

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
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MUTUAL WEBSITE
www.lwm10.com

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FROM THE PRESIDENT

By: Peggy Salazar
301-598-0373
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“When December comes, can The Nutcracker be far behind? No, it can’t – not in America, anyway.” (Robert Gottlieb; American writer and editor, for Simon & Schuster, Alfred Knopf and The New Yorker)

If you haven’t already, it’s important that you turn off both outside spigots. The two shut off valves are in your kitchen and living room closet. If you can’t do it yourself and you don’t have a family member to help, call LeRoy Salazar at 301-598-0373. A frozen pipe that bursts is not something you want to experience.

When we send you a Robo-call from “The Board members of Mutual 10, Kelmscot Village...” it’s either a reminder about an upcoming event or an important message (possibly an emergency) for all residents. If you aren’t getting Robo-calls it means your correct phone # isn’t in the One-Call-Now computer system, so email me at psalazar1952@comcast.net, or call me at 301-598-0373 to relay the phone # you want your Robo-calls to go to. We’ll make sure to enter your # into the calling system.

Gutter cleaning will occur this month once all leaves are down, so if you hear footsteps on the roof and blowers - no worries - it’s

your friendly gutter cleaner. They will also come into your patio to blow out what’s fallen from the gutters onto the patio.

Just a reminder about one of our Mutual 10 Rules (page 6, #5 under “Landscaping”) *“Holiday lights must be taken down by January 15.”*

I hope you have a wonderful time with family and friends during all holiday festivities. Time to practice writing and saying “2020”!

“May and October, the best-smelling months? I’ll make a case for December: evergreen, frost, wood smoke, cinnamon.” (Lisa Kleypas; American author of historical and contemporary romance novels; a Wellsley College grad named “Miss Massachusetts” in 1985)



Landscaping Report

By Christina Petersen

Residents will have heard and noticed McFall & Berry has been busy pruning and removing trees in our community. At the same time we have planted new trees.

The rain garden, which is the slope near Lindsay Lane and Kelmscot Drive, has been planted with creeping Crepe Myrtle and we've added rocks to increase irrigation and keep down wiregrass.

This is the time of year when mice are looking for a warm spot to live. Take a flashlight and check for holes in your garage. Some people have found that spray foam or steel wool will block any holes.

As an added precaution for my outside taps I put a weatherproof cover on each.

Enjoy your indoor plants like Poinsettias but keep your pets away from eating the leaves.

Happy Holidays to all of you!



Treasurer's Report

By Susan Ascencio

Our finances through October, 2019 are as follows:

Income	\$ 1,158,700	
Expenses	\$ 1,085,451	
Excess	\$ 73,250	
Variance from Budget		\$ 73,308
Reserve Balance as of 10/31/19	\$ 716,300	

The month ended with a surplus of \$6,329, leaving the total surplus year-to-date of \$73,250. The Utilities continue to run under budget year-to-date. At this point, even if December weather is extreme, I expect utilities to be under budget for the year.

Reminder: The new condo fees become effective on January 1, 2020. Your Coupon book or letter (if you have automatic debt) with your new fee for 2020 will be mailed out mid-December. For those with ACH (automate debt) payments don't forget to reset your autopay for your January payment.

Feel free to contact me with any questions about the community finances. I can be reached via email at seagol@hotmail.com or by phone at 703-405-1313.

SUMMARY



Summary of LWCC Board of Directors Meeting, 12/3/19

By Paul Eisenhaur

* A presentation was given by Medstar on the 3rd quarter status of operations in LW. Volume data, patient experience, and updates of services were detailed to the BOD. Of note was a follow-up to previously reported problems with the lack of psychotherapy services. This has been addressed to increase this service by employing personnel from the Jewish Social Services Agency. Additional help is coming. Q&A followed.

* A presentation by Joel Wieman with the McDonald Design Group was given to the BOD regarding the Golf Course Enhancement Plan. Management will be releasing an RFP (Request for Proposal) by December 15 to golf renovation companies for this project - expecting a return by January 15. Responses will be reviewed by the Golf & Greens Advisory Committee in February, 2020 for BOD action at their monthly meeting. Q&A followed.

* At this writing, Comcast has completed installation of more than 70% of LW residences.

* The lawsuit filed against LW had all counts against it dismissed by Montgomery County Circuit Court. However, the plaintiffs have the right to file an appeal within a certain time limit set by the court.

ACTIONS

1. The LWCC BOD approved the Advisory Committee membership and appointment of the committee Chairs for calendar year 2020. There were some amendments, as changes and additions of members were necessary.

2. The LWCC BOD postponed action to accept the revised E&R policies. It will be returned to the advisory committee for clarification of its definitions and references to profit-making speakers hosted by clubs or organizations. Also, other areas, noted in the meeting, need better wording.

3. The LWCC BOD postponed action to accept a Community Planning Advisory Committee resolution that would give CPAC a role in reviewing non-FEP Trust enhancement projects. The BOD felt the intent of the resolution was not clear and needed to be re-written. Also, it needs to be checked to see if it is not just simply re-stating the committee charter.

4. The LWCC BOD approved the Business Continuation Plan as presented by the General Manager. This plan details responsibilities/authorities of senior management staff in the event the GM is temporarily out of the office or otherwise unavailable.

5. The LWCC BOD approved the Government Affairs Advisory Committee proposal to support a local Montgomery County bill (MC23-20) which would give a property tax credit to residents over 65 who volunteer in a public school or for a non-profit organization.



Mutual 10 Neighbor Spotlight

Meet Lucy Zickefoose on Lindsey Lane!



Self-described as “a simple farm girl from West Virginia”, Lucy has enjoyed being in Mutual 10 for the past twenty-five years. Lucy was originally from Gilmore County in the north central part of West Virginia. This being the county seat, it was also the home of Glenville State Teachers College. Along with her sister and two brothers, she grew up on the small family farm. Not being a commercial farm, the 100 acre farm work was more for a sustainable food source than providing to others.

As a young adult, Lucy married a childhood friend and in 1941, along with a new daughter, relocated to Baltimore Maryland where jobs were more plentiful. They moved into a Catonsville area house and her husband started working for the B&O Railroad. He continued working there

for 38 years. Lucy stayed home to raise her daughter for 10 years before taking a part-time job at a local Wards Department Store. Initially, she worked processing catalogue orders and the hours allowed her to be home when the kids were out of school. But, after a number of years the hours expanded as did her job in the catalogue/ phone ordering department of Wards and its' satellite stores. She worked there a total of 26 years.

In the early 1990's with their Baltimore neighborhood starting to deteriorate, Lucy's now-grown daughter in Ellicott City, Maryland encouraged her parents to move to Leisure World. Like many residents here, she has very much enjoyed the feeling of the safety of this community. After spending time with her husband on day-trips and other travels, Lucy became involved in the Leisure World Quilting Group. A lot of her focus has been on applique, and most of her work has been hand quilted. As with most quilters, relatives and friends have been the recipients of her creations.

Lucy is now 98 years of age and is still going strong. How wonderful to have such a long-standing, energetic homeowner in Mutual 10!

*Nice
to meet
you*

This & That...

...a little of everything

- **On Tuesday, November 26 Court Rules in Favor of Leisure World** in the Montgomery County Circuit Court judged in favor of Leisure World on all counts of a complaint filed in an ongoing lawsuit, effectively ending the case in the trial court. The community facilities fee, the two percent resale fee, and the resale administrative fee do not violate the Maryland Homeowners Association Act, Judge Anne K. Albright ruled in a November 26 hearing. The plaintiffs' argument that the fees are unlawful "is based on a flawed reading of the Maryland Homeowners Association Act," she said at the hearing. The hearing addressed eight counts in the lawsuit's third amended complaint, which was filed against LW Community Corporation (LWCC) and Leisure World of Maryland Corporation, its managing agent, on June 20 by residents Richard Thornell, Jordan Harding and Priscilla Read Chenoweth. The original lawsuit was filed in July 2018 by nine residents, six of whom dropped out of the case within a few months. The court previously found in April that the process by which board members take their seats on the LWCC board does not violate the Maryland Homeowners Association Act, an original allegation the plaintiffs re-alleged in the third amended complaint. Further, "the defendants have run Leisure World in a manner that is consistent with the governing documents," Albright said. The court also denied plaintiffs' motion for partial summary judgement. At the end of the hearing, plaintiffs withdrew their motion for class certification. Plaintiffs will have 30 days to note an appeal once the court enters a written order for the November 26 rulings.

- **If you haven't made an appointment as yet with Comcast you need to do so immediately.** The phone number is 1-855-638-2855 (press the prompt for "tech support" and then keep saying "agent" until you get an actual person), **OR**, go over to the Comcast office in Clubhouse One between 10 and 11 a.m. Monday through Friday, to make an appointment and get your questions answered. You can just walk-in during that hour.

- **Trash needs to be placed in CLOSED containers** when putting outside for pick-up – not just bags on the ground. Let's keep our rodent population down (birds and wild animals are getting into bags too). Trash cans need to have a lid.

- **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.





Board Meeting

Next Board Meeting

Mutual 10 Board Meeting will be held on December 12, 2019, in the Sullivan Room of the Administration Building at 9:30 AM.

As always, we encourage all residents to attend.



FROM MUTUAL 10:

