

MARYLAND MUTUAL NO. TEN

The Kelmscot Village Tidings

Important

February 1, 2018

Publication: February 1, 2018

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- LW Security:
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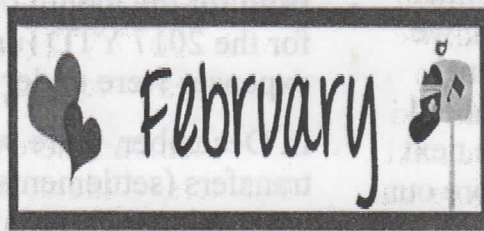
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MUTUAL WEBSITE
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FROM THE PRESIDENT

By: Peggy Salazar
301-598-0373
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Harriette Jordan, Elizabeth Henriksen, Stanley Labovich, Dahlia Zahavi, Colleen Fitzpatrick, Eileen Kane, Beverly Perrell.

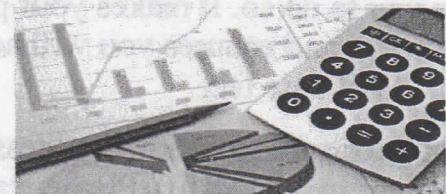
“Groundhog found fog, new snows and blue toes, fine and dandy for Valentine candy. Snow spittin’; if you’re not mitten-smitten, you’ll be frostbitten! By jing-y feels spring-y.” (Old Farmer’s Almanac)

President’s Message:

It’s that time of year when many things in this world are dormant, in winter climes. Stay active and interested during the shortest month of the year - which sometimes feels like the longest.

The sub-committee looking into quorum % and rental restrictions has finished their work. Board members are currently digesting all of their findings and recommendations. An informational meeting for all residents will be held sometime at the end of February or the beginning of March (TBD). At that meeting you may ask questions of sub-committee and Board members, and share your thoughts. A summary of recommendations will be placed in your mailbox (or mailed to you if you are an owner who lives outside of LW) before that informational meeting. The Board thanks the following sub-committee members who put countless hours into their task and went above and beyond in their quest to gather data and separate truth from fiction: **Mike Showalter, Bill Nullmeyer,**

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



Treasurer’s Report

By Janet Martin

Our finances through December 2017 are as follows:

| | |
|----------|--------------|
| Income | \$ 1,256,816 |
| Expenses | \$ 1,204,573 |
| Surplus | \$ 52,243 |

Variance over Budget \$ 89,719

Reserve Balance 12/31/17 \$ 652,246

The final tally for 2017 is a surplus of \$52,243. This number isn't cast in stone, as it is still subject to the annual audit. Last year, the auditors required an additional utility accrual. If the same thing happens this year, we will still have a significant surplus. This bodes well for future condo fee increases as this money will be transferred to our reserve accounts, resulting in a lesser amount required from condo fees. Our reserves are healthy at \$652,246 but we have the garage door project to finish in 2018. After that project is finished, we will continue to fund roof replacements and concrete and paving work but should be able to build the reserves over the next few years to the level they were before our big siding and garage door projects.

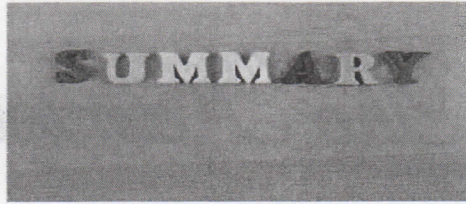
For the last three months, we have had zero delinquencies in Mutual 10. This is a big improvement from a few years ago when we were dealing with a couple foreclosures. If you do not currently have direct debit of your monthly fees, I encourage you to do so. It makes your payments effortless and ensures you will not be hit with a \$50 late fee.

I look forward to another successful financial year in Mutual 10. Please stay healthy through this nasty flu season.

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

janetlmartin@earthlink.net

Janet Martin



Summary :M10 BOD Meeting on 1/25/18:

By Paul Eisenhaur

General Manager Report given by Melissa Pelaez:

- Both for the month of December and for the 2017 YTD (unaudited) operating expenses were under budget.
- In December, there were 40 property transfers (settlements) in the community; totaling 421 transfers for 2017. The total contribution to the sales fund was \$1.6M.
- The E&R department has been reorganized to include Communications. The new Director is Maureen Freeman.
- Website portals are being populated with over 1200 residents registered.
- The Montgomery County Planning Board decision to grant an Administrative Building Site Plan permit was delayed until sometime in March 2018.

Mutual Business:

- The mutual 10 subcommittee submitted their findings and final recommendations to the board. Being an extensive and comprehensive report, President Salazar created a sub-committee of herself, Dora Pugliese, and Janet Martin to review the findings to be presented to our residents.

- Treasurer Martin reported that we ended 2017 with a very respectable surplus of \$52,244. This is subject to change if the auditors require additional accruals, as they did last year. We had a loss in December of \$16,089 but that was anticipated and only differed from the Budget by \$475. Also, our reserve total is \$652,246. Once we finish the garage doors this year, we will be able to build that balance for a couple years... all monthly invoices were approved for payment.
- Vice President Leroy Salazar is in contact with the Fire Marshal to possibly review the placement of mandatory curb painting placements. Our painting is in line with guidelines which are decades old. The hope is that possibly updating these will allow more parking availability.
- Director VanScoyoc confirmed and the board agreed to a pre-annual-meeting light lunch on April 16.
- Director Eisenhaur urged residents to **opt-in to receiving text messages along with robo-calls from the vendor (OneCallNow)**. The steps involved must be done on the resident's cell-phone. A separate article in this Tidings edition will detail instructions to do this. In addition he wants people to know that unforeseen situations (like early closings due to ice) are immediately posted on the community portal website along the top of the page.

Paul Eisenhaur
301-460-5588



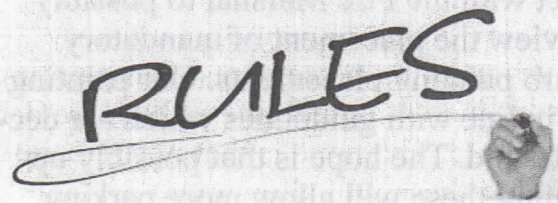
This & That :

- **Consistent Reminders:**
 1. Dogs must be on a leash and their “gifts” need to be scooped up.
 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. Gates, and their hardware, cannot 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.
- Would you like robo-calls sent to you as a text? New to texting? To set this up, open up the “Menu” on your cell phone and look for the “Messaging” option (which usually looks like an envelope). Select “New Text Message”. **Type in 22300 in the “To” field and type the word “Alert” (no quotes) into the Message field.** Press send. A confirmation text will be sent by the robo-call company “One Call Now” in about a minute. From then on, you will be getting robo-calls on your phone as a text message.

- **Dispose of food waste properly.** The shortest distance between two points is “as the crow flies”. Well, not entirely. Crows will alter their flight plan if they learn of food along the way. Crows discovering food will call out to their family and friends with an invitation to join them in their feast, and join them they will! Crows and mammals can easily penetrate a plastic bag. It does not take long for a loose garbage bag to become a smorgasbord for our local animal population. They will chow down with gusto, littering the area with the bag’s contents, along with their droppings. If your food waste awaits collection in a sealed bag that is **INSIDE a lidded trash can**, we should not have problems with crows and critters making a mess of our common areas. Keeping food waste properly contained works for everyone’s mutual benefit. (Submitted by M10 resident Bob Morrisson)
- **Kidde Fire Extinguisher Alert!** Kidde Company has recalled more than 40 million fire extinguishers. The recall is for 2 styles of portable models with plastic handles that may fail to discharge either by clogging or requiring excessive force to discharge. In either case, the extinguisher could fail to activate during a fire emergency. Kidde is offering free replacements to anyone who owns one or more of the recalled units. Consumers with a recalled fire extinguisher should contact Kidde right away. To claim a replacement, check the brand name and model number of your fire extinguisher against the CPSC recall notice. The model numbers are printed on the body of the fire extinguisher. You can call Kidde at 855-271-0073 or visit the Kidde website at www.kidde.com where you can fill out a form to get a new unit. Kidde says it will ship the replacement within 10-15 days of getting your information. No receipt is required. The company is asking consumers to keep their current model until they get the new one. It will arrive with instructions on how to return the old one.
- **Terrace and Stein Room Closures:** The Terrace Room and Stein Room will be closed from Monday, February 5 through Thursday,

February 8 for repairs and flooring replacement. In an effort to accommodate residents during those days, they plan to serve customers in the Maryland Room using the Clubhouse Grill kitchen.

- **February – Best Time to Buy...** CAMERAS: Specifically, camera shop over President’s Day weekend. New models usually debut in February, so you can count on big discounts on last year’s models on President’s Day weekend. CHOCOLATE: Right after Valentine’s Day, you can find even the fancy stuff cheap! (Source: CNBC)



Rule Refresher:

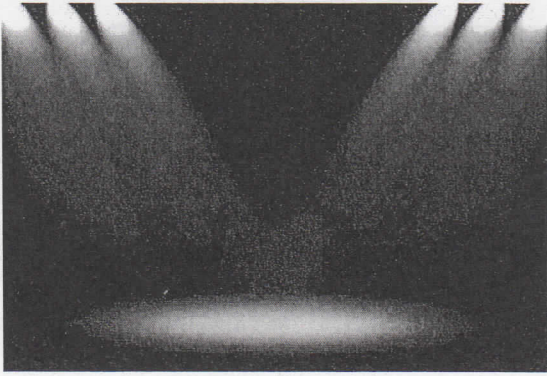
Let’s revisit the rules for Mutual 10 (posted on our website www.lwm10.com)

We’ll print them in each Tidings, a few at a time, until finished.

Are you aware we have a rule about using trashcans? You just can’t leave trash bags outside, exposed, for pickup.

- “Any household trash containing food waste or packaging must be placed in plastic bags which must then be placed in a lidded solid plastic or metal container (i.e. trashcan)”

Thanks



Mutual 10 Neighbor Spotlight

Meet: Diane & Mike Ivan!



Diane and Mike are both retired now but have lived in M10 since 2003. Always having enjoyed living in this neighborhood, they've been able to take advantage of available activities. Since retirement Diane has been actively involved with the LW Baby Boomers Club, the LW Library, and has been a delivery person for community/mutual newspapers. She is currently on the M10 Hospitality Committee and is on the LW Education & Recreation Advisory Committee.

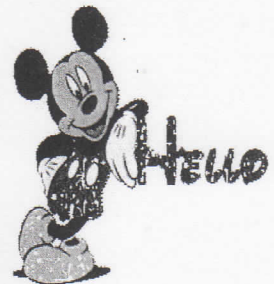
She also volunteers at a Thrift Store in Olney. Mike is very active in his local church activities; swims at the LW pool, and is a frequent

user of the LW Fitness Center. More and more they are finding time to travel to such places as Alaska, Hawaii, Florida, and have taken a number of cruises. Other trips in the states and internationally are in the planning stages.

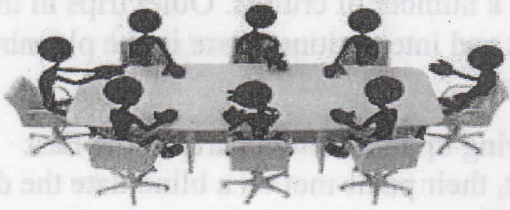
Growing up in different parts of the East Coast, their paths met on a blind date the day after Christmas in 1967. Diane was born at the Bethesda Naval Hospital and spent her years before marriage living in places like Hawaii, England and Turkey. She graduated from the University of Maryland with a Bachelor of Science degree in Education, and then Johns Hopkins University with a Master's Degree in Childhood Education and Communication Disorders. After marrying Mike and living her first few married years in Berlin, Germany, she spent 34 years in the Montgomery Co. School system as an elementary school teacher.

Mike was born in Massachusetts but lived most of his growing-up years in New Jersey and Philadelphia, PA. He was in the military and was stationed in both Berlin and Vietnam. He then graduated from University of Maryland with a Bachelor of Science degree, and then from Johns Hopkins University with an MBA. After working in communications and real estate for many years, he then started working for the Anne Arundel School system as a special education teacher and stayed for 18 years. He taught mostly Social Studies but was certified to teach 5 different disciplines.

We are glad they are our neighbors!



Board Meeting



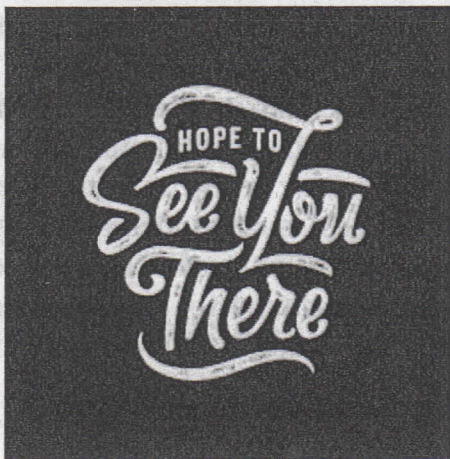
2018 ANNUAL MEETING

Next Board Meeting:

Mutual 10 Board Meeting will be held on February 22, 2018, in Clubhouse I at 9:30 AM. As always, we encourage all residents to attend.

Upcoming Annual Meeting:

Mutual 10 Annual Meeting will be held on Monday, April 16, 2018, at 12:30 p.m. in Clubhouse II. There will be a pre-annual meeting light lunch served. As always, we encourage all residents to attend.



From Mutual 10



Attention Mutual 10 Members

You are invited to attend an update on the Facilities Enhancement Plan (FEP) Administration Building and Clubhouse I Site Improvements project, followed by Q&A. This will take place at our February Board of Directors Meeting.

February 22, 2018 at 9:30 a.m. in Clubhouse I
RSVP with Roberta Carter at 301-598-1316 by

February 16, 2018



LEISURE
WORLD
OF MARYLAND

