

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

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MUTUAL WEBSITE

www.lwm10.com

February 5, 2021

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FROM THE PRESIDENT

By: Peggy Salazar
301-598-0373



"A heart is not judged by how much you love, but by how much you are loved by others." (Frank Morgan, Graduate of Cornell University, actor - best known as the wizard in The Wizard of Oz)

As we are still in the throes of winter, let me remind all that it's important that we pay attention to energy loss and heating/electric costs for the mutual. (Remember, we only get one bill each month for all 158 units, so we are all in this together.) Keep your garage doors down when not in use and keep your outside lights off during the day. Also, if you do not have a screen door on either your patio door or front door, consider putting one in as a buffer zone - so that heat won't leave or enter your home - screen doors are energy savers. The Mutual 10 rule for screen doors is that they can be a style of your choice, but must be white in color. Replacement of doors and screen doors is your cost, they are not the responsibility of our Mutual.

Attached at the end of the Tidings is a list of available snow shovelers. They are the only ones you may hire - they have been registered/vetted by Leisure World and are allowed to work.

Let me take on the role of Ms. Plumber in this paragraph. The following is a list of things we should never put down our kitchen sink/garbage disposal:

- | | |
|-------------------|--|
| 1. Coffee grounds | 8. Oatmeal |
| 2. Celery | 9. Paint |
| 3. Pits | 10. Corn husks |
| 4. Pasta | 11. Nuts |
| 5. Egg shells | 12. Onions/onion skins |
| 6. Bones | 13. Banana or potato or cucumber peels - any peels |
| 7. Grease | 14. Fibrous vegetables |

Your sink thanks you; our underground pipes thank you; our Mutual's budget thanks you!

If you are waiting to hear about availability of the Covid vaccine, LW managers tell me they will let us know through the LW News and a Robo-call.

"Though it was the end of February, the day was a lazy sort of cold. The sun slipped through the cloud in bursts, reminding the landscape that it was still there, prodding snow piles to relax into puddles, and stirring sleeping seeds underground." (Erika Robuck, author and bestseller who resides in Annapolis, MD)





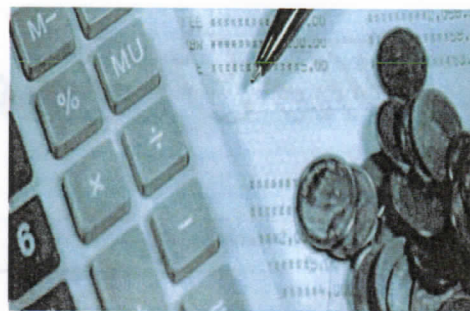
Landscaping Report

By Christine Petersen

This is a quiet period for landscaping in Mutual 10. In the garden I see early signs of spring where the beds get sun, as Daffodil bulbs are peeking out of the ground. Snow acts like a blanket for plants during the winter. I have one Hellebore or Lenten Rose in bloom near my front door.

If you have house plants keep checking them for aphids. House plants are not only cheerful to look at they help keep the air clean in a home. This is the first home in a long time where I can have plants indoors, so if you have a favorite tip to keep plants healthy, please give me a call so I can share in the next newsletter.

Do not hesitate to call me or send an email: 757-414-3849 or cmpkay-ak@gmail.com Stay safe!



Treasurer's Report

By Susan Ascencio

Our finances through Dec 2020 are as follows:

Income	\$ 1,279,805
Expenses	\$ 1,232,954
Excess	\$ 46,851
Variance from Budget	\$ 71,725
Reserve Balance as of 12/31/20	\$ 810,795

We now have our unaudited year-end financials for 2020 which is very good. It's been a good weather year so utilities for the year were considerably under budget. The water rates increased significantly but the electric rate reduction helped to offset the overall expense. Budgeting utilities is always done conservatively because of the unknown weather conditions each year. With residents 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, 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: M10 BOD Meeting on January 28, 2020 – via Zoom

General Manager's Report by LW's Assistant General Manager Crystal Castillo

- The month of December 2020 ended with a budget deficit of \$13,200. That makes the unaudited end of the year deficit at approximately \$625,000. The outside auditors have started their audit - to be completed in early spring.
- Forgiveness of the 2020 PPP loan has been submitted to the lender, Bank of America. After a 30-60 day processing, it is submitted to the government (Small Business Administration).
- In spite of the pandemic, home sales in LW felt little impact as another 42 sold in December.
- The LW Gate Access project was delayed by the pandemic, but a new contractor is in place and is prepared to start this year. The LWNews will be closely reporting on its progress.

Mutual Business

- President Salazar mentioned that rules reminders may be needed. Residents by and large keep to mutual rules, but sometimes a helpful reminder is needed.
- President Salazar also mentioned that this year's mutual annual meeting is set for Tuesday April 20 at 12:30. Board members up for re-election are Peggy Salazar, Dotty VanSoyoc, Paul Eisenhour, and Christina Petersen – if they choose to continue.
- Vice President Leroy Salazar mentioned that 6 roof replacements have been identified and scheduled for this year. The annual effort of roof replacement continues, but the needs

have fortunately lessened. Also additional units that may need leaf guards will be monitored.

- Treasurer Ascencio reported that Mutual 10 budgeted finances show an unaudited annual surplus. Outside auditing should begin this quarter. Also, interest rates on investment CD's are expected to be lower near-term. The monthly invoices were approved for payment.
- Treasurer Ascencio provided the mutual board with a detailed Reserve Projection Plan based on the mutual's 2011 external Reserve Study. This is a 'roadmap' to address major repair/replacements in the mutual. The Projection Plan broke out future and past expenses into sections: roof replacement scheduling cost, reserve projection plan for 2013-2026, reserve expenditures from 2011 reserve study, and Mutual 10 supplementary information for future major repairs and replacements 2010.
- Director Eisenhour gave an overview of the soon-to-be-voted-on-by-each-mutual-board's effort by the LW board to raise the resale fee from 2%-3%. Specifically explained was what the Resales Fund is, and the reason for an increase. The George Mason Strategic Plan group found that there exists a significantly low annual contribution to the LW Replacement Reserve (approximately \$415,000 – should be \$800,000 to 1 million). Typically, the money for the contribution comes from resident condo fees. In an effort to avoid having to raise condo fees, allowing the reserve to be funded by the Resales Fee when a sales transaction occurs, would address both the funding shortfall and control condo fee increases. In the past few years, to avoid raising condo fees when possible, required replacement of facilities has been deferred to the future. The result is lower quality facilities, increasing maintenance costs, and a more expensive eventual replacement. Deferring replacement cannot continue, according to the Strategic Plan document. Back-and-forth discussion continued and each of the board members and 2 visitors voiced their opinion. Board members also shared statements they were given by Mutual 10 homeowners. Discussion will continue in future board meetings until the LW BOD requires a vote from our M10 board members.

Summary of LWCC Board Meeting — December 17, 2020

By Paul Eisenhaur

General Manager's Report

- There is an unaudited budget deficit of \$625,000 in 2020. All financials are being sent to auditors to begin the audit.
- Forgiveness of 2020's PPP loan has been filed with Bank of America. Within 30-60 days it will be submitted to the government.
- Efforts continue to encourage the county or Medstar to provide vaccines in LW. Due to supply shortages there are no plans at the moment.
- The Gate Access project, significantly delayed by the pandemic, is back on track with work beginning this year.

ACTIONS

1. The board delayed until its February meeting to request the services, at no cost, of a certified parliamentarian to attend all LWCC Board meetings and advise the Board, when appropriate, of Robert's Rules of Order.
2. The board approved the recommendation of the Special Strategic Plan Committee (SSPC) to continue the existence of the SSPC and reconstitutes its function to engage in communication with the community about the plan and to be engaged to work in support of the BOD for implementation of appropriate parts of the plan (as decided by the BOD).
3. The board approved a resolution to direct the LW General Manager to proceed immediately with an indoor air quality assessment of the Admin Building with the results to be reported to the board by the February BOD meeting.
4. The board approved a resolution to direct the LW General Manager to prepare a plan for relocating employees currently working the Admin Building should it become necessary. The plan will include the estimated timeframe to complete the relocation and associated resources and expenses required. The plan is to be presented to the board by the February BOD meeting.
5. The board postponed a decision on a motion to proceed with a comprehensive facility condition assessment of the Admin Building to include preparation of a Request for Proposals (RFP) based on the "Process and Scope of Work for Comprehensive Assessment of the Administration Building" as outlined in the February 22, 2017 memorandum to the BOD.
6. The board postponed a motion to direct the General Manager to develop an RFP for companies that will determine what it will take to bring the current Admin Building up to code with the interior as is and what the cost would be to rebuild on the same spot with modifications determined by the LW BOD, the General Manager and the A.R. Myers study of August 2012.
7. The board postponed a motion to begin construction on the Club House 1 (CH1) improvements as indicated in the approved site plan, Facility Enhancement Plan CH1 Interior changes, and all roadways related to CH1 enhancements. The efforts include addition of a Terrace Room vestibule with an exterior canopy, addition of a circular driveway in front of the Terrace Room, rebuilding of the loading dock area, Maryland Room expansion, modification to the Cascade Room entry, and modifications to the canopy in front of CH1. It was felt that costing information was needed to be identified before proceeding.
8. The Government Affairs Advisory Committee brought bills to the table for the board to take a position on – introduced in the Maryland General Assembly:
 - a) HB 313 Mandatory Reserve Studies: The board decided against support of this bill as its implementation on the Trust facilities would result in a very significant cost to all LW residents. Not to minimize the importance of HOA Reserve Studies, this is already an internal study that's performed by LW management.
 - b) HB 313 Reserve Studies – Statewide Support: This bill proposes responsibilities for owners of electric vehicles and condominiums with regard to vehicle charging. The board was uncertain of the bill language, so sent it back to the committee for clarity.
9. The board postponed a decision on a motion to direct management, working with architects, to provide an updated cost estimate for renovating the existing Admin Building, including an additional 3000 square feet of space. Current Code updating requirements would be :
 - 2015 International Building Code
 - 2010 American Disabilities Act Accessibilities Guidelines
 - 2015 Mechanical Code
 - 2014 National Electric Code
 - 2015 International Energy Conservation Code
 - 2013 Fire Alarm Code and 2013 State Adoption Fire Prevention Code
 - 2015 Life Safety Code and 2015 State Adoption Fire Prevention Code
 - WSSC Plumbing Code
 - 2013 Commercial Sprinkler Code and 2013 State Adoption Fire Prevention Code
 - 2012 International Green Construction Code (new code adopted in 2016 by Montgomery County)
 It was felt the extent of the needs could be addressed in the previously motioned invasive study which could call for a complete building renovation to meet needs and current codes.
10. The board approved a motion to direct the SSPC to actively investigate the feasibility of new residential construction and report to the BOD by the June meeting. The Strategic plan emphasized the need for LW to add revenue streams. New residential construction would be a significant option.

This & That...

...a little of everything

- **SAVE THE DATE** – Our M10 Annual Meeting is scheduled for Tuesday, April 20 at 12:30p.m. via Zoom (with video or phone) Specific information coming in future Kelmescot Tidings.
- **From the “Mutual 10 Rules” Booklet: OCCUPANCY** - “At least one of the persons residing in any unit of Mutual 10 must be 55 years of age or older. All other residents of the unit, excepting a spouse, must be over the age of 50, except as follows: 1) A person under the age of 18 may reside in the unit FOR NOT MORE than 30 days in a calendar year. 2) Any other person under the age of 50 may reside in the unit for NO MORE than 90 days in a calendar year. 3) A unit owner’s disabled RELATIVE under the age of 50 who requires assistance may reside in the unit as long as the unit owner is the care-giver and also resides in the unit.” (*Mutual 10 Rules booklet, page #3 under “Occupancy”*)
- **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. 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.

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.



Welcome to New Residents in M10!

Gerald & Lita Datlow at 14625 Deerhurst Terr.

Joan Albert at 3407 Hallaton Ct.





Board Meeting

Next Board Meeting

Mutual 10 Board Meeting will be held on February 25, 2021 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>

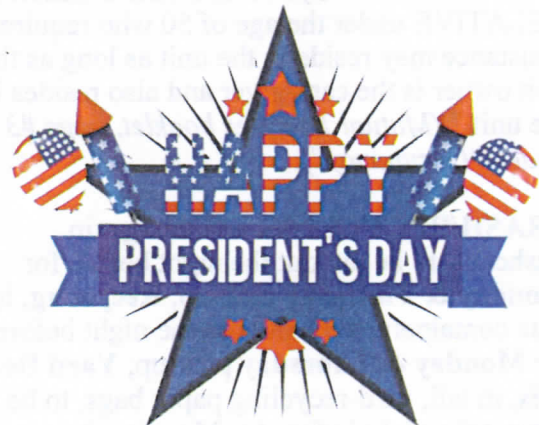
To Join ZOOM Meeting via Phone:
Dial: +1 301 715 8592

As always, we encourage all residents to attend.



FROM MUTUAL 10:

♥ HAPPY Valentine's DAY ♥



List current as of 12/14/20*

2020-2021 REGISTERED SNOW SHOVELERS

NAME	PHONE	IDENTIFICATION
Freddy Alvarez	301-366-8684	Badge #1
Walter Cooper	301-473-2191	Badge #2
Einar Argueta	301-300-5976	Badge #3
Alex Guevara	202-710-7045	Badge #4
Victor Cordova	240-204-2896	Badge #5
Mikey Tobar	240-535-7855	Badge #6
Nolan Smith	240-274-4422	Badge #7
John Mandich	240-426-1290	Badge #8
Sean Mcdermitt	301-922-0150	Badge #9
Jorge Bonilla	202-280-9475 or 240-755-4921	Badge #10
Ricardo Mercado	240-481-9412	Badge #11
Hernan Molina	760-905-3327	Badge #12
Marco Villasenor	956-330-3557	Badge #13
Patty Villasenor	301-646-6373	Badge #14
Chris Duval	202-359-7373	Badge # 15
Gregory Lawson	301-437-9830	Badge # 16
Edwin Rodriguez	240-755-4478	Badge # 17

There are no set fees for services rendered. Inquire and agree upon pricing prior to and only pay upon completion of services.

During business hours contact 301-598-1314 or 301-598-1355 for assistance. Outside of business hours or if you need immediate assistance contact 301-598-1044.

* This list is maintained and updated by both the Leisure World Security and Transportation Department and the Grounds Department. The Security & Transportation Department can be reached at 301-598-1355 and the Grounds Dept. can be reached at 301-598-1314.