

## 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](http://www.lwm10.com)

March 5, 2021

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**FROM THE PRESIDENT**

By: Peggy Salazar  
301-598-0373



*“Poor March, it is the homeliest month of the year. Most of it is mud, every imaginable form of mud, and what isn’t mud in March is ugly late-season snow falling onto the ground in filthy muddy heaps that look like piles of dirty laundry.”*

*(Vivian Swift – writer of “Gardens of Awe and Folly” who lives on Long Island Sound)*

I trust you read the letter that was placed in all mailboxes on Friday, 2/26 announcing that Leroy and I, and Susan and her husband will be moving out of Leisure World in the coming months. Leroy and I will stay at our Board posts until the Annual Meeting on April 20, and Susan will assist with M10 finances until she moves in the coming months. It can be anxiety ridden when a major change occurs no matter what the circumstance, but all three of us know that there are many excellent M10 homeowners who can fill our seats and keep our mutual a desirable one in which to live.

The roofs to be replaced this year are almost done. Leroy is getting the list ready for concrete replacement, and I’m gathering estimates from striping companies to repaint the curbs (where the Fire Marshal states there should be no parking), as well as a street center-line all the way around Kelmscot.

Remember to keep Tuesday, April 20 open on your calendar – 12:30p.m. – to join in on our Annual Meeting. Instructions of how to Zoom in or phone in, as well as sending in your proxies and voting, will be given to us by our Mutual Assistant Kenia Ibanez very soon. Kenia is currently training Shanti Martin who will be taking over as the Mutual 10 Assistant after the Annual Meeting. Shanti comes to Leisure World with a wealth of experience in organizing and managing communities like ours. Kenia will not be leaving LW – just taking on a different role in the Admin Building. Welcome Shanti!

*“Our life is March weather, savage and serene in one hour.” (Ralph Waldo Emerson – essayist, lecturer, philosopher and poet of the mid-19<sup>th</sup> century)*



## Landscape Report

by Christine Petersen

As we're looking forward to warmer weather, I am listing landscapers below used by Mutual 10 residents. Last year because of the Covid pandemic many of you were reluctant to contact these people and weeds really did get out of hand. Since many of us have had or will have the vaccination against Covid-19, it should be easier to get the help needed for your flowerbeds around your house.

Welcome to all of you who are new! Just a few words about your garden beds. First of all, if you are new to the area, the soil is mostly clay so amendments are really useful. "Leafgro" is the Maryland choice. If you want to replace your plantings, I suggest very strongly that you only buy the plants marked with a deer ex-ed out on the label. Native plants are also a good idea. Last summer deer were a real problem to many of us and I sprayed everything in my garden with deer repellent.

You will see me write about the Rain Garden from time to time. This large bed on the hill between Lindsey Lane and Bigby Court was planned by Dora Puglesie, our former landscape chair, who worked with the State of Maryland. It contains native plants.

Please feel free to call, text or email me if you have problems or need advice:

Cell = 757-414-3849; Email address = [cmpkay-ak@gmail.com](mailto:cmpkay-ak@gmail.com)

### ***Landscapers Available***

Jose Mayorga            301-346-5880  
 Bill Bowers             301-831-7893  
 Lucero Landscaping   240-604-8553  
 Marcus                  301-610-9721  
 Carlos Gavidia        240-305-8813  
 Sergio Vazquez        301-807-8762



## Treasurer's Report

by Susan Ascencio

Our finances through Jan 2021 are as follows:

Income	\$ 90,996	
Expenses	\$ 109,807	
Excess	\$ < 18,812 >	
Variance from Budget		\$ < 329 >
Reserve Balance as of 1/31/21		\$ 832,686

It is the beginning of a new year and we are financially on target. Our utilities are as expected with no surprises as we kick off the new year. Thank you to all residents for 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](mailto:seagol@hotmail.com) or by phone at 703-405-1313.



# SUMMARY



## Summary – LW BOD for 2/23/21 – by Paul Eisenhaur, M10 Rep

- The installation of new lighted gate arms/operators that were to be installed last week was delayed by the ice storm. It should proceed very soon along with site work in and around the gate houses.
- The internal Facilities Reserve Study is nearing completion with all facilities/structures already addressed. Remaining are ancillary items such as storm water management and underground piping.
- Medstar Covid vaccinations - first dose - are nearing completion. Prior to starting the 2<sup>nd</sup> dose, a delivery of that 1<sup>st</sup> dose will be done (logistics are being worked on) for homebound residents.
- A “Request for Information” (RFI) has been circulated to five executive search firms for a new LW General Manager. They should be returned by March 10 for review.

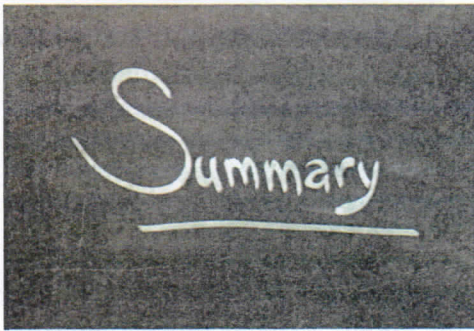
### ACTIONS

1. The LW BOD passed a resolution authorizing the Chair to contract for parliamentary services with a professional parliamentarian who can also provide Zoom technical support. This should help facilitate meetings.
2. The LW BOD approved a resolution that proposed a series of amendments to the current BOD Standing Rules. Each amendment was individually discussed and eventually the entire package of changes was agreed to.
3. The LW BOD authorized management to engage RLPS architectural firm to undertake, in cooperation with management, a detailed assessment of the Administration Building and prepare a report on the condition of the building for the purpose of determining whether the structure can be reno-

vated or would need to be demolished and rebuilt from scratch on the current site. This report is to provide specific evidence for the recommendation.

4. The LW BOD passed a resolution which directs management to engage the services of RLPS architectural firm to develop an estimate on Club House 1 (CH1) improvements as indicated in the approved site plan, Facility Enhancement Plan CH1 interior changes, and all roadway related 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, and Maryland Room expansion. (NOTE: As part of the plan to install the circular driveway by the Terrace Room, the shuffle boards will be eliminated and an alternative location will be identified for the Bocce Ball grass court.
5. The LW BOD accepts and approves the recommendation of the Restaurant Advisory Committee that the vestibule leading to and from the Clubhouse Grille to the sidewalk not be constructed at this time.
6. The LW BOD approves the recommendation of the Special Strategic Planning Committee (SSPC) to perform the following tasks related to the implementation of the LW of Maryland Strategic Plan 2021-2031:
  - Continue operations of the SSPC
  - Communicate about Strategic Planning to LW at large
  - Create a plan for projects to implement
  - Develop specific projects





### Summary of M10 BOD on 2/25/21

by Paul Eisenhaur, Secretary

#### **General Manager's Report, by Assistant GM Crystal Castillo**

- The month of January 2021 ended with a budget deficit of \$6,800. This deficit is typical at this time of year.
- The LW external audit field work for the 2020 budget is complete with the final draft expected by the end of March/beginning of April 2021.
- Property transfers for the community totaled 31 for the month of January.
- The LW BOD will continue their review of several resolutions relating to evaluating the current Admin Building. A new circular drive outside the Terrace Room was approved, necessitating that shuffle boards be removed and the Bocce Ball court relocation.
- New lighted gate arms and operators will be installed the week of 3/1/21. This was delayed from mid-February install due to weather.
- Forgiveness of the 2020 PPP loan has been submitted to the lender – Bank of America. After a 30-60 day process, it is submitted to the government (Small Business Administration)
- In spite of the pandemic, home sales in LW felt little impact, as another 42 units were sold in December.
- The LW Gate Access project was delayed by the pandemic but a new contractor is in place and is prepared to begin. The LWNews will be closely reporting on its progress.
- Covid vaccine administration at Medstar was worked well. The giving of the first dose is winding down. Before 2<sup>nd</sup> doses are scheduled, the plan is to vaccinate home-bound residents.

#### **Mutual Business**

1. President Salazar mentioned that this has been a quiet month as far as governance. Save for a few roof replacements currently in progress

2. Treasurer Ascencio reported a financially healthy month of January to start 2021, well within budget. She mentioned that our Mutual's CD's mature soon and we are to expect lower interest rates in subsequent months for secured CD's.
3. Vice-President Leroy Salazar reported that concrete estimates are being sought for concrete replacement work this year. Also being sought are estimates for needed yellow curb striping (curbs, according the Montgomery County Fire Marshal's department; center line all the way around Kelmscot Drive; metal plates noting water run-off drains/sewers)
4. Director Eisenhaur reported that current efforts by the LW BOD to increase the resale fee from 2-3% is on hold for at least 3-4 months.
5. Director Petersen reported that she will soon oversee a review of those areas in the mutual that need spot re-seeding and will address the areas where snow removal equipment has torn up sod.
6. Director Kyle reported she will start recruiting for more newspaper/Tidings delivery people as there will be a need very soon.

#### **Open Forum**

There was a robust discussion about the opening of 3 positions in the coming months: President, Vice-President and Treasurer, as all three board members are moving out of LW in spring/summer. A strategy of recruitment for board members was discussed and it was decided, as a start, Peggy Salazar would write a letter to all homeowners and place it in mailboxes Friday, 2/26/21 - to inform residents of the coming changes and encourage more homeowners to apply for a seat on the board, as we want to maintain a vibrant, active M10 board.





## THIS & THAT

- **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 a letter mailed to all homeowners as well as the April Tidings.
- **Delivery Routes Need to be Filled** – Though I always look for backups for delivery of the LWNews and Kelmescot Tidings, right now we have an urgent need to replace Peggy and Leroy's delivery routes as they will be moving. Their delivery will stop at the end of April. Ideally, 2 people to start by the beginning of April to get oriented with them is desired. Someone from their area to cover Peggy's route (10 on Bigby, 20 on Lindsey, 4 on Kelmescot) and someone to cover Leroy's route (12 on Kelmescot, 20 on Ludham) would be desirable. Other options include volunteer replacements from another area in M10, or a drop box where papers could be left and picked up by individual households... and other ideas as well. Feel free to contact me for details. It is a great way to contribute to your community. **Cathy Kyle, Director**
- **From the "Mutual 10 Rules" Booklet: PETS:** "All dogs and cats must be registered with the Mutual Assistant. Each residence is limited to two four-legged pets. Montgomery County Ordinances regarding pets are in effect and applicable at all times. All pets must be inoculated and licensed as required by law. When outdoors, dogs and cats must be kept on a leash. Please keep pets quiet in consideration of your neighbors. For toileting purposes, animals must be kept away from buildings and walkways. The owner or lessee of the unit in which the pet resides or is visiting is responsible for removal and proper disposal of all droppings, in accordance with Montgomery County laws. Respect for neighbors' property should be observed at all times. In the case of a complaint concerning a pet's whereabouts or actions, the Board of Directors will solicit the owner's explanation of the incident. After due consideration, the Board reserves the right to require the owner to remove the pet from the Mutual. **It is forbidden to feed wildlife within Leisure World of Maryland. This includes, but is not limited to, deer, geese, birds, squirrels and chipmunks.** (*Mutual 10 Rules, pages 10 and 11 under "Pets"*)
- **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.





**Next Board Meeting**

Mutual 10 Board Meeting  
will be held on  
March 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.

**MARK YOUR  
CALENDAR!**



**Welcome to New Residents in M10!**

Mark & Holly Herro at  
14521 Kelmscot Drive

**FROM MUTUAL 10:**

