



Mutual 10  
www.lwm10.com

# The Kelmscot Village Tidings

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bob@eagle-wing.net

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301-288-7175  
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757-414-3849  
landscaping@lwm10.com

Cris Rowse (Hospitality)  
301-452-0358  
crisrowse@gmail.com

## Important Contacts

**Emergencies** (including flood, tree damage, major damage):

Daytime:

PPD—301-598-1500

After Hours (Main Gate):

Main Gate—301-598-1044

LW Insurance (for fire, flood, major damage):

301-598-1091

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Maintenance@lwm10.com

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301-598-3989

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## A Word from Our President

Jane Salzano



On Wednesday, December 8 from 4:00 to 6:00 PM, we will be holding our Kelmscot Village Holiday Get-Together in the Potomac Room of Clubhouse 1. All the details are on the announcement on page 4. Please contact Cris Rowse, our Hospitality Director (301-452-0358) if you have any questions.

We are looking forward to welcoming you. If you are an "Old Timer" we look forward to seeing you again, if you're a Newcomer we eagerly anticipate your arrival. In any event, this will be a time of fellowship and a great way to

## Vice President's Corner

Bob Morrisson



**Gutters/Downspouts.** As the Mamas and the Papas once sang, "All the leaves are brown, and the skies are gray..." Once most of those leaves have left the trees, Joe Illig and his crew from J and M will be cleaning your gutters and downspouts and making any necessary roof repairs.

**Dryer Vents.** PPD will clean the dryer vents for 2/3 of our homes in January, Buildings 161 through 212 and 239. Note that Buildings 184, 185, and 239 are in the same courtyard.

**Concrete.** We have been on the schedule for H and H to repair two sidewalks, one parking pad area, and one patio slab. When, and if, will depend upon the weather. Private work and three major jobs will be re-scheduled for the spring. Let's just say, I hope and pray the concrete situation will be a lot less taxing next year.

**Decorations.** As the holidays approach, many residents like to decorate their homes. This is permitted, as long as the decorations are not permanently attached and they do no damage to the siding or to the patio walls and gate. Decorations should be removed by the second week of January.

**E-Mail Contact.** E-mail offers an easy means of conveying information without having to play "phone tag" or trying to understand someone on a bad phone connection. If you call with a service request, please furnish your e-mail address, if you have one, so we can follow up with you most effectively. Your e-mail address is used for Mutual 10 business. We do not share it unless there is a specific reason to do so, as when you ask to have a vendor or PPD contact you.

Enjoy the holidays. Count your blessings and not your tribulations. And enjoy the time you spend with your family, if you can.

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## Holiday Tidings

As we go through this holiday season together, I wish that we might all share the love and peace and joy we feel at this time of year with those who are alone, grieving, and sad. What better gift can we give than that. It's one that will last throughout the year.

Bake some cookies to share (there's a great recipe in this issue). Send a card. Make a phone call. A great way to get to know your neighbors is to attend our Holiday Season Get Together on December 8th (see the announcement on page 4).

I do hope I have a chance to meet some of you and get to know you face-to-face rather than just through the written word. Happy Holidays to all and see you soon!

If you have any thoughts about what you would like to see in *The Tidings*, please contact me via email ([tidings@lwml0](mailto:tidings@lwml0)) or give me a call on 301-942-8726. I look forward to hearing from you and serving our "village" in any way that can help bring us together as a strong, vital community within Leisure World. —Sue Morrisson, editor



## Newsletter Delivery!

We are very fortunate to have excellent newspaper/Tidings delivery volunteers doing our paper delivery. I continue to seek backup for newspaper delivery and am thankful for all those who provide delivery and do it so well. Our community is well served; however, I can always use backup delivery persons, so if you are interested in being on the list, give me a call. —Cathy Kyle, Director (301-706-6477; [cbartonkyle@gmail.com](mailto:cbartonkyle@gmail.com)).



## New to Mutual 10?

Are you new to Mutual 10 (Kelmscot Village)? We'd love to get to know you. After more than a year and a half of social distancing, we are re-establishing our Hospitality Committee and would like to know who you are. Feel free to contact Cris Rowse (301-452-0358 or [crisrowse@gmail.com](mailto:crisrowse@gmail.com)).

*"There are no strangers here,  
just friends you haven't met."*

—Roald Dahl



## What's Cooking In Kelmscot Village!

'Tis the season for lots of cooking!

We've come through Thanksgiving with all the trimmings and now we have the winter holiday season upon us. We all have our favorite recipes for this time of year, but it's always good to add a few more. Below are two wonderful recipes that will warm you from the inside out, especially when the wind is blowing and the snow is falling. Both of these recipes are great to share with friends, too.

The first recipe is for minestrone soup and comes from one of our directors, Cathy Kyle. She has been making this soup for many years and it is often requested when family is visiting, so it is tried and true.

### Minestrone Soup

In a large pot or Dutch oven, sauté minced clove of garlic, 2 cups of chopped onion, 1 cup of chopped celery, 4 tablespoons of chopped parsley in 1/4 cup of olive oil until soft. Add 1 can tomato paste, 1 can of vegetable broth (beef broth can be substituted), 9 cups of water, 1 cup coarsely chopped cabbage, 2 thinly sliced carrots, 2 teaspoons salt, 1/4 teaspoon pepper, 1/8 teaspoon sage, and simmer for 1 hour. Then add 1 can of kidney beans (drained), 1 thinly sliced zucchini, 1 cup of green beans, and 1 cup of macaroni. Cook until the macaroni is done. Serve with a sprinkle of Parmesan cheese. (Editor's note: This would be great with some crusty Italian bread!)

And for dessert, this yummy and easy cookie recipe from our landscaping director, Christine Petersen.

### Seven Layer Cookies\*

1 stick of butter  
1 cup graham cracker crumbs  
6 ozs chocolate chips  
1 cup chopped walnuts  
1 can sweetened condensed milk

Melt butter in a square baking pan then layer on the ingredients listed above. Bake in 350 degree oven for 25 mins. Cool, then cut into squares.

\*Editor's note: You may have noticed that there are only five layers of ingredients listed. Optional layers may include butterscotch chips and flaked coconut.

If you would like to submit a recipe for publication, please send it to [tidings@lwml0.com](mailto:tidings@lwml0.com). If you can include any history regarding the recipe, that would be wonderful!







## Treasurer's Report

Valdon Butler  
Treasurer

Our finances through October 2021 are as follows:

Income	\$ 1,027,602
Expenses	\$ 1,018,840
Excess	\$ 8,762
Variance from Budget	\$ 18,451
Reserve Balance 9/30/21	\$ 907,124

Mutual 10 continues to maintain a strong balance sheet and solid cash flow. Thank you to all residents for continuing their part to help keep utility cost down. It is helping the community maintain control of cost and supporting a well-balanced operating budget.

Stay safe, stay connected . . . feel free to contact me with any questions about the community finances. I can be reached at newyork2some@yahoo.com or by phone at (301) 288-7175.



## Landscape Report

Christine Petersen  
Director

I have seen lots of deer around Mutual 10 especially in the early morning. Please do not feed them. I did see our resident fox who is happily keeping down the mice population. Speaking of mice, I have a little padded hat on my outside faucets to keep intruders out. I also covered the hole in my kitchen cabinet with very fine wire.

Now that outside gardening is done, its time to look inward. I love amaryllis bulbs—easy to grow in a sunny window. If you receive one not already planted, plant the bulb pointy end up in potting mix so approximately one third of the bulb is above the soil line. I like to put mine in my sunny window, but bright direct light will also work. Water sparingly until you see 2 inches of new growth. Keep the soil moist, not wet. When the flowers are spent take them off so you can have a second bloom. I buy more than one bulb, but don't plant them all at the same time so I will have blooms most of the winter.

If anyone has tips to keep house plants healthy in winter please let me know and I will put them in the January newsletter.

Brown bag garden debris pickup is over until March. Leaves in the garden will mulch down over winter and keep bulbs warm. I know leaves in the patio are annoying as they tend to wander in the back door with you. I just throw them on my flower bed or the grass outside the gate.

Big thank you to Petraine Johnson and John Hurd for helping me plant 50 daffodils in the rainscape garden this past month. It is tricky planting on a slope.

I wish you all good health for this holiday season. Keep wearing the masks and get outside for a walk. There are

birds to see and interesting tree shapes in winter.

Please use my personal email (cmpkayak@gmail.com) or cell phone as for some reason the Leisure World landscaping address is not coming to me.

## Landscapers Available

Bill Bowers	301-831-7893
Jose Brioso	301-379-2893
Marcus	301-610-9721
Jose Mayorga	301-346-5880
Sergio Vasquez	301-807-8762

If you have any problems relating to landscaping please call me at once (757-424-3849). Calling another board member just delays any advice or action. Leave a message if I don't answer.

## Summary of Mutual 10 Board of Directors Meeting November 18, 2021

Paul Eisenhour  
Secretary

GM Report Given by Assistant GM Crystal Castillo

- LW finances showed a surplus for October of \$6k; a year-to-date surplus is \$128k.
- Resales fee contribution from sales is at \$1.77 million to put it above the average annual contribution.
- Ground breaking for Clubhouse has begun. Fencing will be put up next week around the Terrace Room.
- The Gate Access Reader problem has been corrected by the manufacturer; testing now continues.
- The new LW GM began 11/1/2021; he is Bob Kimble (CMCA - Certified Manager of Community Associations); recently the Community Mgr. of LW of Arizona.
- Advisory Committee resident applications need to be submitted to the mutual president asap to be BOD approved for the upcoming year. The application is downloadable from the mutual website (lwml0.com). NOTE: Applications can be accepted for membership throughout the year.

### Mutual Business:

1. Almost all the work requested of McFall and Berry has been done. Trimming of large trees will be finished soon.
2. The last day to put out brown bags for garden trash pickup is Monday the 29th of November. No exceptions.
3. Mutual net income showed a positive variance from budget. Invoices determined to be mutual responsibility approved
4. Holiday party on 12/8 in Clubhouse I, Potomac Room from 4-6 pm; mutual provides nonalcoholic drinks.





**Mutual 10 BOD Summary, continued**

5. Due to the high cost of materials to perform concrete work, only critical maintenance needs (i.e., uneven sidewalk) will be a priority this year; weather determines the scheduling.
6. Dryer vents will be cleaned by PPD – at a flat rate for mutual expense. PPD to contact residents to schedule.
7. J&M Roofing feels the current 20 year life expectancy of our roof is too long – we need to recalculate how often replacements are made.
8. Ongoing research into the effort to install Electric Vehicle charging stations in the mutual has determined there will be no installations for the next six months.
9. The board determined by resolution that gutter cleaning will be done by J&M Roofing.

PPP; future operation contribution from unit fees.

- Develop in 1st quarter of 2022

- Coffee chats with community; forum or hybrid TBD due to ongoing COVID protocols

**ACTION ITEMS:**

1. The LWCC BOD approved of advisory committees and membership for 2022. Throughout the year, residents are able to join advisory committees with approval of their mutual president and the BOD.
2. The LWCC BOD approved the USA Pools of Delmarva contract for a 3-year period, as presented at a cost of \$212,821 for 2022, \$212,821 for 2023, \$190,111 for 2024.
3. The LWCC BOD voted to modify the previously approved Resolution directing the General Manager to move staff from the Administration Building to Clubhouse 1. The Board authorizes the General Manger to exercise discretion as to if, when, and where to move staff from the Administration Building.
4. The noise reduction fence between Mutual 13 and Georgia Avenue has been completed. The State of Maryland paid for and installed this fence. The mutual president had notified (over time) the traffic decibel levels exceeding acceptable levels and the state's responsibility to install the fence.
5. The LWCC BOD typically does not have a scheduled meeting in December. However, this year will have a Work Session and Regular (to finalize a vote) meeting to focus on the path-forward of the status of the Administration Bldg. (Important Note: last year had a vote to engage a certain contractor to build a new building; that motion failed. However, there has never been a vote to determine whether a new building or renovation of the current building would proceed):
  - a. Special Work Session – December 6, 2021 2:00pm – status of Admin Bldg vs. Renovation of current
  - b. Special Board Meeting – December 13, 2021 2:00pm – vote to proceed with a new Admin Bldg or renovate current

**Summary of Leisure World  
November 30, 2021  
Board of Directors Meeting**

Paul Eisenhour, Secretary

1. The Comcast office located in Clubhouse I is open every Wednesday from 10am to 3pm.
2. DMA Reserves LLC proposal was selected by the PPD AC Subcommittee as the best consultant for Reserve Study services. Concurrence of the proposal acceptance occurred at the PPD AC meeting on 11/16.
3. Clubhouse I construction work has begun by the Terrace Room. Parking will be restricted near the this area during daytime hours.
4. Gate Access system is again functional and further testing will proceed.
5. New GM Bob Kimble reported and plans to address:
  - Need of CFO for financial analysis & reporting, including insurance – control costs
  - Create reserve for mutual insurance - \$750k from

*Holiday Season Afternoon Get-Together!*

**Wednesday, December 8th**  
**4:00 to 6:00 PM**

**Potomac Room in Clubhouse 1**  
**Bring An Appetizer To Share**

**We will provide non-alcoholic drinks, including eggnog\***  
**BYOB**

**Questions? Contact Cris Rowse (301-452-0358)**

**\*Bring your favorite "spike" for the eggnog. We'll provide the nutmeg.**







## Holiday Safety from EPAC

Pat Hurld and  
Theresa Wolfe

EPAC is the Leisure World Emergency Preparedness Advisory Committee. Mutual 10 is fortunate to have two residents serving on this important committee - Pat Hurld and Theresa Wolfe. EPAC advises the Leisure World Community, i.e., the Board of Directors, Management and Mutuals, on matters relating to preparedness for and the prevention of emergencies. We will include timely information on how to prevent and to respond to everyday emergencies in this column.

In 2022 you will receive the Mutual 10 Emergency Preparedness and Readiness Plan. Theresa and Pat are available to help modify your plan to meet your specific needs or to answer any questions. Just give us a call!

November is the anniversary of the Mutual 19B fire. Here are some Holiday Fire Safety Tips:

### O Christmas tree...

Water your live tree daily. Discard it immediately if it is dry. Keep your live tree away from heat sources (candles, fireplace, etc.). Electrical distribution or lighting equipment is involved in almost half of home Christmas tree fires. Check tree lights, pre-lit trees and other decorations for frayed cords/wires. Do not overload wall outlets with multiple extension cords. Only use outdoor rated extension cords and lights outdoors.

### Light just one little candle...

Year round, more than one-third (35 percent) of home decoration fires are started by candles. This jumps to almost half in December when candles start 45 percent of such fires. Keep candles away from drapes, decorations, trees, etc. Never leave lit candles in an unoccupied room.

### Yuletide carols being sung by a fire...

Keep decorations away from the fireplace and space heaters. Never leave a fire in the fireplace or fire pit unattended. Put that fire out! You should be able to place your hand on the coals if the fire is out. Hidden hot coals can rekindle the fire. Smoke and carbon monoxide from a smoldering fire can kill! Have your flue cleaned regularly to prevent flue fires. Make sure to turn off your electric fireplace.

### Oh, bring us a figgy pudding...

Thanksgiving is the peak day for home cooking fires, followed by Christmas Day and Eve. Never leave a pot on the stove unattended. Keep decorations away from the stove. Don't plug multiple appliances into a single outlet.

### HAVE A MERRY AND SAFE HOLIDAY SEASON!!!

Pat Hurld (240-970-5046) & Theresa Wolfe (240-441-3409)

## Health Advisory Committee November Notes

Pat Hurld

The Health Advisory Committee (HAC) meets the 3rd Wednesday of the month at 2 PM. Notes from November include:

- The Medical Center is scheduling COVID-19 booster doses. The delay is due to a lack of vaccine supplies from the County. The plan is for Monday – Friday clinic hours for vaccine distribution – hopefully beginning before you read this!
- The October Drug Take Back Day was a huge success! Because it was sponsored by the LW MedStar Clinic, sharps were also accepted – very unusual for a drug take back day! Watch for the next date in April.
- The 7 year Lease and Management Services Agreement between MedStar and LW has a renewal date of January 1, 2023. A first step, a letter of intent from MedStar to continue the collaboration has been received. The HAC charter assigns medical clinic oversight to the HAC. The HAC is meeting with the LW BOD, management and MedStar Ambulatory Services to negotiate the terms listed in the Letter of Intent. Contrary to rumors, no terms have been accepted.
- Watch for a Cancer Memorial/Survivor Luminaire event in April.
- Blood Pressure screenings have resumed. Check LW news for dates and times of blood pressure screenings.
- The Social Services Department remains extremely busy. Their services include well-care safety checks, referring residents to needed services and hoarding issues. They are still working with the families displaced by the 2020 fire in Mutual 19B. Some of the money collected to support the M19B fire victims is still in the fund to assist when the residents return home.

### Did You Know...

Mutual 10 is a “Master Meter Mutual,” which means that we pay for electricity usage as part of our monthly condo fees. This fee is based on the Mutual’s prior energy usage, along with the energy rating (e-rating) for your home. Your e-rating is based on whether you have a bonus room, replacement windows, Energy Star appliances, etc.

There are many ways we can conserve energy, including keeping the thermostat at a lower temperature in the winter (sweaters and sweatshirts are cheaper), making sure your fireplace damper is closed, and using weatherstripping around your doors. We will explore more ways to conserve energy in future issues of *The Tidings*.

Remember: The more we conserve energy this year, the lower our HOA fee increase may be next year.





**December 8 from 4:00 to 6:00 PM:** Mutual 10 Holiday Season Get Together! Potomac Room of Clubhouse 1.

**December 16 @ 9:30 AM:** The Mutual 10 Board of Directors Meeting will be held in person this month in the Sullivan Room of the Administration Building. You can still attend via Zoom. All Mutual 10 homeowners are encouraged to attend. The Zoom information will be different for this meeting. Please contact one of the directors for the Zoom information if you wish to join.

### Stay Informed About Urgent Leisure World and Mutual 10 Matters

Leisure World and Mutual 10 occasionally use an auto-dial recorded message to convey important and urgent information to mutual residents. If you wish to be added to the LW/M10 call list, please email Paul Eisenhour (paule@lwm10.com) with the desired contact phone number.



#### Mutual 10 Website: [www.lwm10.com](http://www.lwm10.com)

For those of you who use the internet, please know that the Mutual 10 external website is a very quick way to access needed info about mutual operations. You'll find links to LW Amenities, Mutual 10 Rules, mutual archives of newsletters/monthly mtg minutes, picture gallery of residents as well as links to 'Maintenance: Who Pays', Zoom connection to monthly meetings, M10 Emergency Preparedness Plan, Comcast FAQ's, and more



#### Comcast Customer Service Contact

If you are experiencing something serious (TV or Internet), contact Willis Gray (LW Customer Account Rep.) on 443-370-5018 or [willis\\_gray@comcast.com](mailto:willis_gray@comcast.com). For regular customer service (if you need a technician, etc.) call LW Comcast Bulk at 1-855-638-2855.

*"Blessed is the season which engages the whole world in a conspiracy of love."*

*Hamilton Wright Mabie*

## REMINDER

- So You Have a Dog or Cat? Did you know that Mutual 10 has a book of "Rules" (available on our website [www.lwm10.com](http://www.lwm10.com)) which clearly outlines your responsibility as a pet owner?

The short and sweet of it is your dogs and/or cats must be registered with the mutual, **must be on a leash** when outside your home/patio, they should be kept quiet and under your control, and their "gifts" **should be scooped up**, placed in a bag, and disposed of in your home trash receptacle. **DO NOT** leave the poop bag somewhere else in the community.

- "But the Birds/Squirrels/Deer/Chipmunks/Etc. Look So Hungry!" Despite our compassionate desire to feed the Leisure World wildlife, the Mutual 10 Rule Book has very clear guidance: "It is forbidden to feed wildlife within Leisure World of Maryland. This includes, but is not limited to, deer, geese, birds, squirrels and chipmunks." Cute as they are, our wildlife does very well on their own.
- **Outside Decorations Reminder.** Remember, **nothing** may be attached to siding (including the siding on the house inside your patio) or to the fencing/gate (you may use plastic wreath hangers). 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. (Note that all gates, fencing and siding are owned and maintained by M10.)
- **About Your Home Garbage/Recycle Pickup Days:** Below is the schedule for garbage and recycling pickups, along with specific requirements for each. (Note that garbage and recycling containers may be put out the night before their pickup days.)
  - **Garbage.** Pickup days are **Monday and Thursday**. Please be sure your garbage can is tightly covered (crows are very clever).
  - **Glass/Metal/Plastic Recycling.** Pickup days are **Monday and Thursday**. Recycling should be in the appropriate blue container. If you need a blue container, you can get one from PPD.
  - **Paper/Cardboard Recycling.** Pickup is on **Wednesday only**. Paper/cardboard should be placed in a blue recycling container. Large boxes may be set out separately. Please secure properly so paper doesn't fly around when windy.
  - **Yard Debris.** **BY REQUEST ONLY** on **Monday and Thursday**. Call the Grounds Department (301-598-1314) to notify them you have yard debris for pick-up. Use the tall, brown paper yard-recycling bags and place them near the street.