



MARYLAND MUTUAL TEN  
WWW.LWM10.COM

## THE KELMSCOT VILLAGE TIDINGS

### Board of Directors

**President:** Jane Salzano  
301-928-2653  
janesalzano@gmail.com

**Vice President:** Bob Morrisson  
(Maintenance)  
301-942-8726  
maintenance@lwm10.com

**Treasurer:** Valdon Butler  
301-288-7175  
newyork2some@yahoo.com

**Secretary:** Paul Eisenhaur  
301-460-5588  
paule@lwm10.com

#### Directors:

John Hurd (Landscaping) **NEW!**  
240-970-5046  
hurdjohn@gmail.com

Cathy Kyle (Distribution)  
301-706-6477  
cbartonkyle@gmail.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):  
301-598-1044  
LW Insurance (for fire, flood, major damage): 301-598-1091

**Property Manager:** Lee Shields  
301-366-8001  
LShields@lwmc.com

**Tidings Editor:** Sue Morrisson  
301-942-8726  
tidings@lwm10.com

**Mutual Assistant:** Shanti Martin  
301-598-3989  
admin@lwm10.com

**Comcast Contact:**  
Kevin Wilson  
410-610-9425  
Kevin\_wilson7@comcast.com

### A Word From Our President

Jane Salzano



Our daffodils are telling us that Spring is just around the corner, but it's February and we all know what that can be like. But hope springs eternal and we know that those brave sprouts pushing up through the cold ground and snow will prevail and our Mutual will soon be dotted with right yellow blooms.

February is a good time for planning for warmer months, what with seed catalogs showing up in our mailbox and commercials advertising cruises and trips to parts of the world we didn't know existed. It's also a time for our Mutual to flesh out the plans for our upcoming events, both social and business.

First of all, we will be holding our Mutual 10 **Annual Meeting, Tuesday, April 16th, starting at 12:30 PM in the Activities Room of Clubhouse II.** This is an important meeting for all residents/owners to attend, so please save this date on your calendar. More details will be coming in your mailbox and in the next issue of *The Tidings*.

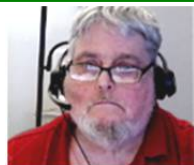
Then, on Thursday, May 7th, we will be having our "**Spring Fling**" **Happy Hour** in the Chesapeake Room of Clubhouses I starting at 4:00 PM. This is always a great time to get together and enjoy each other's company...and yummy appetizers/desserts.

This issue seems to have a theme running through it—Power Outages! Recently, we seem to be experiencing a sense of powerlessness more often. To that end, there are several articles regarding being prepared for such events (see page 7), how to help our neighbors during such events (see page 5), how to set up our cell phones to receive important texts about such events (see page 5), and more little tidbits sprinkled throughout the issue. Also, on page 8, there is a list of Leisure World Approved snow shovelers for our patios and anything else McFall & Berry doesn't clear. Please take some time to read this issue and enjoy a warm cup of whatever at the same time.

The daylight time is getting longer and the darkness shorter. It will be wonderful to walk around the Mutual with all of its blooms and blossoms in full show. In the meantime, we can dream and keep warm in our sweat shirts and quilts. Hope to see you around the Mutual!

#### In This Issue:

From the President (pg. 1)	Landscaping Report (pg. 3)	Mutually Yours (pg. 5)
Vice Pres. Corner (pg. 2)	Hospitality Report (pg. 3)	Did You Know (pg. 5)
Now You Know (pg. 2)	M10 BOD Summary (pg. 4)	News U Can Use (pg. 5)
Treasurer's Report (pg. 3)	LW BOD Summery (pg. 4)	Dates/Reminder. (pg. 6)
Power Outage Preparedness (pg. 7)	LW Approved Snow Shovelers (pg. 8)	



## Vice President's Corner

Bob Morrisson

**Winter is officially here!** We have had snow and extreme cold, followed by one of the hottest January days on record. In a few months it will be warm again, as many of us have been wishing, possibly so warm that people wish it was cold again.

During the recent snow period, trash, recycling, and paper pickups were affected. PPD unloads their trucks at the Montgomery County transfer station. If it is closed, PPD has no place to empty their trucks, and pickups will be delayed or cancelled. They do try to catch up, so if your containers were not collected on schedule, they may be the next day, even on Saturday.

Many thanks once again to everyone who has sent encouragement for Sue's and my personal situation. It is greatly appreciated.

### Power to the people - or a lack thereof

During the past 12 months several power outages affected the southern portion of Mutual 10 and also Mutual 9. On January 10th much of Mutual 10, and all of Mutuals 9, 13, and 14, were without power for an extended period of time. Once power was restored, a small area of Mutual 10 remained dark while Pepco replaced a transformer.

At our January Board of Directors' meeting John Zuk, PPD's Business Manager, explained how PPD has been working with Pepco to have them develop a plan to restore power reliability to our Mutuals. He outlined the new procedure to report and follow up on power outages, which is summarized elsewhere in this month's Tidings.

Mutual 10 President Jane Salzano has appointed a committee to address the special issues some of our residents face when the power is out. We will ask for your input over the coming weeks.

### Gate access

With DwellingLIVE you can grant Leisure World access to your visitors without having to call the Main Gate. Please contact Shanti Martin, our Mutual Assistant, or Lee Shields, our Property Manager if you need help setting up your account.

### Rules and Regulations

The current Rules and Regulations, dated December 2023, should be distributed with the next Leisure World News, in mid-February. They are currently available printed or as a PDF from Shanti Martin, our Mutual Assistant, and on our Website.

### Projects

- Roof replacement should begin once warmer weather returns.
- Roadways and walkways will be inspected in the spring. Given the extensive work that was done in 2022, there should not be much work to do this year.
- Electrical panel inspections are performed every five years. This is in the planning stages.
- Siding will power washed for buildings as needed this spring or early summer.

### Power Outages

PPD and Security are working with Pepco, our electric utility, to resolve power issues when they arise. They have put several procedures in place, but they will only work if you do your part.

**If you lose electrical power, contact the Main Gate at 301-598-1044.**

Security will provide Pepco with a list of addresses with issues. The more addresses they list, the easier it is for Pepco to zero in on the problem and to ensure that power is restored to all residents.

**Do NOT call Pepco!** Mutual 10 is on a commercial "Master Meter" account and Pepco's call takers will not be able to locate your home.

### *Now You Know...*

- You can wipe down your car windows with diluted vinegar in winter to keep them frost free.
- For a deck of cards to be mixed up enough to play with properly, it should be shuffled at least seven times
- It is estimated that Americans eat 10 million tons of turkey on Thanksgiving Day.

### *Belly Jogging\**

Now that I'm 80, people keep telling me I am "over the hill" but I can't remember ever being on "top of the hill".

The trouble with retirement is that you never have a day off.

Horses have a low divorce rate because they are in stable relationships.

What does a thesaurus eat for breakfast? A synonym roll.

*\*"Belly Jogging" is a form of abdominal exercise which occurs spontaneously when a person laughs vigorously.*



## Treasurer's Report

Valdon Butler  
Treasurer

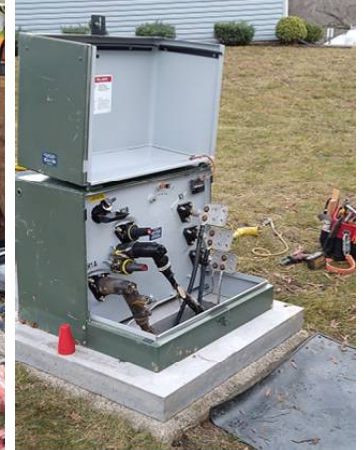
Our finances through December 2023 are as follows:

Income	\$ 1,583,504
Expenses	\$ 1,466,520
Excess	\$ 116,984
Variance from Budget	\$ <46,546>
Reserve Balance 12/31/2023	\$ 1,014,465

December 2023 financial reports were completed by LW Corporate Finance including auditor's accrual journal entries. Hopefully 2024 will continue to remain on timely production of reports.

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

Kelmscot Drive replacing a transformer. This is one of 12 transformers Pepco has replaced in the M10/M09 vicinity. LWCC is working with Pepco to develop a plan to update the entire area.



Out with the old...

...in with the new.



## Landscape Report

John Hurld, Director

Wow, that was some two weeks— power outages, bitter cold temperatures, snow and more snow. All that was happening just as daffodils and other bulbs were foolishly poking their heads above ground. Those bulbs should know to wait for the groundhog's prediction of Spring.

The snow plowing and walkway shoveling is done in a specific order once the snow stops. First Leisure World Boulevard, then major streets (i.e., Kelmscot Drive) then minor streets (Bigby, Deerhurst, Ludham, etc.), then courts off of roadways, then driveways, and finally sidewalks. Unfortunately, this time the crews had only finished part of the job when the second snowfall made them start over. All in all, the crews did a pretty good job. There was some damage to lawns and McFall & Berry will be working to patch these areas during the week.

Since McFall & Berry does not shovel snow from the individual patios or, in the case of big snows, clear out around cars parked outside the garage area, Aaron Tenley has compiled a list of approved snow shovelers who will come to do the job for a reasonable price. The list is at the end of this newsletter.

During a recent rainstorm, some homes lost power and Pepco was out doing repairs over two days. The pictures show them at work at 14530



## Hospitality Report

Cris Rowse, Director

Well, we are plowing through winter and clearing the path for spring. These past few days have been warm enough that we are seeing little green sprouts popping up as the daffodils begin to awaken. Hopefully, we won't get a bad cold snap before they can blossom.

Speaking of spring, we now have a date for our famous "Spring Fling!" Mark your calendars for May 2nd from 4:00 to 6:00 PM. We will be meeting in the Chesapeake Room at Clubhouse I. This will be a "Bring Your Best Appetizer" style happy hour, so pull out that old recipe file box and see what you can make (or you can bring something premade— no pressure).

Another important "Save the Date" event is our Annual Meeting which will be held on Tuesday, April 16th at 12:30 PM in the Activities Room of Clubhouse II. Everyone is highly encouraged to attend. A light luncheon will be served.

More details regarding both of these events will be shared in future newsletters.

If you are a new resident and have not been visited by us or received the Mutual 10 Information Packet, please contact me so we can arrange to come and meet you. Call 301-452-0358.

## Summary of Mutual 10 Board of Directors Meeting January 25, 2024

Paul Eisenhaur, Secretary

**Community Report:** Lee Shields, M10 Property Manager:

- Utility service connections and drywall installation into the new Administration Building are ongoing. The external building structure is complete. Plumbing and electrical provisions are complete on both floors.
- Gleneagles Drive culvert work is close to completion. Sidewalks and an open road should be finished by March.
- The DwellingLive automated guest pass system is now available to all residents. If there are issues logging on or navigating the site, please call the mutual assistant's office or property manager for help. Resident picture IDs should be arriving in February.
- All shuttle buses are in service at this time.

### Mutual Business:

1. Final audit should be ready by month's end.
2. Monthly invoices were approved.
3. John Zuk, PPD Director, addressed the numerous power outage issues faced by Mutual 10 recently: Increasing communications with PEPCO re reliability.
4. When a power outage occurs, residents should call the main gate security with exact location of your unit. Do not call PEPCO.
5. More protocols are being put in place to speed up response/location of outage.
6. Updated restoration time should be kept by the property manager/ mutual assistant.
7. 12 transformers have been replaced in and around m10.
8. Annual Meeting - April 16 at 12:30 pm in the Activities Room in Clubhouse II.
9. Landscaping - snow removal begins after snow stops. No damage from recent snow removal.

## Summary of Leisure World Board of Directors Meeting January 30, 2024

Paul Eisenhaur, Secretary

Preceding the regular open meeting was a lengthy closed executive session of the LW BOD. The

closed meeting was held in accordance with the requirements of §11B-111(4)(i) Discussion of matters pertaining to employees and personnel; and §11B-111(4)(iii) of the Maryland Homeowners Association Act, for the purpose of consultation with legal counsel.

### Management Notes:

1. New Admin Bldg
  - Utility service connections into the building are in progress. Loading dock fencing is completed with access gates to be installed soon. Additional landscape islands and sidewalk construction at the north end of the parking area will begin when weather permits.
  - Plumbing and electrical provisions within interior walls are completed on both floor levels. Drywall is installed and is being finished on the lower level and in progress on the upper level.
  - Interior furniture and signage design is now completed and the purchase order for fabrication in progress with delivery scheduled for this Summer.
2. Gleneagles Drive Culvert Replacement
  - Pedestrian sidewalk and roadway surface completion will allow for reopening in March.
  - Culvert repair on South Leisure World Boulevard will follow.
3. Security
  - Except for a new hire, all Special Police Officers are trained and commissioned at this time.
4. Transportation
  - The "outside" shuttle bus to Olney, Aspen Hill and Layhill runs every Wednesday in addition to the three regular routes.

### Action Items

1. The LWCC BOD passed a resolution to authorize the General Manager to sign the renewal addendum from Sentral Services dated 12/6/23 for janitorial services in calendar year 2024 in the amount of \$58,542.58 per month. The funds are to be paid from the LWMC operating budget, and reimbursed by mutuals to the extent of their participation.
2. The LWCC BOD passed a resolution to approve membership in LW Standing Committees for 2024.
3. The LWCC BOD passed a resolution to authorize the General Manager to provide additional information for the Council of Government's grant to LW for payment of a large part of the new contract for accessible buses. The \$418k grant will cover 80% of the cost.

## Mutually Yours...

### Mutual 10 Emergency Team

Theresa Wolfe

I have an idea of how we can make sure the residents in Mutual 10 are taken care of during an emergency. I ran it past Jane our Mutual President and she asked me to prepare an article for the newsletter. It's a work in progress, and I would like to hear from the residents for your input.

Okay, so here's what we're thinking: Develop a Mutual 10 Emergency Team. (The members do not have to be on the Emergency Preparedness Committee.) Below is an example of some of the ways the Mutual Emergency Team could help in an emergency:

#### Power Outage.

- Transportation to the Warming Room; lend some battery-operated lanterns or flashlights
- Need to get out of your garage? We can help with the garage door.
- Need to know what is going on with the power? We will try to get the answers and get the information out to the affected residents.

Get to know your neighbors! Coordinate with them to get a couple of pizzas delivered (oh, and I like pepperoni!) Have emergency supplies on hand!

The bottom line is that everyone should have a personal emergency plan and know what to do. If you don't and need help with one, let me know and I'll work with you.

Not all the ET needs are going to be physical, some are as simple as making phone calls. Learn what you need to do in emergency situations!

We'll need volunteers for the Team. I already have one volunteer! The needs can run from manually opening a garage door to making phone calls.

Thoughts? Ideas? Suggestions? Contact me, Theresa Wolfe (Mutual 10 EPC Vice-Chair), 240-441-3409 or [theresawolfe650@gmail.com](mailto:theresawolfe650@gmail.com).

Also, please make sure you read the article on page 7 entitled, "What Do I Do When The Power Goes Out?" It contains good specific information about being prepared for power outages.

## Did You Know...

### Make Robocalls More Robust Using Text

Paul Eisenhauer

When there is a community-wide power failure, the phones using Comcast will not work. But receiving a robocall via text message will work as the service provider, One Call Now, uses a different system from Comcast. This works for Leisure World messages; not from the mutual.

To opt-in simply text the word Alert to 22300. (Cell service providers require your group contacts to agree to receive text alerts from One Call Now before you can contact them using the One Call Now text messaging service. Please note that your group contacts will be charged standard text messaging rates for all texts they receive from you via One Call Now.)

If the number you have already provided is from a cell phone, just opt-in. If you'd like to add a cell phone number just let me know that number. I'm at [paule@lwm10.com](mailto:paule@lwm10.com).

## News You Can Use...



### Women's Heart Health Presentation

Thursday, March 7, 2:00-3:00 PM  
Maryland Room, Clubhouse I

Is your heart sending you a message? Do you feel short of breath at times, feel tired on many days, or find exercising too hard? Do you suffer from "heartburn" or notice that your ankles are swollen? This may be your heart sending you a warning. Over 60 million women (44%) in the United States are living with some form of heart disease.

Dr. Estelle D. Jean will discuss the early warning signs of heart failure (CHF), the signs and symptoms of a heart attack (myocardial infarction or MI), the management of atrial fibrillation, and angina, and most importantly, how to maintain and/or improve your heart health.

Estelle D. Jean, MD, is an associate of Cardiology Associates LLC and is affiliated with Medstar Montgomery Hospital in Olney, here she leads the women's heart disease initiative.

*This event is sponsored by the Leisure World Health Education Committee and Med Star Montgomery. No reservations are needed.*



**February 25 @ 9:30 AM. Mutual 10 Board of Directors Meeting.** Sullivan Room in Admin. Building. Zoom option available.

**Save The Date:**

**April 16 @ 12:30 PM. Mutual 10 Annual Meeting.** Activities Room in Clubhouse II.

**May 2 from 4:00 to 6:00 PM. "Spring Fling" Happy Hour,** Chesapeake Room in Clubhouse I.

### 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.

### Electric Vehicle Charging

If you plan to charge an electric vehicle (EV) at your home, you must complete an "Application for EV Charger" form and submit it to the Mutual Assistant prior to charging your EV. A form is available from the Mutual Assistant. Once the EV charger has been installed you will need to pay for the power it uses at the rates stated on the form.

At this time, checks should be made payable to "Maryland Mutual No. Ten" and delivered to Shanti Martin, our Mutual Assistant, at the beginning of each month. If you have previously registered an EV and have not been paying the monthly fee, please contact Shanti and begin making payments now.



These reminders have been in place, unchanged, for a couple of years. I think it's time for a change. Below is a quick summation of the things we, as a mutual, find important to remember as we go about our busy lives. And then I've added what I think is really important, no matter where we live or who we are. That will follow this summation.

- **Pets.** Keep them on a leash, pick up their leavings, and don't let them make too much noise.
- **Wildlife.** Don't feed them.
- **Outside Decorations.** Don't attach them with screws, nails, or anything destructive.
- **Garbage/Recycling.** Put trash cans and/or recycling bins out for Monday and Thursday pickup (garbage and metal/plastic/glass). Paper/cardboard goes out for Wednesday pickup..
- **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.



### One

- One tree can start a forest
- One smile can begin a friendship
- One hand can lift a soul
- One word can frame a goal
- One candle can wipe out darkness
- One laugh can conquer gloom
- One hope can raise your spirits
- One touch can show you care
- One life can make a difference,  
....be that One today.

—Unknown

## WHAT DO I DO WHEN THE POWER GOES OUT?

Mutual 10 (M10) has had several power outages in the last year (see the other articles in this month's Tidings). When the power goes out, where does the responsibility lie? Our electricity is supplied by PEPCO. They own the electric lines and their employees are the only ones allowed to access and repair them. Leisure World (LW) PPD and LW Safety and Security work with PEPCO to identify the individual homes affected by the outage and to expedite repairs.

LW is an ACTIVE ADULT COMMUNITY for residents aged 55 and older. All the homes are individually owned or rented from an owner. This means that each of us is responsible for our own safety and well-being, the same as if you lived in a house in Aspen Hill. LW does make accommodations for mobility impaired individuals that exceed the Disabilities Act, for example, transportation and "warming sites." Warming sites are usually in one of the clubhouses.

When the power goes out you need an established PLAN. Do you stay in your home, go to a warming station, or plan to stay at a relative or friend's home? If you elect to stay in your home, what supplies do you need? If you go to a relative or friend's house, what do you need to take with you? Do you have a "buddy system" to assist your neighbors? Let's discuss options.

**First, Lights:** Have a working flashlight or lantern with extra batteries on a counter/table where you can find it in the dark. Keep extra flashlights in the house. A lantern that will stand on its own is best. It's not advisable to use candles for light or heat. Install a light bulb that will come on automatically if the electricity fails. For example, Target, Best Buy, Lowes, and Home Depot carry the GE LED+ Battery 60-Watt EQ A21 Soft White Medium Base (e-26) LED Light Bulb for \$15.00 - \$20.00. It automatically recharges once power comes back on and lasts about 5 hours.

**Second, "Buddy System":** Give a copy of your patio or front door key to a neighbor you trust. Give a key to Safety and Security so they can open your door in an emergency. It's also important to have a key for all your doors on a key ring that you always have with you. It can save you money. There are significant costs if your door must be broken in an emergency. Establish a "Buddy Check" system with your neighbors, ex. "if a curtain is not opened by noon, please check on me." **Things to do as a group:** Make a list of individuals willing to help with meals, errands and rides during emergencies and illness. As a group, go to the designated warming center, order in meals, hire a snow shoveler from the approved list. We are sure you can think of other ideas.

**Third, Heating and cooling:** In the event of an outage, keep your home warmer in the winter and cooler in the summer by closing the shades and curtains in all the rooms. If you have a fireplace and use it for heat, make sure your damper is open. Do not leave it unattended!

**Fourth, Water and food:** Fill several containers with water in case the water system fails. Flush the toilet and run the water sparingly. Have ready to eat food in your cupboard. A can of tuna fish and some crackers, a few cans of "Boost" or similar beverage, breakfast bars – you get the idea!

**Fifth, Refrigeration:** Do not open the refrigerator or freezer during a power outage. It will remain cold for 24-48 hours. If the outdoor temperature is below 45 degrees use your patio or garage (not if it is a bonus room) for a refrigerator. Remember to keep food in a secure container so that squirrels and other hungry rodents cannot enjoy an unexpected banquet!

**Sixth, Communication:** If your cell phone provider is Comcast, set your cell phone to be able to text without electricity. See Paul Eisenhaur's article on page 5 of this newsletter.

**Seventh, Special needs:** If you require uninterrupted electricity for medical needs notify Safety and Security so you can be placed on a list that identifies you as a priority for electricity. M10 is currently looking into what, if any generators might be feasible for such concerns. Their decision will be made public. If you are on continuous oxygen, make sure you have a back-up tank that will last at least 24 hours. If you have a treatment requiring electricity, plan an alternate means to obtain that treatment. You may need to go to a clinic. Investigate your options now – before they are needed. LW Social Work Department may be able to guide you.

Questions? Call or email Theresa Wolfe, 240-441-3409, [theresawolfe650@gmail.com](mailto:theresawolfe650@gmail.com) or Pat Hurld, 716-392-9451 [hurld@comcast.net](mailto:hurld@comcast.net)

**Place this article in your M10 Emergency Preparedness and Readiness Plan binder.**

## Leisure World Registered Snow Shovelers

List current as of 12/11/2023



### Leisure World of Maryland Corporation 2023-2024 REGISTERED SNOW SHOVELERS

NAME	PHONE	IDENTIFICATION
Iberly Valdivia	240-552-0924	Badge #1
Kevin Quijada	240-681-4099	Badge #2
Victor Cordova	301-755-7900	Badge #3
Freddy Alvarez	301-366-8684	Badge #4
Hilda Mena	240-863-4186	Badge #5
Ashley-Ann Daring	240-899-7380	Badge #6
Shafrain Jones	240-671-7582	Badge #7
Juan Nicolalde	240-678-8123	Badge #8
Cheyenne Rowley	240-565-5334	Badge #9
Ryan Williams	301-437-9830	Badge #10
Christopher Mora	410-533-6714	Badge #11
Tarek Brown	240-277-6523	Badge #12
Naheem Shaw	301-793-2667	Badge #13
Fred Boddie	301-801-0825	Badge #14
Guyton Oriji	240-889-7731	Badge #15
Sabbar Bates	646-416-1011	Badge #16
Wilmer Israel Murillo	240-441-6662	Badge #17
Mikey Tovar	240-535-7855	Badge #18
Patty Villasenor	301-646-6373	Badge # 19
Marco Villasenor	956-330-3560	Badge # 20
Renato Rodriguez	301-717-1628	Badge # 21

There are no set fees for services rendered. Inquire and agree upon pricing prior to service. Do not issue payment until the completion of services.

During business hours contact 301-598-1314 (Grounds) or 301-598-1329 (Security Department) for inquiries about snow removal. If you need immediate assistance, contact the Main Gate at 301-598-1044.

This list is updated and maintained by the Leisure World Security and Transportation department and the Ground Department