

**MARYLAND MUTUAL NO. TEN***The Kelmscot Village Tidings*

January 3, 2019

Publication: January 3, 2019

**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**

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**MUTUAL WEBSITE**  
www.lwm10.com

**FROM THE PRESIDENT**

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



***“On the first day of January let every man gird himself once more, with his face to the front, and take no interest in the things that were and are past.” (Henry Ward Beecher; American clergyman, social reformer and speaker known for his support of the abolition of slavery)***

It's that time of year when we all take a breather and wait for the spring to welcome us back to greater activity. If you get a chance, on a cold winter's night, and you'd like to do some "technical" reading, please get out your Mutual 10 Rules and acquaint (or re-acquaint) yourself with what our legal mutual holds you accountable for, as a homeowner, and what we as a mutual are responsible for. The rules became effective October, 2018 – approved by the Board and homeowners that year - so if you do not possess the new rules booklet, please let me know – I'll pop one in your mailbox. (Call at 301-598-0373 or email at [psalazar1952@comcast.net](mailto:psalazar1952@comcast.net)) The Board reviews our rules every five years and if there are changes all homeowners get a chance to weigh-in.

I trust you are already on your way to fulfilling your goals/resolutions for the New Year. (Hope springs eternal.) Whatever the

future holds, remember that your Mutual 10 Board members are here for you when it comes to maintaining a safe and lovely environment in which to live. Never hesitate to contact us.

***“Tomorrow is the first blank page of a 365 page book. Write a good one.” (Brad Paisley; American country music singer and songwriter)***





## Landscaping Report

By Christina Petersen

By the time you receive this, your leaves should be gone. Weather was the factor in leaf pickup being so late. Personally I like the leaves on my flower beds as it mulches down over the winter.

McFall and Berry are still working on tree removal and pruning. You may have noticed little flags around tree stumps, which were put there by Miss Utility so no electric wires are cut. Work will continue throughout the winter until the contract work is finished. It is also cheaper for work to be done in winter.

I have enjoyed the Amaryllis I planted in a pot in early November and placed it in my living room window in morning sun. The flower has gone now, so I cut the stalk off to about an inch above the bulb so it has a chance to re-bloom. If you received any potted plants this holiday season, know that Orchids only need to be watered once a week and for Amaryllis the soil should just be damp.

Remember if you have any concerns about trees and bushes please call me at 757-414-3849.

Happy New Year!  
Christine Petersen



## Treasurer's Report

By Susan Ascencio

Our finances through November, 2019 are as follows:

Income	\$ 1,242,640	
Expenses	\$ 1,165,213	
Excess	\$77,426	
Variance from Budget		\$ 77,700
Reserve Balance as of 11/30/19		\$ 742,007

The month ended with a surplus of \$4,392, leaving the total surplus year-to-date of \$77,426. Electricity was right on budget for November and Water was surprisingly lower than anticipated. Although December has been a chilly month, we continue to run under budget for utility expenses.

The overall good news is that we do expect 2019 to be under budget. We will be able to add additional funds to the Replacement Reserve in support of community improvements planned for 2020. We will be replacing roofs and making repairs to roads and sidewalks on an established schedule in addition to continued efforts to support a well maintained, well-manicured community. Thank you all for supporting these efforts to make this a great place to live.

**One more Reminder:** Everyone should have recently received their coupon book or letter with your new assessment fee for 2020. **If you did not receive your notice, please let me know** so we can make sure you have the information you need for payments beginning in January. For those with ACH (automatic debt) payments, don't forget to reset your autopay for your January payment.

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 of M10 BOD Meeting—December 12, 2019

*By Paul Eisenhaur*

### LW General Manager Report

- The month of October showed that net operating expenses were \$1,500 over budget. This was not a good month. The year-to-date budget impact is \$73,000 over budget. Analysis shows a few areas contributing to this, largely PPD. Management is currently addressing the revenue shortfall with personnel moves, but review and possible changes to the PPD business model may be considered. Also, a significant factor to the budget overage was health care insurance costs for employees. This is always a variable expense with different coverage plans in play throughout the year.
- During October, there were 41 property transfers totaling \$177,600 in transfer fees.
- On November 26, the judge granted a motion to dismiss all complaints against LW. Going forward, the judge will formalize her final case report, at which time the claimant will have 30 days to file an appeal.
- The status of the new Administration Building is in a ‘tweaking’ phase by the architect in response to Montgomery County change requests. This phase will continue into the spring. Physical construction is expected to begin in 3<sup>rd</sup> quarter of 2020.
- The Strategic Planning Survey and resident focus group data collection has been completed. Community forums are expected to take place in December, by invitation.
- Comcast installations have been ongoing and 75% of those attempted installations have been successful. Comcast Demo Days are full, but info is still available at the Aspen Hill Comcast store.

### Mutual Business

- Treasurer Ascencio provided an overview of current mutual finances. The finances are positive and the budgeted goals have been reached for the most part. However, unexpected budgetary impacts are increasing due to aging trees and the damage caused by tree roots.
- Treasurer Ascencio also presented the 2020 Managing and Operating Agreement with LWMC. A resolution was passed by the board to approve the agreement.
- Most monthly invoices were approved. Those that weren’t involved residents with LW Service Agreements and non-mutual liability charges.
- Director Petersen discussed the planned tree removal by McFall & Berry. It will be ongoing throughout December and beyond.
- Holiday bonuses for select support staff were discussed and approved by the board.
- The board approved a contract with J&M Services for gutter leaf cleaning. The price was comparable to the previously used PPD. But J&M can also provide a roof inspection while cleaning the gutters.
- Director Eisenhaur mentioned that the photos taken by Bob Morrison of the Comcast infrastructure work in Mutual 10 are now posted on our website.
- Board approval was given to reimburse Marian Bochinski for floor replacement work done by Floormax. The original floor was affected by the extensive plumbing job that had to be done in one of her bathrooms (sewage back-up and broken underground pipes due to tree roots).





### **Mutual 10 Neighbor Spotlight**

#### ***Meet Judy Fink on Lindsey Lane!***



Judy was born in Cleveland OH as the sister to two brothers. Judy's Dad was Executive Director of United Way which meant the family constantly moved. In fact, all siblings were born in different states. She attended elementary school in Pittsburgh PA, middle school in New York, high school in Milwaukee WI, and college in MN. After college Judy married a man in the US Air Force – which meant more moving.

They started raising a family of three kids throughout the Midwest, and each child was born in a different state. Ultimately, they settled in Boca Raton FL and stayed for many years. After her 26-year marriage ended, Judy was offered a job with AARP in MD. Her volunteer program

organizing skills came in handy. She moved to Aspen Hill for the next 30 years. Her job involved travels nationwide.

Judy retired in 2008. After retirement, Judy became a 2010 graduate of Senior Leadership Montgomery. This leadership program is for people 55+ who are seeking to deepen their civic engagement, their knowledge about the county, and to expand their community network. She also became very involved in the Aspen Hill Community Civic Association ten years ago when the old Vitro building was discussing the new tenant Walmart (significant public opposition foiled that effort). Judy is an Associate Member of the Association even though she no longer lives in Aspen Hill.

Both of her daughters and a son are married with families; a daughter and son in Florida, and a daughter in Halethorpe MD. She moved to Leisure World last January with her partner Phil Heisserman. While not quite done unpacking, Judy looks forward to checking out social opportunities available in LW.

Judy is a terrific person whom we are happy to claim as a Mutual 10 neighbor!

*Nice  
to  
Meet  
You.*

# This & That...

...a little of everything

- **Be aware** that holiday lights and decorations need to be taken down by January 15 – a Mutual 10 rule.
  - **Be aware** that Mutual 10 has occupancy rules: “At least one of the persons residing in any unit of Mutual 10 must be 55 years of age or older. All other residents of the unit, excepting a spouse, must be over the age of 50, except as follows: A person under the age of 18 may reside in the unit for not more than 30 days in a calendar year. Any other person under the age of 50 may reside in the unit for no more than 90 days in a calendar year. A unit owner’s disabled relative under the age of 50 who requires assistance may reside in the unit as long as the unit owner is the care-giver and also resides in the unit.”
  - **If you haven’t made an appointment as yet with Comcast you need to do so immediately.** The phone number is 1-855-638-2855 (press the prompt for “tech support” and then keep saying “agent” until you get an actual person), **OR**, go over to the Comcast office in Clubhouse One between 10 and 11 a.m. Monday through Friday, to make an appointment and get your questions answered. You can just walk-in during that hour. This is your last notice.
  - **Trash needs to be placed in CLOSED containers** when putting outside for pick-up – not just bags on the ground. Let’s keep our rodent population down (birds and wild animals are getting into bags too). Trash cans need to have a lid.
  - **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 ALTOUGH, you must call the Grounds De-
- partment 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.





## Board Meeting

### FROM MUTUAL 10:

#### Next Board Meeting

Mutual 10 Board Meeting will be held on January 23, 2019, in the Sullivan Room of the Administration Building at 9:30 AM.

As always, we encourage all residents to attend.

