

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

Susan Ascencio, Treasurer
(703-405-1313
seagol@hotmail.com

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

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

Christine Petersen
1-757-414-3849
cmpkayak@gmail.com

Dotty VanScoyoc, Director
(240)669-4955
dotty36@comcast.net

Kenia Ibanez
Mutual Assistant
(301) 598-1370
kibanez@lwmc.com

MUTUAL WEBSITE
www.lwm10.com

December 4, 2020

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FROM THE PRESIDENT

By: Peggy Salazar
301-598-0373



We've received some calls lately about replacing doors and windows. We do have some rules about this as we are a condominium complex and consistency is desired. The cost is for you to cover. The windows must be white and move from side to side, not up and down. The doors and/or screen doors must be white but the design is your choice. When questions like this come up in your household, don't hesitate to call us.

I sent out a RoboCall to each of you about the Cropp Metcalfe letter that was sent through the mail to just about every home in our mutual. It is simply a promotion to try and get you to sign up for their service and should be tossed in the trash. It is NOT TRUE that you are responsible for exterior water and sewage lines underground, as is stated in the letter – the mutual is. The letter doesn't apply to us.

Even though we've had rather mild weather lately, a cold streak is just what your outside faucet pipes are waiting for – since they love to burst and make a royal mess. This is the time to turn off the shut off valves – one in your kitchen and one in the closet by your front door. If you've turned them off and they continue to leak, or if you are having difficulty shutting them off and you don't have a friend or relative to assist, call LeRoy Salazar at 301-598-0373.

Remember, our M10 Board will meet one week earlier (Thursday, December 17) than our regularly scheduled 4th Thursday of the month (Christmas Eve this year). Join us by ZOOM if you desire. Refer to the last page of this Tidings for details.

Take a look at the attached end-of-year Golf & Greens Advisory Committee report submitted by our M10 representative Christine Petersen. The golf course continues to shine.

Have a wonderful holiday this season with or without friends and family!

“The proper response, as Hanukkah teaches, is not to curse the darkness but to light a candle.” (*Irving Greenberg; Rabbi Greenberg is an American scholar and author*)

“Kwanzaa is a special time to remember the ancestors, the bridge builders, and the leaders.” (*Dorothy Winbush Riley; author, educator, former principal of the Higgins Elementary School in Detroit, MI*)

“Christmas is most truly Christmas when we celebrate it by giving the light of love to those who need it most.” (*Ruth Carter Stapleton; author, Christian evangelist, sister of former President Jimmy Carter*)



Landscaping Report

By Christine Petersen

Garden beds and flower pots are looking a bit sad right now unless you are lucky to have a Camellia in bloom. I do not cut back my perennials as the little birds eat the remaining seeds and can hide from Hawks.

There is still time to plant bulbs for spring bloom. Daffodils are my favorite as no critter eats them. Put a little bulb food in the bottom of the hole, then the bulb.

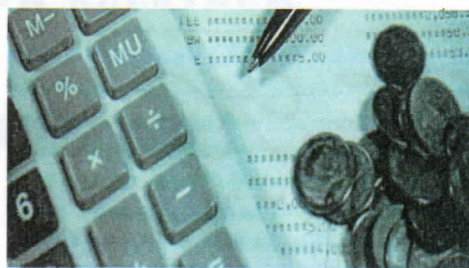
I have drained my hoses and shut off the water. I replaced the wire inside my kitchen cabinet over the shut off valve and put a cover over each tap. This makes it really hard for mice to invade that area.

Ceramic and clay pots will survive winter outside if you leave the soil in them. Plastic pots need to come inside as they may crack if we have a cold winter.

Houseplants usually don't need to be fed during the winter months. One tip I read was to dust leaves with a paint brush. It's still time to plant an Amaryllis or two. I stagger the planting so I will have blooms till the end of February. If anyone has more houseplant tips to share let me know and I will put them in the January Tidings.

One last note on deer... They are still around, still hungry, but please to not feed them. Here is a quote from the Game Commission: "Feeding lures deer away from natural wintering areas, increases energy loss and often leads to malnutrition and even death. Supplemental feeding alters the normal avoidance behavior of deer towards humans."

Any problems you may have with landscaping, please do not hesitate to call my cell phone or email me at 1-757-414-3849 or cmpkay-ak@gmail.com



Treasurer's Report

By Susan Ascencio

Our finances through October 2020 are as follows:

Income	\$ 1,100,458	
Expenses	\$ 1,050,122	
Excess	\$ 50,336	
Variance from Budget		\$ 59,320
Reserve Balance as of 10/31/20		\$ 765,200

Our financials as of October 2020 have been as expected. Our electric bill was under budget again this month and the water bill was as expected. November weather has been reasonably mild and with December the last month to predict we do expect total utility cost and overall budget to be under budget for the year.

The Board did finalize the 2021 Budget. You should be receiving notice of your new monthly assessment rate in the month of December for the 2021 year. If you do not receive this notice please let me know so I can make sure you have the information you need to make your correct January assessment payment.

Stay safe, stay connected, and these days stay warm. . . . 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 Meeting — November 24, 2020

By Paul Eisenhaur

Note: The action item that involved the final approval for construction of the new Administration Building/Clubhouse I Site Improvements was postponed. Instead, there will be an open Special BOD meeting on December 9 at 10:00a.m.

Actions

1. The LW BOD approved the constitution and membership of the 2021 LW Advisory Committees. Note: members of the Government Affairs Advisory Committee serve from July 1 through June 30, in order to conform with the state legislative session.
2. The LW BOD authorized the electric vehicle joint working group to proceed with a Request for Information (RFI) to be sent to charging station providers to receive their input on how best to equip LW with vehicle chargers. LW management will review the RFI prior to distributing.
3. The LW BOD accepted the receipt of the 2021-2030 Strategic Plan. From that plan resident input and BOD consideration will determine any future actions. (The plan's author, George Mason University, has officially completed its task.)
4. The LW BOD authorized the printing and distribution of 6000 copies of the Strategic Plan Report for a cost of no more than \$4,000. These will be distributed to residents in the manner of the LWNews delivery.
5. The LW BOD approved: a) re-wording of the Trust document raising the LW Resales Fee from 2%-3%. In February of 2021 this will be sent to all mutuals for approval. A 75% majority is required for passage. b) a resolution setting an initial minimum allocation to the resales fund. Future reallocations will require BOD approval and be part of the budget approval process.
6. The LW BOD approved a recommendation by the Audit Advisory Committee to increase the audit firm, Gross Mendelson, compensation from \$18,000 to \$25,000 for the 2021 Trust & LWMC audits. Note: The fee for 2020 mutual audits is the same fee as in 2019.
7. The LW BOD postponed until January 2021 the Security & Transportation Advisory Committee's recommendation to purchase a new replacement handicap van. The delay was due to the hope that exploration of less expensive options could provide this important service to those residents who use it.
8. The LW BOD gave approval for both the General Manager and the Chair of the LW Government Affairs Advisory Committee to officially represent the LW position at an upcoming government hearing. The meeting is about the potential passage of a state Bill that would significantly impact LW. The Bill pertains to an independent replacement reserve study.
9. The LW BOD approved a recommendation by the Budget & Finance Advisory Committee to direct management to eliminate the New Sales Fund and transfer the remaining balance to the existing Resales Fund effective January 1, 2021. This is essentially a "housekeeping" function, consolidating the dormant New Sales Fund with the existing Resales Fund. (LW hasn't had any new building sales for years.)

Other Business

- Plans for elections at the January 8 BOD Organizational Meeting are set using ZOOM and email; testing with BOD members will take place in December.
- A report by Ron Pancotti, LW Human Resources Director, detailed the shortage of trade personnel nationwide. There is a significant shortage of qualified workers. The impact at LW has been seen especially in the Physical Properties Department (PPD).

This & That...

...a little of everything

- **I Am Happy to Report** that another member of our community has volunteered to be a backup for the delivery of the LW News and the Kelmscot Village Tidings. The more volunteers we have, the easier it is for all of us. Thank you for considering... **Director Cathy Kyle, 301-706-6477, call me!**
- **Reminder about holiday lights....**"They must be taken down by January 15"...(Mutual 10 Rules, page 6 under "Landscaping, #5)
- **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:**
- *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. **Please Note: Dog feces may carry intestinal parasites. If we or our pets accidentally step in it during our walks, such parasites could be brought into our homes. Cleaning up behind Fido and disposing the bag at our home in a safe container, is another way to keep ourselves and our neighbors safe.***
- *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.*
- 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.



Welcome to New Residents in M10!

Herbert Trenery at 14809 Lindsey Lane

Donald & Bette Siegel at 14508 Elmhan Ct.





Board Meeting

Next Board Meeting

Mutual 10 Board Meeting will be held on December 17, 2020 at 9:30 AM. Via ZOOM

Meeting ID: 835 046 4611 Password: 3547 for both video and phone.
To Join ZOOM Meeting Via Video:

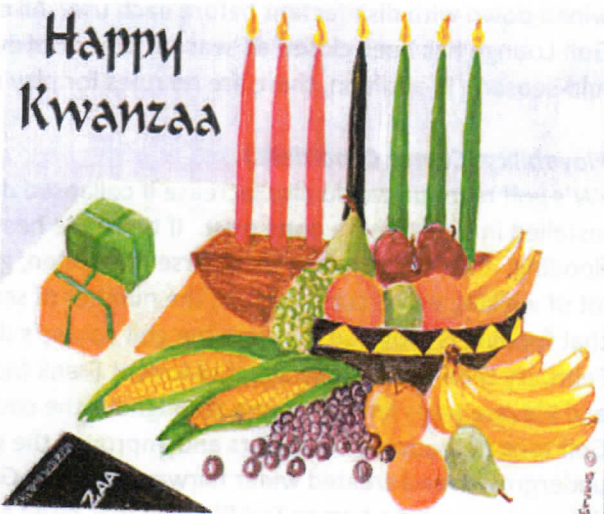
<https://tinyurl.com/LWMC-Zoom1>

To Join ZOOM Meeting via Phone:
Dial: +1 301 715 8592

As always, we encourage all residents to attend.



FROM MUTUAL 10:



2020 Golf & Greens Advisory Committee's Annual Report

Responsibility

This advisory committee provides the LW BOD oversight of the operations of the golf course. This includes maintenance, playability, golf leagues as they pertain to revenue, marketing and Pro Shop Sales. **The LW Golf Course continues to be the centerpiece and landscaped "open green space" of the community which also brings in revenue to offset cost.**

2020 Was a Very Good Year

The latest numbers from Golf Pro Richard Rosenthal show that as of November 14, 2020 gross revenue received from Golf Pro Shop sales totaled \$437,500. This is the figure received even with a 47 day shutdown due to the Covid virus. In 2019 the gross revenue was \$381,154.19. So gross revenue increased by \$54,345.81 in 2020. The reason is simple. Golf is a natural socially distanced sport and with the Covid crisis golf surged as a sport worldwide. Golf numbers at LW also surged. There are 200 Annual Greens Fee holders. There were 18,415 rounds of golf played at LW to date. Those rounds were played by resident and associate green fee holders, as well as family and friends of LW residents. These golfers also spent \$31,500 at the LW Pro Shop for merchandise that included shirts, shorts, hats, glasses, gloves, golf balls, tees and golf clubs. Gift certificates are also a popular sales item. **In 2021 all LW golf fees will increase and so will the revenue.** Once someone invests in golf clubs, lessons, attire, etc. it is almost a certainty they will continue to play golf. In addition, we hope that a Covid vaccine will once again allow for revenue producing social events for golfers at LW restaurants.

COVID Impact on Golf

The golf course was closed for 47 days. It is remarkable that golf income is up by more than \$50,000. The Advisory Committee wants to extend kudos to Golf Pro Richard Rosenthal and his staff. They worked to keep the course open under Covid protocol. These employees worked with the golfers when all other businesses were shut down and they did it safely. Only one customer is permitted in the Pro Shop at a time and tee times must be made before a golfer shows up at the course. Each golf cart is wiped down with disinfectant before each use. All employees are masked and socially distanced. The Golf Lounge has been closed all season. No social events have occurred. League play did not begin until mid-season. In addition, there are no rules for play under the Maryland Golf Association.

Playability (Course Conditions)

LW's golf revenue would also increase if collapsed drainage on fairways was repaired and drains were installed in areas where none exist. If there are heavy rains, the golf course has to close because of flooding. In addition, when the course does open, golfers must keep carts on the cart path, requiring a lot of walking which cuts down on the number of senior golfers on the course. This is why it is so urgent that funding is provided to repair the golf course's drainage on fairways and bunkers. In January and February then Golf Course Superintendent Frank McLaughlin and his staff continued to clear old debris and elevate trees lining fairways throughout the course. His determination and work ethic saved LW Golf tens of thousands of dollars and improved the golf course's playability by having cleared undergrowth and created wider fairways. In June Golf Superintendent Frank McLaughlin left to pursue a different career. In August Ted Blauvelt was hired as his replacement. Mr. Blauvelt comes to LW with excellent credentials especially on improving fairways and greens. By the end of October comments poured into the Pro Shop about our fast greens. The faster the greens the faster the golf ball reaches the hole. Golfers love fast greens.

OVER

LW Strategic Plan and Golf

The plan calls for discussion about the many possibilities for the golf course, from increased housing to serious financial concerns to a different governance model to a redesigned course or a shortened course. Please understand that a nine-hole course will incur the same costs and subsidies as an eighteen-hole course. Here is why..."Executive" courses were developed to be built in the middle of a city for employees to play a fast nine during their lunch hour. They were usually adjacent to or part of an eighteen-hole course complex. Stand-alone nine-hole courses are not revenue producers. They are either subsidized by citizens or members of the community/club and are an enticement to attract players to an eighteen-hole course. Here in LW the revenue for the nine-hole cart and greens fee totaled \$86,000 for 2020. This is only 20% of the total golf revenue. In addition, a redesigned nine-hole option would cost several million dollars to build. Infrastructure repair of the current eighteen-hole course costs \$800,000 over a two year period.

In Closing...

LW Golf is a great value to its residents and guests. However, a renovation of its infrastructure is needed to continue to improve its revenue as well as correct drainage problems which actually affect the community as a whole. In addition, a different business model could make the golf course a break-even venture!

**Submitted by Brenda Curtis-Heiken, Chair
Golf & Greens Advisory Committee**