

MARYLAND MUTUAL NO. TEN

The Kelmscot Village Tidings

February 7, 2020

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**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

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psalazar1952@comcast.net

Leroy Salazar, Vice President
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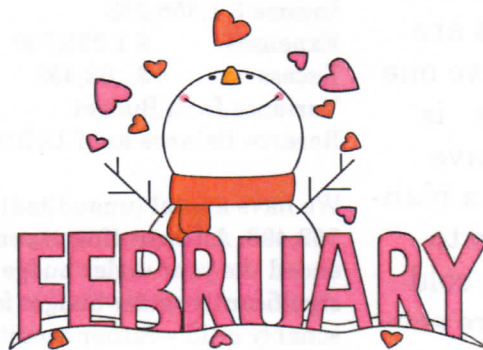
Christine Petersen
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Kenia Ibanez
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MUTUAL WEBSITE
www.lwm10.com

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



"I used to try to decide which was the worst month of the year. In the winter I would choose February. I had it figured out that the reason God made February short a few days was because he knew that by the time people came to the end of it, they would die if they had to stand one more blasted day." (Katherine Paterson: Chinese-born American writer best known for children's novels - winning two Newbery Medals and two National Book Awards)

After reading the quote above, we have to remind ourselves that this year February has 29 days, not 28. I guess we'll have to endure "one more blasted day"!

We've had hundreds of crows around lately and they love to tear open plastic garbage bags to eat the contents and make a royal mess. Thank you for remembering that we have a Mutual 10 rule that all garbage bags need to be inside a garbage can with a lid on it when trash pick-up days roll around (Monday & Thursday). The crows, as well as other creatures, descend on bags left out in the open with fury and determination. Let's not be their Mutual 10 Cafe.

Don't forget to call LeRoy or me first when you have a physical issue with your unit. More than a few times homeowners have been surprised to learn that their unit's problem is not their responsibility but ours, as a mutual, or that LeRoy can fix the problem. Once again, familiarize yourself with the list on the last page (#12) of your "Mutual 10 Rules" packet. Even after that, if you still have a question/concern – don't hesitate to call us (301-598-0373).

A very important service is right here in Leisure World that I hope you will consider taking advantage of...**Lifeline**. If your balance is not the best, or walking is a little iffy, a button that you can press if you fall can be your lifesaver. Contact the following person if you are interested in signing up. I understand that LW residents get a reduced rate for the service.

Karen Arevalo
Lifeline Coordinator for LW
301-598-1329
karevalo@lwmc.com

"All you need is love. But a little chocolate now and then doesn't hurt." (Charles M. Schulz: American cartoonist and creator of the comic strip Peanuts)

"Success is to be measured not so much by the position that one has reached in life as by the obstacles which he has overcome while trying to succeed. (Booker T. Washington, African-American educator, author, orator and adviser to multiple presidents of the U.S.)



Landscaping Report

By Christine Petersen

Walking around my garden this morning I noticed early Daffodils are making an appearance. I also have one Hellebore starting to bloom. This is due to the warmer weather we have had. If we get snow it will act as a blanket for the spring bloomers. I like to look at the catalogs especially on cold and dreary winter days. There are several new plants I want to try for next year!

As I write McFall and Berry have almost finished the work we contracted, with only 3 small jobs remaining.

One tip for February: House plants should be kept away from drafts, and be careful not to overwater.

If you ever have any questions about our trees, bushes or any plant growth in Mutual 10, please feel free to give me a call at 1-757-414-3849.



Treasurer's Report

By Susan Ascencio

The State of the Mutual is **Good**.

Our finances through Dec, 2019 are as follows:

Income	\$ 1,358,238
Expenses	\$ 1,295,740
Excess	\$ 62,498
Variance from Budget	\$ 77,108
Reserve Balance as of 12/31/19	\$ 732,888

We have a total (unaudited) surplus at year-end of \$62,498. All operating expenses including utilities ended the year under budget. Our electricity was significantly under budget for 2019 thanks to reasonably mild weather conditions and everyone's conscientious efforts to conserve. The surplus will allow us to increase our Replacement Reserve funds that support all community improvements.

We all received increases in our Association fees beginning in January. Thank you for being prompt and efficient in our transition to the new rates. None of us like increases but remember that we are no longer paying Comcast directly for internet service. Everyone who has been paying for internet has \$25-\$70 more in their pocket today than last month even after paying the increase in our fees.

You should no longer be getting a bill from Comcast unless you have purchased optional packages. You may even have a credit on your account from the monthly payment prior to your new installation. I discovered that you have to call and ask for a refund of that credit or it stays on account waiting for optional purchases. Call and put that money back in your pocket unless you think you'll be buying movies or add-ons to your TV service in the near future.

As always, 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 M10 BOD Meeting—January 23, 2020

By Paul Eisenhaur

LW General Manager Report

- For the month of December, 2019, the monthly surplus was \$10/15k. However, the unaudited 2019 yearly budget showed that expenses were over budget by about \$85,000. Areas contributing to this have been identified and business models for these operations are being looked at for necessary modifications.
- During December 2019, there were 35 property transfers totaling \$166,900 in transfer fees. Though the number of transfers was slightly less than last year, the total sales contributions to the resale account were greater – indicating a rise in property values.
- The plaintiffs in the lawsuit against LW have appealed the final ruling in favor of LW. At the moment, the courts are reviewing appeal merits in the case before.
- A significant upgrade by PEPCO to the electronic grid in use at LW is in its initial phase. This effort is expected to last for 6-8 months.
- The Comcast representatives are now available in their Clubhouse I office M-W-F from 10-3 (including a lunch break). So far, 87% of LW residents have had installations. Mode migration is ongoing with a target of 50 nodes at completion. Work on these nodes is scheduled for certain nights from midnight on, and may result in temporary interruptions of service.
- A discussion was held regarding the liability for clearing backed up sewer pipes between LW and WSSC. It was pointed out that though WSSC service is responsible for

large feeder lines to the street, service times and schedules cannot be assured to meet resident needs in a timely manner. LW has more control over this timeliness and may be the priority service provider to meet resident needs.

Mutual Business

- Treasurer Ascencio provided an overview of 2019 mutual finances and reported a surplus. This surplus disposition will be determined after audit completion and will likely be deposited to a mutual reserve fund. All monthly invoices were approved for payment.
- Director Eisenhaur pointed out that LW operation is looking to make likely changes in the PPD service model. Core functions (i.e. Plumbing, Electric, and HVAC) would remain in-house; ancillary services may be referred to contractors. Discussions are ongoing and no decisions have yet been made. But availability to the residents is a very high priority.
- Director Kyle noted the need for additional back-up delivery people for the newsletter. She will pursue.
- President Salazar volunteered to be the alternate director for representation at LWCC BOD meetings if regular representative Director Eisenhaur cannot attend.
- Treasurer Ascencio presented detailed research with the service pricing and repeated maintenance needs in the mutual. It showed a need to review both areas by the mutual board. Indeed, a board resolution passed making PPD the main service provider to replace patio hose bids and other plumbing jobs. It was determined they provided optimal service and pricing for this sort of maintenance/repair. Further discussion of this effort is planned by the board.

Summary of LWCC Board of Directors Meeting - 1/28/20

By Paul Eisenhaur

* The BOD was presented with a cashflow chart of the FEP \$\$ by Tom Snyder of LW. Using available current figures, the predicted cash outlay was displayed for the remaining FEP projects -- the Admin Building/Clubhouse I improvements, and the LW Golf course. Variations were shown with a possible increase in the resales contribution amount.

* The final selection will be made to the BOD for approval at its February meeting for the Golf Course Renovation.

ACTIONS

1. The LWCC BOD did not approve a director's motion to change LWCC bylaws to allow advisory committees to elect their own Chair. Currently, the bylaws require committee Chairs to be appointed by the LWCC BOD Chair and approved by the BOD. It was felt the current process should remain to keep the BOD as the authority.
2. The LWCC BOD did not approve a director's motion to change LWCC bylaws to enforce a two-term limit for a director's service. It was felt the impact of this would interfere with mutual governance (which can't happen), and unreasonably assume a steady stream of volunteers from any mutual.
3. The LWCC BOD approved the E&R Policies & Procedures update. Of note, exceptions were made for LW clubs/orgs to require a room rental fee if a profit-making activity took place. Specifically, the selling of musical recordings or books immediately following a performance is acceptable.
4. The LWCC BOD approved a policy for residents (including off-site owners) access in the approved automatic gate system to be installed later this year. The policies were created and recommended by the Security and Transportation Advisory Committee. NOTE: These are 'high-level' policies so specific processes can be put together. Discussion of additional access for tenant employees, caregivers, etc. is a separate discussion the BOD will soon have for policy direction.
5. The LWCC BOD approved a Technology Special Committee recommendation to participate in University of Maryland technology research projects by publishing articles seeking volunteers and supplying a conference room at no cost. This is a project funded by the National Science Foundation and approved by the Internal Review Board.
6. The LWCC BOD approved a recommendation of the Community Planning Advisory Committee that Trust Facility improvements and projects shall be reviewed by CPAC prior to such projects being brought to the LWCC Board for action. The role of CPAC is to make recommendations to the LWCC Board, ensuring that such project proposals: (a) are fully developed (b) have been considered by all relevant Advisory Committees and Management (c) are in general conformity with overall Leisure World goals as determined by the LWCC Board.
7. The LWCC BOD approved a recommendation of the Community Planning Advisory Committee that a new "Call for Proposals" should be issued in the second quarter of 2020. Potential projects' approval timeline and syncing with the Strategic Plan will be determined by CPAC. All proposals will be reviewed and accepted in that advisory committee before going to the BOD for approval.
8. The LWCC BOD approved a recommendation by the Budget & Finance Advisory Committee to make official the Contingency Fund as the source to pay for trash hauling services - not resident trash pickup - by an outside contracted hauling company. (This happened in late 2019 and early 2020 when LW unexpectedly had one garbage truck break down and another disabled.)
9. The LWCC BOD postponed a recommendation by the Budget & Finance Advisory Committee to use \$57,000 from the Capital Equipment Fund to pay for new Audio/Visual equipment. The board felt it prudent to have management research and confirm the portability of such equipment to allow its use in the new Administration Bldg. This postponement should only be a month or two.
10. The LWCC BOD postponed a recommendation by the Budget & Finance Advisory Committee to use \$83,000 from the Contingency Fund to pay for Document Retention Management software. It was felt that the Contingency Fund would be drawn down to an unacceptable balance this early in the year. The software is not of such an immediate need that this motion can't be revisited in a few months.

** As mentioned in #4 there will be a special meeting of the BOD to discuss gate access policies. The date has yet to be determined but it will be posted when firm.



On the Spotlight

Mutual 10 Neighbor Spotlight

*Meet Margaret Mary O'Brien on
Densmore!*



Margaret Mary has always been a real “family” person. Throughout her life, she’s had a strong “hand” in raising kids from three generations.

Originally, she is from Washington D.C. Being the oldest of nine siblings, she was very helpful to her mother raising the children, especially the twins, who required many more hands than her mother and father had. Her father worked for the D.C. government as a tax assessor. Thus, her growing up years were spent in DC. She attended high school at Notre Dame Academy of Washington. Then she was off to Washington’s Trinity College to study Political Science and Economics.

After college Margaret started working for

the National Security Agency, where she met her husband to be. He had graduated from Boston College. He soon left NSA for CIA where his work position required him to be single and work overseas. So once that task was completed after a few years, they were married. Upon his return, they relocated to the Boston area for six years. During this time, he continued with his job and Margaret Mary decided to stay home and raise their daughter.

After those years in Boston they returned to the D.C. area locating in Rockville, and they lived there for the next 48 years. After a few years his job took them to a temporary assignment in Tokyo. This turned out to be a wonderful experience that allowed extensive local travels and tours. The educational opportunities for their teen daughter were excellent. They returned to their Rockville home and their daughter attended and graduated from Boston College.

Once her husband retired and their grown daughter had married, Margaret Mary and her husband were very involved in raising – daily babysitting – the new granddaughter. Margaret Mary also became very involved in both scrapbooking and gardening.

As the years went by, Margaret Mary’s husband’s advancing Alzheimer’s forced her to look around at communities that could better meet their needs. Having friends already in Leisure World, they chose to move here. That was in 2012. Margaret Mary still has connections outside LW, but certainly hopes to take advantage of the offerings in LW.

We’re very glad to have Margaret Mary as another of our terrific mutual neighbors!



This & That...

...a little of everything

- **Call for volunteers** – This is a call for backup for the distribution of the Tidings and the Leisure World News. You might check with the person you see delivering your paper for details or feel free to contact me. It is a great way to contribute to your Mutual and get a little exercise at the same time. Having backup is the best way to assure that we don't have a stoppage in service at any time. With best wishes to all....Cathy Kyle, Director, 301-706-6477
 - **Electric power company Pepco** has begun upgrading Leisure World's electrical grid to modernize its equipment and improve its reliability. Pepco is replacing underground cable and dozens of electrical transformers - some of which are nearly 60 years old - at locations along LW Blvd, a significant upgrade that will likely decrease the frequency and duration of any future power outages. The project, which is expected to extend through the year, may affect traffic times and patterns in some areas of the community. More information will be provided as it becomes available. Check (residents.lwmc.com) and channel 972.
 - **Be aware** that Mutual 10 has garage door rules: "Garage doors must be kept closed at all times, except when the garage space is in use by the resident. If there are garage windows on the top panel, nothing may be placed on the windows (e.g. curtains, shades, contact paper, decorations). Also, no decorations or graphics or other visual modifications are permitted on the exterior of garage doors." (Page #8, Mutual 10 Rules)
 - **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 ALT-
- HOUGH, 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.





Next Board Meeting

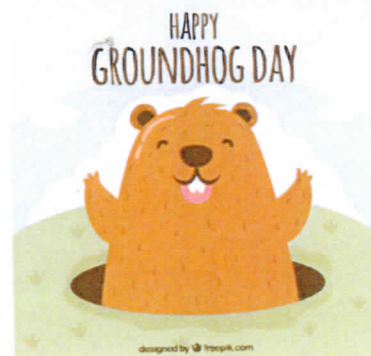
Mutual 10 Board Meeting will be held on February 27, 2020 in the Sullivan Room of the Administration Building at 9:30 AM.

As always, we encourage all residents to attend.



We hope to see you soon!

FROM MUTUAL 10:



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