mail at

janetlmartin@earthlink.net

Janet Martin



Summary: M10 BOD Meeting on 3/22/2018:

By Paul Eisenhaur

General Manager's Presentation and Report:

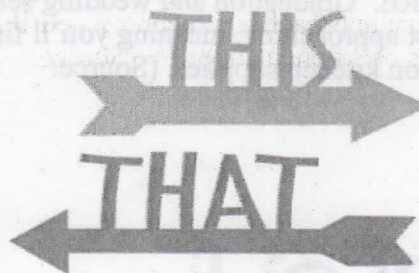
- Financials for February showed a slow month, which is typical for this time of year and a short month. Property transfers were also down, as they usually are in mid-winter. The General Manager and Facilities Enhancement Plan Project Manager, Nicole Gerke, presented a detailed design of the final Administration building including changes required by the Montgomery County Park and Planning Commission. Following the presentation there was a period for questions and comments by residents.
- The LW 2017 Audit is almost complete and in final draft form. Weather delays have kept the LW Audit Committee from final approval but this is expected soon.
- The budget surplus disposition was to receive final recommendations from the Budget & Finance Committee but weather delays have caused that to be done in April with final Board approval.
- All mutuals have received the management presentation of the Administration Building Site Plan changes to be submitted to the county planning commission.
- Director of Accounting Dawn Gaynor reviewed highlights of M10's 2017 audit which showed a strong financial position for the mutual. They found very efficient internal controls and financial management with significant savings in electric usage. The auditor had no difficulties or negative issues with this audit.

Mutual Business:

- President Salazar noted that the M10 resident forum on March 7 to review subcommittee report & recommendations on quorum size

and rental caps went well and seemed to be well received by those residents in attendance. As of this date, no directors have received written/verbal comments from residents, since the March 7 meeting, about the subcommittee's recommendations and the Board decisions (51% to 45% drop in quorum for annual meetings and no rental caps at this time). The April 16 annual meeting is fast approaching. Check-in will begin at 11:30, light lunch at noon, and the meeting will begin at 12:30.

- Treasurer Martin reported that February finances were much better than those in January, however, there is still a deficit which is typical for this time of year. All monthly invoices were approved for payment and a resolution was passed to approve the 2017 audit. Another resolution was passed to transfer the 2017 surplus into reserves.
- Vice-President LeRoy Salazar mentioned that he is dealing with gates and fencing anchor posts beginning to dry rot with some having to be replaced with new anchor posts that are cemented into the ground. He will monitor the situation throughout the mutual.
- Director Eisenhaur reported that the LW community surplus is \$12,000. For significant surpluses, the mutuals receive a refund, but this current surplus is not deemed significant enough and will probably be applied to another community use...decision pending.



This & That

- Don't forget, our Medical Center has 5 new services onsite: The Scooter Shop, Home Care, Audiology, Massage and Acupuncture. (These providers are privately operated from Medstar and may have different insurance requirements.)
- Remember, PAPER recycling is **Wednesday only**. Do not put outside any other day.

- Do not put disinfectant/cleaning wipes down the toilet. They do not disintegrate (even if it's a claim on the container). Our M10 plumbers know this to be a fact – (they've sent us the photos of homes they've snaked in our community showing the wipes).
- We're seeing quite a few outside lights on all day, especially by garage doors. Please see that they stay off during daylight hours. Many of us have automatic sensor lights – a great alternative. We all pay each other's electric bill (Master Meter = one bill) so let's do our part and keep outside lights off during day-time hours.
- **Consistent Reminders:**
 1. Dogs must be on a leash and their "gifts" need to be scooped up.
 2. **If you have a maintenance issue, please call LeRoy Salazar (301-598-0373) before calling PPD or any other company. He will let you know if the issue will be a cost to our Mutual or to you.**
 3. **Nothing** is to be attached to siding, including the siding on the house inside your patio. **Nothing** is to be attached to the fencing either. Gates, and their hardware, should not be altered. Violations will cost you the pricey bill from the siding/fencing company to fix the holes/damage. All gates, fencing and siding are owned and maintained by M10.
- Best time to buy in the month of April.... **COOKWARE.** Graduation and wedding seasons are fast approaching, meaning you'll find good deals on kitchen supplies. (Source: CNBC)



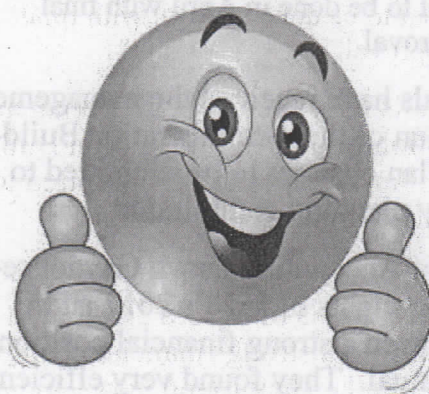
Rule Refresher:

Let's revisit the rules for Mutual 10 (posted on our website www.lwm10.com)

We'll print them in each Tidings, a few at a time, until finished.

Great time to refresh our memories about outdoor cooking...

- Outdoor cooking is permitted in open patios **BUT** never within three feet of an overhang, wall or patio fence. No other heat-generating devices may be maintained or used on any patio.

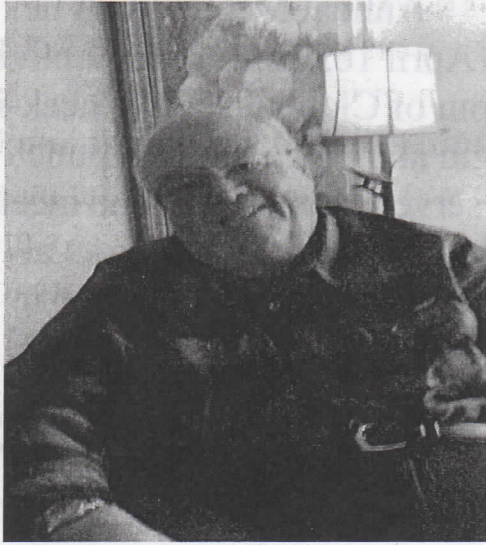


thank
you!



In the Spotlight

Meet Mike Kuykendall!



Mike's family members were farmers in West Virginia. After the family lost interest in farming, they scattered to different places. Mike was born and raised in Cumberland MD where family roots were deep, but at college age Mike wanted to pursue his desire to become a teacher so he chose the University of Maryland and moved to College Park.

Along with Maryland's education program was the draw of their sizeable student marching band. Playing the trumpet in the marching band was a thrill for him. Towards the end of his college days he was student teaching in a Montgomery County elementary school. Though he preferred to go home to Cumberland where he had many friends and relatives, the teaching jobs there were too sparse to make that possible. So, he stayed in Montgomery County to start his teaching career, living in both Derwood and Montgomery Village. Over time he taught at four different elementary schools - educating students in Science, Math, English, Language Arts, and Social Studies.

Mike came to LW a few years ago - first staying in Mutual 6B and then buying a place here in Mutual 10. Since living in LW, he has been very happy with all the offered activities and LW amenities, especially the feeling of security. He is happy to go to many E&R arts programs and shows, as well as the Kiwanis Bingo games on Monday nights. But at the same time, he likes the retirement relaxation mode. His pastime passion has always been as a proud NY Yankees baseball fan.

We are delighted to have Mike as a neighbor!



SUMMARY

Summary of LWCC Board of Directors Meeting

By Paul Eisenhaur, LW BOD Chair

The summary of the 3/27/2018 meeting is as follows:

The General Manager reported positive financial trends at this point in March - especially with property transfers contributing to the resales fund.

Later this spring, a survey card will be mailed to residents to inquire about their internet usage. The card can be returned or responses entered through the community portal. Details will be given in the upcoming LW News.

A presentation on Strategic Planning was given by the interim special committee Chair, Art Popper. His committee also delivered a tasked report reviewing results of resident open forums and input on a strategic plan for LW.

ACTION ITEMS:

1. A resolution was approved by the BOD to direct the Special Strategic Planning Committee to develop an RFP with costs and deliverables included in all bids. The SSPC will determine the consultant to develop the actual plan.
2. An extension of the contract with Motivational Fitness LLC was approved by the BOD. The extension is for three years with an optional two year extension.
3. A motion was presented to delegate the responsibility to the Executive Committee to develop a policy of standards for the use of the LW group email. After discussion of the mechanics of this the BOD denied the motion.

UPDATES:

1. Presentations to the site plan to all mutuals has been completed. Management is compiling all resident comments to be put into a report to be submitted to the BOD and Advisory Committees.
2. Final audit approval and 2017 Budget surplus recommendation will be addressed at next month's meeting. Weather cancellations delayed advisory committee action on these during March.
3. LW management will work with Sandy McLeskey of the Heath Advisory Committee to inform high rise mutuals of the need for monitored carbon monoxide detectors in common areas.
4. Letters of support for Maryland State Bills were drafted and provided to the state legislature on specific bills effecting LW. The Government Affairs Advisory Committee monitors legislative activities and furnishes letters when appropriate.

Paul Eisenhaur

301-460-5588

ANNUAL MEETING



Annual Meeting:

Mutual 10 Annual Meeting will be held on April 16, 2018, in the Activities Room of Clubhouse II. Check-in will begin at 11:30 a.m., light lunch will be served at noon and the meeting will begin at 12:30 p.m. As always, we encourage all residents to attend.



Mutual 10 Board Meeting:

Mutual 10 Board Meeting will be held on Thursday, April 26, 2018, in the Sullivan Room of the Administration Building at 9:30 a.m. As always, we encourage all residents to attend.

M10 Annual Meeting!

Monday, April 16, 2018

Clubhouse II Activities Room

11:30 Sign-in

(Doors won't open before 11:30)

12:00 Lunch

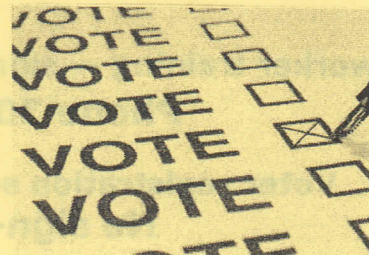
12:30 Meeting

Time for all Mutual 10 homeowners to participate... (if you can't make it, send in your proxy)

To make signing-in faster, please know your unit's 3-digit number – example: "234-B" "170-A"

****A "President's Drawing" will take place twice, once at the beginning of the meeting and once at the end – each time for a \$50 gift card to GIANT.**

*Any questions? Call Peggy Salazar, President
301-598-0373*



THE CENTER FOR LIFELONG LEARNING (CLL)

PRESENTS

ELECTION PREPARATION DAY

THURSDAY, APRIL 19TH FROM 10AM TO 2PM

CLUBHOUSE 2, THE ACTIVITIES ROOM

FREE AND OPEN TO LEISURE WORLD RESIDENTS

► VOTER REGISTRATION SERVICES

► TRAINING TO BE ELECTION WORKER

Train for Election Day

- Chief Judge
- Closing Judge
- Voter Registration Judge
- Runners and Roamers
- Regional Site Technician
- Greeter Election Night Support
- Standby Judge

Train for Early Voting

- Chief Judge
- Voting Operations Judges
- Same Day Registration
- Provisional Judge
- Line Management Judge
- BILINGUALS NEEDED - ALL AREAS

VOTER REGISTRATION ASSISTANCE

- Residents new to Maryland
- Absentee voting
- Change of address
- Adjustments to voting status

Election worker training — sign-up in CH2 E&R office is required.

Phone 301-598-1320

Voter registration services — walk-in basis

No sign-up needed