

MARYLAND MUTUAL NO. TEN

The Kelmscot Village Tidings

Important

Phone Numbers

- LW Administration:
(301) 598-1000
- LW Security:
(301) 598-1355
- Main Gate:
(301) 598-1044
- Comcast:
1-855-638-2855

Board of Directors

Peggy Salazar, President
(301)598-0373
psalazar1952@comcast.net

Leroy Salazar, Vice President
(301)598-0373
dsalazar58@comcast.net

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janetlmartin@earthlink.net

Paul Eisenhour, Secretary
(301)460-5588
paule@lwm10.com

Cathy Kyle, Director
(301)706-6477
cbartonkyle@gmail.com

Dora Pugliese, Director (301)
598-0265
dorapugliese1@verizon.net

Dotty VanScoyoc, Director
(240)669-4955
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Mutual Assistant
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MUTUAL WEBSITE
www.lwm10.com

August 1, 2019

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FROM THE PRESIDENT

By: Peggy Salazar
301-598-0373

psalazar1952@comcast.net



President's Message:

“When summer opens, I see how fast it matures, and fear it will be short; but after the heat of July and August, I am reconciled, like one who has had his swing, to the cool of autumn.” (Ralph Waldo Emerson; American essayist, lecturer, philosopher and poet)

It's crucial that we all fill out the Strategic Planning survey that was mailed to our homes. We not only want to be good stewards of Leisure World while here, but for generations to come. A survey completed in 2019 will help the LW Board make informed decisions for our community for decades. If you've misplaced or mistakenly discarded your copy, you can pick up a new one at the Administration Building's front desk or in the Clubhouse 1 E&R office. You must bring your LW ID card and a driver's license or Social Security card to pick up a new one. **Good news! The date to hand in your survey has been extended to August 21.**

Please be aware that after inspection by Kolb, eight homes were found to have no ground rod which is required by code. They are being replaced by our Mutual (at a hefty cost). A ground rod is close to your outside electrical box. It goes into the ground by several feet and should stick up – to be seen by the naked eye – a couple of inches.

Attached to it is a copper wire that goes into the house and right into your electrical panel in the garage. A ground rod is necessary in case of sudden static electricity, from whatever origin, which needs to be rerouted to the ground/dirt, so that fire or the shorting-out of your panel doesn't occur. **So, what do I need you to do? NEVER pull out the ground rod. Inform your landscaper that the top of the rod needs to be seen (by a few inches) and should NEVER be covered with dirt or a plant or mulch.** Take a walk around your house to the outside electrical box to see if you can find it, so that you have the knowledge. If you have any questions about it, call LeRoy Salazar at 301-598-0373.

Our Board is pleased to announce that we have a new Treasurer to replace Janet Martin. Susan Ascencio has been the Treasurer for The Greens in Leisure World for the last two years and has recently moved to Mutual 10, Hallaton Ct., with her husband. We are thrilled by her volunteer spirit and willingness to fill the position. Janet's last BOD meeting will be August 22 and Susan's first will be September 27. Welcome Susan! Best wishes Janet, and thank you again for your stellar service to Mutual 10!

“August is nearly over – the month of apples and falling stars, the last care-free month for the school children. The days are hot, but sunny and limpidly clear – the first sign of advancing autumn.” (Victor Nekrasov; Russian writer,



Treasurer's Report

By Janet Martin

Our finances through June 2019 are as follows:

| | |
|-------------------------|-----------|
| Income | \$606,245 |
| Expenses | \$587,289 |
| Excess | \$18,956 |
| Variance from Budget | \$38,560 |
| Reserve Balance 6/30/19 | \$829,329 |

June was another good month, resulting in a very comfortable surplus year-to-date. I don't anticipate July being quite as good because of the recent horrible heat wave. However, electricity for the year is currently (no pun intended 😊) running 11.5% below last year. That is a very good thing. Our reserves are solid, and we have no delinquencies.

The board is happy to welcome Susan Ascencio as the new Treasurer of Mutual 10. I will be working on the transition with Susan during August, as our schedules permit. My last board meeting will be August 22nd. It's been great to be a part of the Mutual 10 board for over nine years and work with such a committed team on the board. The Mutual is very fortunate to have such a dedicated board with varied areas of expertise.

As always, please feel free to call me at any time if you have a question about our finances. I can be reached at 615-788-3157 or via e-mail at janetmartin@earthlink.net



Landscaping Report

By Dora Pugliese

July has been the hottest month ever and the weeds absolutely love it. They look very healthy even at the residences which were cleaned up by a contractor. I would wait until the end of August to weed the foundation plants, then spread at least 2 inches of mulch around the shrubs. Make sure the mulch does not touch the walls of your house or the trunks of the shrubs. It will conserve the moisture and keep most of the weeds away for a longer period.

If you have trees close to your house give them some water. We had a very rainy spring and now too much heat is not good for them. Several trees have been trimmed and some were removed. In September Christine, an arborist and myself will make an inspection of all the trees in Mutual 10.

Christine and I started weeding the rain garden and will finish when the weather gets a little cooler. Deer do not care for crabgrass which is too bad - they chew on the flowers only.

I noticed some tent caterpillars on the cherry trees. They won't hurt the tree even so, they are ugly! Usually the birds will take care of them. The ones we can reach from the ground will be removed.

Ticks are all over right now. Wear long pants and long sleeves when you work in the yard and check for them when you get inside.

Any questions call Dora at 301-598-0265 or Christine at 757-414-3849



Summary: M10 BOD Meeting on July 25, 2019.

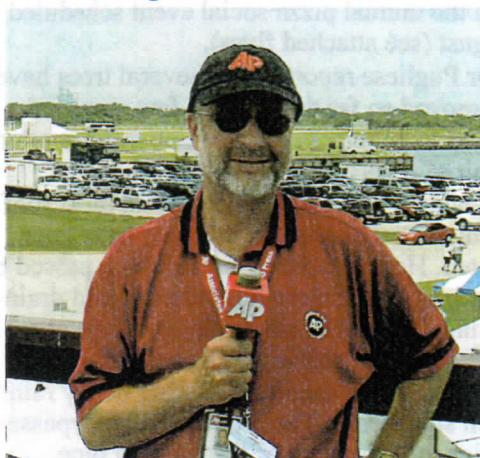
General Manager's Report

- For the period ending June 30, 2019 monthly net operating expenses were \$15,100 under budget. This brings the YTD net operating expenses to \$28,300 over budget.
 - In the month of June, there were 37 property transfers totaling \$160,000 in transfer fees.
 - The status of the class action lawsuit is that the complainant will file a third amended complaint dealing with legality of fees and unit charges to the residents. Also, each member of the LWCC BOD has been individually named as a defendant to be represented by the Trust case attorneys.
 - The construction plans for the new Administration Building and Clubhouse I improvements, along with required safety conditions set forth by the county Planning Board, have been documented and approved. Architectural firm RFP responses for designing the efforts during the permitting phase are due back to LW by July 26.
 - The Strategic Planning survey sent to residents in early July is due by August 7.
 - The bulk TV/Internet contract with Comcast has been approved by the LWCC BOD. The contract will be effective January 1, 2020. Infrastructure work will begin soon in LW. Any work in the homes will be largely focused on just replacing the "boxes" and modem. That would require Comcast setting up an appointment with the residents, and would likely begin in October.
- #### Mutual Business
- President Salazar mentioned that Kolb Electric has completed most of the follow-up work on those residents' electric boxes that had issues.
 - Treasurer Martin stated we ended the month with a surplus of \$18,372 and now have a year-to-date surplus of \$18,956. Electricity is 11% less than last year but we'll take a big hit next month because of this incredible hot spell. All invoices were paid and there were no delinquencies.
 - Director VanScoyoc reported that her physical issues have advanced to a point that it will diminish her ability to manage social functions in the future. She has not found a person willing to take over her duties so President Salazar offered to manage the mutual pizza social event scheduled for August (see attached flyer).
 - Director Pugliese reported that several trees have been removed so far this year. A few more are scheduled to be removed. The removals are often the result of trees reaching their lifespan.
 - Vice President Salazar mentioned that most roof replacements scheduled for this year have been completed. He also offered a resolution, passed by the board, to have Emerald Landscape add drainage piping to bypass a major clogged pipe at a Deerhurst Terrace property. The issue has been ongoing and water "ponding" during heavy rains has been significant. The problem to be bypassed is a major root clogging of the existing pipe.
 - A discussion was facilitated by President Salazar regarding trees in Mutual 10. As trees age and mature, there are impacts that did not result when they were planted. In this mutual, there are many mature trees whose stability may pose hazards to people and property. Turf damage and drainage problems from excess or lack of exposure due to shade. Of course, clogged gutters are a problem, but the most costly problem is roots seeping into pipes causing significant clogs. Root systems can be extensive and suck water that is needed by other vegetation and can penetrate nearby pipes. So going forward, planting or removing of trees will have to balance the positive and potential negative impacts they have.
 - During Open Forum, a discussion involved input from Bob Namovicz of the LW Energy Committee. Pointing out the significant savings from replacing regular light bulbs with LED lights, he stated it seemed most advantageous if this were a community wide effort. Better yet would be all mutuals on the Master Meter participating. He will bring this up at the meeting of master metered mutual (called 3-M) in August.



Mutual 10 Neighbor Spotlight

Meet: Ken Mellgren!



Ken and his four siblings grew up in Hingham Massachusetts on the south shore of Boston and spent a lot of time on Martha's Vineyard and Cape Cod. He studied at Emerson College in Boston earning a degree in Broadcast Communications which is the industry where he has spent his entire career. After graduating, he married and started his family with a son and a daughter.

While in Boston, he worked at many radio and TV stations, starting as on-air talent (station breaks, voiceovers), and anchoring newscasts. From on-air, Ken added broadcast management duties at WJIB-FM for the next 10 years. He then moved to New Jersey to become Vice President of a music syndication firm. The format was easy listening music which was distributed to stations around the country. From there, Ken relocated to the Washington area to become Program Director of radio station WRC. During the next six years he oversaw the Big Band music programming, and transitioned the station to News/Talk. He then went to work for Metro Traffic Control coordinating regional traffic reports for both radio and TV stations. After five years as regional manager, he

became Affiliates Manager at Associated Press (AP) in Washington, D.C. for the next 17 years until retirement. AP is the major supplier of text, radio news, photos and video networks worldwide as well as serving the majority of newspapers in the U.S.

Since moving to the Washington area Ken has been a volunteer, and for 12 years served on the board of the Columbia Lighthouse for the Blind. Following retirement, he stayed active in journalism at the National Press Club in Washington DC, serving as Board Chair for two years. And, after 35 years living in the nearby community of Flower Valley in Rockville, he moved to LW. His two grown children and four grandchildren live in the area and he sees them often.

As a LW resident for a couple months now, Ken has already joined the LW Woodworking Club and has an interest in joining the Ham Radio Club. He'd like to spend time getting more familiar with LW activities before getting more involved.

Ken is a wonderful person and joins the list of impressive neighbors in Mutual 10!

**HELLO,
NICE TO
MEET
YOU.**

Welcome Ken Mellgren!

This & That...

...a little of everything

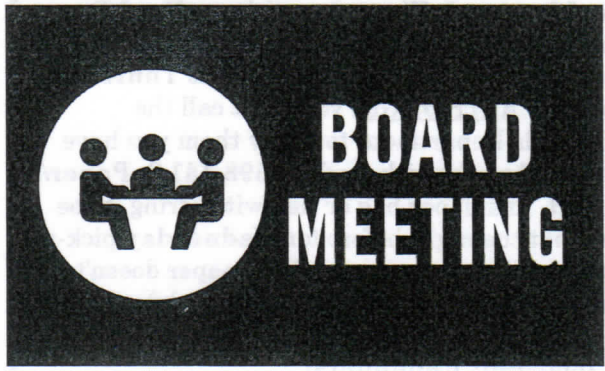
- **Place on your calendar:** *Saturday, August 24 PIZZA PARTY! 5:30p.m. in the Activities Room, Clubhouse II (See attached flyer)*
- **A message from our M10 Board Secretary and President of the LW Board:** *The new Comcast contract has been approved and will be in effect on January 1, 2020. The purpose of getting this contract was to discount your monthly expenses for **BOTH** TV and Internet. Understanding your individual situation and the savings that will be realized is very specific to each homeowner's current provider plan. As someone who is quite familiar with the new contract, please feel free to contact me to discuss your own situation or anything about the contract. I can be reached at 301-460-5588 or paule@lwmc.com*
- **A message from M10 Director Cathy Kyle:** *The Leisure World News (2x/month) and The Kelmscot Village Tidings (1x/month) are delivered to you by some members of your community. We could use a few more people to help out with delivery on a regular basis or as substitutes when our regulars are not able to deliver from time to time. From my own experience, it gets me out walking and is enjoyable. More hands make the task easier for all. If interested, please contact me for more details as I've taken the responsibility of coordination of volunteers. I can be reached at 301-706-6477 or cbartonkyle@gmail.com*
- **Please keep** outside lights off during the daytime (by your front door and/or at your garage door or patio). Remember, we all pay each other's electric bill as our mutual is on one master meter. Thank you for conserving.
- **Trash needs to be placed in CLOSED containers** when putting outside for pick-up. Let's keep our rodent population down (birds and wild animals are getting into bags too). Trash cans need to be used – with lids, not just bags of trash on the lawn/driveway.
- **TRASH/RECYCLING – Garbage**, in trashcans, to be put out the night before for **Monday & Thursday** pick-up; **Recycling**, in blue containers, to be put out the night before

for **Monday & Thursday** pick-up; **Yard Debris**, in tall, yard-recycling paper bags, to be put out the night before for **Monday & Thursday** pick-up ALTHOUGH, you must call the Grounds Department to notify them you have yard debris for pick-up (301-598-1314); **Paper/print**, in a paper bag or tied with string, to be put out the night before for **Wednesday** pick-up only (please secure properly so paper doesn't fly around the neighborhood when windy).

- **Consistent Reminders:**

1. *Dogs must be on a leash and their "gifts" need to be scooped up. Take the poop bag home to trash it – do not leave it somewhere in the community.*
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. (Only plastic wreath hangers are acceptable.) 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.*





FROM MUTUAL 10:

Next Board Meeting

Mutual 10 Board Meeting will be held on August 22, 2019, in the Sullivan Room of the Administration Building at 9:30 AM.

As always, we encourage all residents to attend.

See you there!



Pizza Party!

Saturday, August 24

5:30 p.m.

Clubhouse II, Activities Room

\$10.00 per person*

*(*Pay cash or check at the door; checks made out to "Mutual 10")*

Menu: Ledo's Pizza, Salad, Fruit, Dessert, Soft Drinks
& Water

*(Soft drinks and water are provided, but you may bring a bottle
of your favorite beverage if you desire.)*

