

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

Janet Martin, Treasurer  
(240)669-8954  
janetlmartin@earthlink.net

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

Sara Gordon, Director  
(240)426-0436  
smo63gordon@gmail.com

Dora Pugliese, Director (301) 598-0265  
dorapugliese1@verizon.net

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

Roberta Carter  
Mutual Assistant  
(301) 598-1316  
rcarter@lwm.com

MUTUAL WEBSITE  
www.lwm10.com

February 1, 2019

Publication: February 1, 2019

FROM THE PRESIDENT

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



President's Message:



**"In February there is everything to hope for and nothing to regret."** (*"Patience Strong"*, pen name for Winifred Emma May, Poet from the United Kingdom)

If giving a State-of-the-Union address, I would have to report that the state of Mutual 10 is very good – financially and physically. We have an active, competent Board who is looking out for residents' best interests while at the same time being fiscally responsible with homeowners' dollars. I applaud each one of you who takes their residency/ownership seriously. Other mutuals in LW are floundering, we are not.

Beginning on January 31<sup>st</sup> inspection of every unit's main electrical panel and sub-panel will occur – starting on Bigby and Hallaton. (We're going street by street – you'll get a notice in your mailbox as a heads up.) Kolb Electric will call you personally for an appointment. Also, names on the list for the 3<sup>rd</sup>-year-cycle of dryer vent cleaning have been given to the Leisure World PPD Special Projects Manager who will be scheduling appointments soon. (We do a third of the mutual each year, hence a 3-year-cycle.) Thank you for your cooperation in scheduling when you get a call. In both cases Kolb and PPD wish to schedule multiple units on the same day for effi-

ciency on their end.

I want to thank all of you who had a problem inside or outside of your unit and called me or my husband **first**. That first call may mean the difference between you paying through-the-nose for something we could have taken care of or are bound-by-the-rules to take care of. No question is a dumb one – we volunteered to help you solve problems. Your mantra should be...."Call the Salazars first".

We have an Annual Meeting coming up April 16. I trust you will reserve that date on your calendar now and commit to attending. As usual a light lunch will be served at 12:00 and the meeting will begin at 12:30. Watch for further details.

**"February days are a marketing gimmick; love happens every day!"** (Randeep Hooda, Indian actor best known for his film Monsoon Wedding)



Treasurer Report

By Janet Martin

Our finances through December 2018 are as follows:

Income	\$ 1,252,601
Expenses	\$ 1,218,916
Surplus	\$ 33,684
Variance over Budget	\$ 48,331
Reserve Balance 12/31/18	\$ 747,613

The results for 2018 are in and, as became evident as the year progressed, we have ended the year with a substantial surplus. These numbers will not be final until the annual audit is completed, however. There have been years that the auditors have requested a change in accruals (money set aside to cover expenses incurred during the period but not paid until a later accounting period). Therefore, although I don't expect it, it is possible the final number could change.

The bad news is that our electricity cost in 2018 was 8.8% higher than 2017. This is the largest increase I have ever seen. I again ask that you be mindful of your electricity usage, although, certainly the recent extremely cold weather makes that difficult. There are small adjustments that we each can make, however, such as turning out the lights when we leave a room and running the dishwasher in the evening and not during peak hours. Even these small adjustments can have an impact.

As always, please feel free to call me at any time if you have a question about our finances. I can be reached at 240-669-8954 or via e-mail at [janetmar-tin@earthlink.net](mailto:janetmar-tin@earthlink.net)



### Landscaping Report

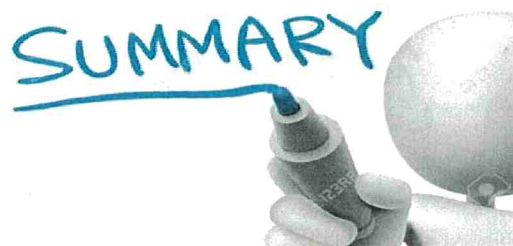
By Dora Pugliese

With episodes of rain, snow and again rain the grounds were saturated and could not handle it all so we almost had a flood at one residence. We will take care of the problem with a landscape solution as soon as the weather permits us to do so. With all the strong winds there are a lot of small branches all over the grounds.

We were lucky none of them fell on roofs.

Gardeners at this time of the year receive beautiful seed catalogues. One was found that has the cheapest prices. You will get less seeds in a package but who needs 50 seeds for 4 tomatoes plants?! The name of the company is **Pinetree Seed** and their site address is: [www.superseeds.com](http://www.superseeds.com) Most of the seeds are \$ 1.95 a pack. They also sell plants. For bulbs, you might want to go to: [www.brentandbeckysbulbs.com](http://www.brentandbeckysbulbs.com) and for perennials [www.bluestoneperennials.com](http://www.bluestoneperennials.com)

Good luck with your gardening...  
Christine & Dora



### Summary: M10 BOD Meeting on January 24, 2018

By Paul Eisenhour

*General Manager Presentation and Report by Melissa Pelaez*

- The non-audited year end balance for 2018 showed an estimated deficit of approximately \$12,000. Issues that caused this deficit have been identified and are being addressed to correct in the future.
- Property transfers in 2018 totaled 412 which contributed \$1,613,450 to the LW Resales Fund. Though the total number of units sold was a few less than last year, the total contribution was greater. This likely indicates a rise in home values.
- The resident directory phone books will be finished and available towards the end of February. Hard-copies will be ripe for pickup at the Administration Building. Also, the resident portal website will be populated. We should all note that the portal is only available to LW residents and is not available publicly. Residents have until February 15 to contact their mutual assistant if they wish to have any or all of their information withheld.
- With the potential broadband/internet contract signing deadline of March 1, 2019, a resident Open Forum will be held in the Ballroom on February 10 to explain the selection process used and comparison factors. Q&A is encouraged and the eventual outcome will be communicated to residents.

### Mutual Business:

- President Salazar discussed with the Board and determined:
  - ◇ Gutter guards – tabled for now until greater need arises. Individual issues will be addressed as needed.
  - ◇ Gutter Cleaning – given the PPD price cap, we will employ them.
  - ◇ Power-Washing – will seek different pricings for a large-scale effort.
- President Salazar also has confirmed with Kolb Electric to do electric panel inspections which will begin January 31.



- Treasurer Martin reported that in spite of a December 2018 loss of \$22,458 (**due mostly to a huge electric bill**), Mutual 10 ended the 2018 year with an un-audited surplus of \$33,684. Her recommendation is that this be transferred to the Replacement Reserve Fund. After the audit, a decision will be made about this. All monthly invoices were paid.
- Director Pugliese reported that McFall and Berry will remove four Ash trees.
- The annual mutual meeting was confirmed to be April 16 at 12:30 with a preceding light lunch at 12:00.
- Discussion of home repairs using the company A&A found that there was a lower cost to the resident if the company is notified at the time of service rather than an insurance claim through LW. Charges for services seem inflated when insurance is billed.
- Secretary Eisenhaur reminded the board of the LW phone directory opt-out date of personal information. He will include a Tidings reminder to residents.



- **DON'T FORGET!!** – As a resident, if you wish to have your personal information withheld from either the upcoming print or online directory, you need to call Roberta Carter, Mutual 10 Assistant, by February 15 at 301-598-1316. If you're fine with your information being printed, do nothing. *As with any print directory, it is open to public viewing. The online directory though is only available to those LW residents who have access to the portal website.*
- **If you have a problem with your gate** – the latch doesn't behave, please call Vice-President Salazar at 301-598-0373. He will adjust it so it works properly. The cold weather is doing a number on our gates/latches.
- **If you'd like to take care of the mildew on your fence/gate yourself**, Clorox wipes are a quick and efficient way to get rid of that green stuff. They have the added benefit of not harming nearby plants. (Tip from Christine Petersen, Landscape Committee)
- **Please keep** outside lights off during the daytime. Remember, we all pay each other's electric bill as our mutual is on one master meter.

Thank you for conserving.

- **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.





### Summary of LWCC Board of Directors Meeting

By Paul Eisenhaur

#### **The following is a summary of the LWCC Board of Directors Meeting, 1/29/19:**

The LWCC Confidentiality/Conflict of Interest statement was distributed to each director to sign and return before the next BOD meeting.

The May BOD meeting was rescheduled to May 21 and the Executive Committee meeting rescheduled for May 10. This is to avoid conflicts with the Memorial Day Holiday.

LWCC financial 'books' for 2018 are closed and going through an external audit. The final audit report will be submitted to the BOD in early spring of 2019.

The Chair of the Strategic Planning Committee, Art Popper, gave a broad outline of the strategic planning process with ample need for resident input. Residents should look for details of this in the coming LWNews editions.

#### Action Items:

1. The LWCC approved a resolution by the Budget and Finance Committee to update its charter.
2. The planned motion to approve an updated Audit Committee charter was postponed and sent back to committee for clarification.
3. The planned motion to approve the Golf & Greens Committee charter was postponed and sent back to committee for minor clarification.

4. The planned motion to amend the current LWCC Standing rule was postponed to more clearly identify changes to the Executive Committee meeting agenda.

5. The LWCC BOD approved a resolution to remediate identified mold problems in the Administration Bldg. This was a procedural formality to approve the appropriated money to fix the 2018 issue. The issue needed immediate attention, but there still needs to be a BOD resolution (even if it's after-the-fact).

6. The LWCC BOD approved a resolution to accept the Proposed LWMC Organizational Chart recommended by management.

7. The LWCC BOD approved a resolution to support various bills in the Maryland General Assembly for their passage. (Because the Maryland legislative activity does not fall in line with our agenda deadlines, these resolutions were agreed by the BOD to be considered as action items added to today's agenda).

#### Updates:

\* Site plan consideration by the county is expected shortly (hopefully February).

#### New Business:

\* Linda Wacha/MM BOD Rep/LWCC Executive Committee intends to develop a training course for new (or any) BOD members. She will be emailing all members to ascertain needs. Of great value will be learning or being refreshed on the operational aspects of LW at the Trust level.

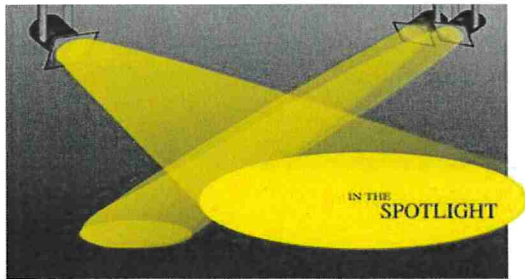
\*The Security and Transportation Advisory Committee charter went through language changes which were editorial in nature rather than substantive.





**Welcome New M10 Homeowners!**

- Valerie Bartlett – Bigby Ct.
- Rajendra & Usha Sahni – Kelmscot Dr.
- Maria Corina Kejner – Kelmscot Dr.
- Arthur & Patricia Bacon – Ludham Dr.
- Charles Gettys & Sarah Mosley – Ludham Dr.
- Phillip Heisserman & Judith Fink – Lindsey Ln.



**Meet Cathy Kyle!**

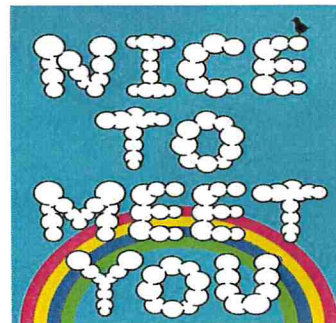


Cathy moved here from Kensington, MD just over two and a half years ago to downsize from her large single-family home where she lived for over forty years. She is originally from Piscataway, NJ and is the oldest of six siblings - five of whom remain in NJ. She has frequent contact with them.

After high school Cathy went to Nursing School then worked awhile in a local hospital. She moved to Los Angeles, CA to work at LA County Hospital and while in CA enjoyed travelling around the state. Over the next couple of years, after a short-lived marriage with a child, she returned to NJ with her son to pursue a Bachelor's Degree in Nursing from Rutgers University. This was followed by community work in Public Health for the next three years. Cathy then moved to Maryland to pursue a Master's Degree in Public Health from Catholic University. She became a member of the faculty of the School of Nursing at Georgetown University and remained for ten years. During this time Cathy married a widower who worked at NIH and had three children of his own. Having another child together, the total number of children in the family was now five.

Cathy found she had an interest in the mental health field after Georgetown and therefore worked at a psychiatric institute for several years. She returned to school to get clinical training and became certified as a Psychiatric Nurse Clinical Specialist. Cathy unfortunately became widowed at this time. She went to work for the Prince George's County Health Department in their Community Outreach and Treatment Program and stayed for twenty years before retiring five years ago.

Currently, four of her grown children live on the West Coast and one is nearby. She has nine grandchildren, three of whom live in the area. She loves to travel extensively for visits. At LW, Cathy is in a mystery book group and likes to attend Mutual socials and Board meetings. She plans to cut down on outside-of-LW activities to have more time for LW events. She is happy to live in Mutual 10 and we're very pleased she's our Hallaton Ct. neighbor!





### Next Board Meeting

Mutual 10 Board Meeting will be held on February 21, 2019, in the Sullivan Room of the Administration Building at 9:30 AM. As always, we encourage all residents to attend.



FROM THE BOARD OF MUTUAL 10

HAPPY  
VALENTINE'S  
DAY ♡

