



MARYLAND MUTUAL TEN
WWW.LWM10.COM

THE KELMSCOT VILLAGE TIDINGS

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After Hours (Main Gate):
301-598-1044

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301-598-3989
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A Word from Our President



Jane Salzano

Welcome to February, a month when we celebrate presidential birthdays, Punxsutawney Phil’s shadow (or not), and love. It’s also a time of preparation. Seed catalogues and summer travel brochures begin appearing in the mail, early bulbs begin to poke their heads out of the ground, and the weather begins to fluctuate more between freezing and a bit warmer. We can have a blizzard one day and a few days later be in the 50s. As a Mutual, February is also when we begin to plan for our **Annual Meeting**, which will be held in April (date to be determined). In the next few weeks, you will receive a package from our Mutual Assistant, Shanti Martin, containing information about the meeting as well as a call for nominations. There are many ways you can serve others in our Mutual and being on the Board of Directors is one of them. We will have one slot open someone to fill, so be thinking about who might be a good candidate (you?). If you have any questions about serving in this way, please give me a call (contact info to the left). I would be glad to talk to you.

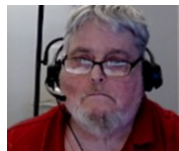
At the end of this newsletter is a single sheet, short survey regarding preferred methods of communicating information to residents of our Mutual. Please take a moment to complete the form and return it to me, Jane Salzano (address on the form). This will help us greatly to make sure that everyone is kept informed and up-to-date.

Along with the regular reports from our Directors, this issue contains good information about our new Property Management system (Vice President’s Corner), reminder of our upcoming “Spring Fling” (end of March), a free “Chat for Healthy Living” discussion (March 1st), and a bit about wandering cats. Make sure you take time to read the whole newsletter. Looking forward to seeing you face-to-face as the weather gets warmer and we are out and about more. See you around the Mutual!

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Vice President's Corner

Bob Morrisson

As Bob Dylan once sang, "The times, they are-a-changing," and some changes are coming to Mutual 10.

What is Happening?

As of January 1st, property managers (PMs) have begun to assume the maintenance efforts for Mutual 10. It will take a few weeks for the new program to be phased in and we will keep you informed as things change.

Why Is It Happening?

There are two main reasons: Efficiency and continuity.

Leisure World has 29 Mutuals. The high rises and Montgomery Mutual have their own property managers. The remaining 16 condo Mutuals, with a total of 1,635 units, have relied on their Mutual Assistant and / or their Directors to handle service calls.

The property managers will have the resources to ensure each Mutual has consistent service, regardless of leadership changes within the Mutual. They will be able to tackle our more challenging repair work quickly, thanks to their ready access to PPD's engineers and tradespersons.

For projects such as concrete repairs and roof replacement, they can negotiate favorable rates for a group of Mutuals.

When Will It Happen?

It is happening now! We are working with our PMs on a number of details to make the transition as seamless as possible, and we will keep you informed of procedural changes as they are phased in. For now, please refer maintenance requests as follows:

- Shanti Martin, Mutual Assistant.
301-598-3989 Admin@lwm10.com
- Bob Morrisson, M10 Director of Maintenance.
301-942-8726 Maintenance@lwm10.com

If you have any questions, please feel free to contact me.

"Eek-a-Mouse!"

By Bob Morrisson

1. A Jamaican reggae artist whose signs adorned utility poles throughout Washington DC circa 1979
2. A cry sometimes heard from a Mutual 10 resident, when they see a small gray furry critter scurry across the floor.

From time to time a resident will see a mouse in their house. Unfortunately, mice are prevalent in this area, and not just in Leisure World. So are deer, and our program to teach them to eat the mice was an abject failure, but at least we tried. (Not really, but it was a thought.)

A mouse trap will eliminate one mouse but it does not eliminate their point of access, so you may need a lot of traps. There is a better way.

PPD can send a professional exterminator to find access points and provide pictures so PPD, or the carpenter of your choice, will know where to patch. This is a resident expense, but our exterminator offers favorable rates. They can also handle ants, roaches, and other household pests.

PPD exterminator contact:

Aaron Tenley 301-598-1314
atenley@lwmc.com



**Eek-A-Mouse
Reggae Musician**



**A-Mouse
Eek!!!**

Cats in the 'Hood

Leisure World is situated on a large piece of land surrounded by other housing developments as well as some forested areas. All of this, plus the number of LW residents who own cats, can lead to a problem of wandering or abandoned cats.



Some residents have reported these loose cats trying to get into their patios and even coming up to glass doors and "flirting" with an inside cat.

Please DO NOT FEED these stray cats. If they cause problems to your property or pets, there are organizations who can help trap them and find them new homes. Call Shanti Martin on 301-598-3989



Treasurer's Report

Valdon Butler
Treasurer

December 2022 financials have not yet been released by Leisure World Corporation. LWCC began an upgrade to their Finance/Accounting software late last year. Completion of these bookkeeping projects has overlapped 2022 year-end closing of the LWCC books. It has definitely slowed that process, but now valuations for each mutual's portion of Community Facilities and Mutual Operations expenses are being finalized to permit release of December 2022 results.

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

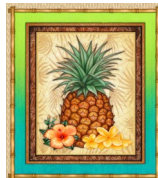
This is a quiet time of the year for the landscaping committee as the garden areas are mostly dormant. However, in sunny spots I notice hellbores showing buds and daffodils spears poking up through the leaves. Catalogs for summer are arriving in my mailbox, making me a happy gardener in the current damp wet weather. Extra plantings are planned for gaps in the rainscape gardens, and some other beds.

Several years ago a resident created a bed in front of two houses on Lindsey Lane by the boulevard. That resident is long gone and the new residents have shown no interest in weeding it. So I need to decide this Spring whether to tear it up and plant grass or redo some of the plants and look for a volunteer weeder for this spot. With the cost of everything going up, offering to help weed once a month saves on our landscaping bills.

Remember house plants during winter help keep moisture in the air as well and well as cheerful reminders Spring will arrive as it does every year.

If you still have a Christmas tree or wreath decorating your property, please call Aaron Tenley at the Grounds department (301-598-1314) for pickup.

Contact me if you have any questions or concerns regarding landscaping, etc. Christine Peterson (cmpkayak@gmail.com, 757-414-3849)



Hospitality Report

Cris Rowse
Director

One of the first signs that spring is on the way is our annual Spring Fling, typically held toward the end of March. We don't have a firm date yet, but you can be sure you will be the first to know when we do.

Our President, Jane Salzano, and myself look forward to visiting new Mutual residents and welcoming them to the community. Each new resident receives a packet of helpful information about our Mutual. If you are a new resident and have not been visited by us or received the packet, please contact me so we can arrange to come and meet you. Call 301-452-0358.

If you have any ideas on how we can promote a sense of community and neighborliness in our Mutual, please give me a call (301-452-0358). I'd love to hear from you.



Tidings/Leisure World Newspaper Delivery

Cathy Kyle
Director

My thanks to all for the service provided in delivering the newspaper and the Tidings. I always welcome new members for backup delivery persons. You never know when it will be needed.

Please contact me (301-705-6477 or cbartonkyle@gmail.com) to help out.

Let the Buyer Beware

If you receive an offer for a free inspection or evaluation of some sort, it could be a scam.

The Mutual 10 welcome packet includes a list of maintenance responsibilities. Basically, we maintain the building exterior and the grounds, and you maintain your living area. If the Mutual covers an expense, there is no reason to have a free inspection or other service. If you allow a contractor to work on your home you will be liable for the cost, even if it would normally be a Mutual expense. The areas you pay to repair may become your responsibility, and this will continue with future owners.

If you receive a call from an unknown company offering a free inspection or survey, politely refuse their offer and hang up the phone. - Bob Morrisson

Summary of Mutual 10 Board of Directors Meeting

January 26, 2023

Paul Eisenhour, Secretary

Community Report: Given by Bob Brunelle, Mutual 10 Property Mgr.

- Introduced Bob Brunelle, Property Manager to standardize and maintain service among mutuals. Immediate plans to check resales packet contents for accuracy and facilities inspection.
 - Will utilize new accounting portal when appropriate
 - Resident calls still go to Shanti Martin (Mutual Assistant). Issues Shanti can't handle go to Property Manager.
 - Bob Morrisson is point of contact for previous work orders.
- Financial Reports for December unavailable due to end-of-year heavy workload.
- Gate Access RFID resident installation is complete.
- Physical construction on the new Administration building is scheduled for April. The new site plan was approved by the county.
- Currently working to update the A-V systems in Clubhouse I and the sound system in the Clubhouse II Auditorium.

Mutual Business:

1. Financial Reports for December unavailable due to Leisure World end-of-year heavy workload.
2. All approved invoices for the month were paid.
3. The board approved a final draft of the use of a 'Who Pays' list developed by VP Bob Morrisson.
4. Roof needs – need a professional appraiser so we can set replacement/maintenance schedule.
5. Proposal received to study roof conditions and maintenance needs.
6. Recommend needed fixes to be detailed.
7. Approved resolution by the board.
8. All asphalt repairs completed.
9. Fall gutter cleaning has been completed. Any late cleaning addressed as needed
10. Residents are responsible for air quality in their units.
11. Reserve Study to incl roof appraisal.
12. New Rule and Regulations: to homeowners time for review and input. Draft approved
13. Call for candidates in February.
14. Only Christine Petersen term is expiring; she plans to step down.
15. Benches have been maintained; two to install, hopefully by Spring.
16. Siding power washing being planned.

Summary of Leisure World Board of Directors Meeting

January 31, 2023

Paul Eisenhour, Secretary

- Staff Working Priorities – A-V upgrade with tech hire
- Coupons sent out in February with new bank name. Resident questions: accounting@lwmc.com
- Gate access – RFID installations are complete. For makeups, register for 2/8 make-up day, or call the Security Office at 301-598-1355; new residents required to get RFID with Security
- Glen Eagles Drive culvert for storm water management – Proposed revisions were accepted and approved to allow permit issuance once fees are paid. Culvert sectional precast shop drawing preparation is in process. Full roadway closure is expected once excavation begins and will continue until surface pavement is completed.
- Administration Building - Construction/design documents remain in review for building permit approval with Montgomery County. The construction mobilization will begin in March 2023 with contractor site prep and excavation to begin in April.

Action Items:

1. The LWCC BOD passed as resolution to amend the LWCC Bylaws Article III, by adding a new section 3, which states: "Each director shall sign a code of ethics, conflict of interest, and confidentiality agreement. A director who does not sign the confidentiality agreement shall not attend closed sessions of the board."
2. The LWCC BOD passed a Confidentiality Policy and Agreement to be signed by any Director or Alternate prior to them attending a closed Executive Session.
3. The LWCC BOD Postponed an Insurance Advisory Committee Charter (resume consideration from earlier postponement) to allow more discussion.
4. Amendments to LWCC Board Standing Rules were motioned in the following sections:
 - Section 1.3 (Agenda Item Submissions) - approved
 - Section 1.4 (Correspondence in Board Packets) postponed to future BOD meeting
 - Section 1.7 (Board Packet Publication) - approved
 - Section 2.1 (Meeting Recordings) - approved



LW Board of Directors Summary, *continued*

- Section 2.6 (Modification of General Consent Rule) - approved
 - Section 3.2 (Remove Null and Void Provision) - approved
 - Section 3.6 (Contact Points for Consultants) - approved
5. The LWCC BOD approved additions to Advisory Committee Membership
- The Regular Open BOD Meeting was followed by a closed Executive Session.

Our last Mutual-wide event, the Holiday Appetizer Get-Together, was a great success! Now we are planning our next get-together. This will be our famous

Spring Fling Hors d'oeuvre Happy Hour

The date for this event will be towards the end of March. We are still working out the details, so keep watching for more information

Chats for Healthy Living

Submitted by
Pat Hurd



Can Foods Affect Your Mood?

Yes! Choosing the right food can have a big impact on how you feel. Emotional eating is a very real thing. Eating certain foods can naturally boost your mood and help fight off the winter blues.

For one hour on March 1st at 10am in the Chesapeake Room, dietetic intern, Lauren Miller, will be leading a discussion on what foods to add to your diet to naturally boost your mood. Discover what nutrients naturally increase serotonin in the body and why this improves your mood. Come learn how to re-define "emotional eating" to better help your brain and body.

Lauren Miller is a Dietetic Intern for Sodexo and is currently completing her clinical rotation at Medstar Montgomery Medical Center. She completed her Undergraduate degree in Nutrition and Dietetics at the University of New Hampshire.

Sponsored by the Leisure World Health Advisory Committee. This program is free.



NEW ASSESSMENT PAYMENT UPDATE

Below is the latest information regarding the 2023 monthly assessments and a reminder of the new bank for payment deposits, **For any questions, email accounting@lwmc.com:**

- We have processed the ACH transactions for January. We have had a few ACH transactions that were denied, but not a significant amount, and not much more than the normal denial we have had. ACH transactions cover about 70% of our residents.
- The statements were mailed out for those who pay by check for January, along with those residents on ACH to notify them of the schedule of payments. If you have not received your statement, please contact Accounting at accounting@lwmc.com or call our Mutual Assistant, Shanti Martin, at 301-598-3989.
- For February's assessments, the ACH will be processed on time, and we will again send out statements to our residents. We anticipate those statements going out no later than February 10th.

Questions: For general questions, please email accounting@lwmc.com



February 8. Make-Up Dates for RFID sticker installation. You must register for the 2/8 make-up day by calling Shanti Martin at 301-598-3989, or call the Security Office at 301-598-1355

February 23 @ 9:30 AM. Mutual 10 Board of Directors Meeting. Sullivan Room in Admin. Building. Zoom option available. Please contact one of the directors.

March Get-Together! Keep a lookout for date and details.

April: Mutual 10 Annual Meeting. Date TBD.

Ways to Stay Informed About Urgent Leisure World and Mutual 10 Matters

Robo Calls: Leisure World and Mutual 10 occasionally use an auto-dial recorded message to convey important and urgent information to mutual residents. Email Paul Eisenhour (paule@lwm10.com) to be added to the list. Include the desired contact phone number.

Leisure World Management Emails: To receive information/notifications from Leisure World management, go to your profile on the Mutual 10 website (www.lwm10.com). Go to residents.lwmc.com and sign up near the bottom of the Sign-Up page.



Comcast Customer Service Contact

Contact Willis Gray (LW Customer Account Rep.) on 443-370-5018 or willis_gray@comcast.com. For regular customer service (if you need a technician, etc.) call LW Comcast Bulk at 1-855-638-2855.

“Keep your face always toward the sunshine – and shadows will fall behind you.”

— Walt Whitman



- **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) 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, NOT 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.

MUTUAL 10 COMMUNICATION SURVEY

Dear Fellow Mutual 10 Residents:

As part of an ongoing effort to be able to communicate more effectively and efficiently with Mutual 10 residents, we would appreciate your completing this simple survey. Let us know your preferred method of being contacted when there is important information to share between newsletters using either e-mail or Robo calls.

Print your name: _____

Print your street address: _____

Please choose one of the following:

_____ I prefer email.
E-mail address: _____

_____ I prefer Robo Calls.
Phone number: _____

_____ I do not want to be contacted.

Please return your response to:
Jane Salzano
14558 Kelmscot Drive
or
janesalzano@gmail.com

THANK YOU!