

Mutual 10
www.lwm10.com

The Kelmscot Village Tidings



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301-452-0358
crisrowse@gmail.com

Important Contacts

Emergencies (including flood, tree damage, major damage):

Daytime:

PPD—301-598-1500

After Hours (Main Gate):

Main Gate—301-598-1044

LW Insurance (for fire, flood, major damage):

301-598-1091

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A Word from Our President

Jane Salzano



I would like to wish everyone a warm, healthy, and Happy New Year! 2022 began with a blast of snow, but life still goes on here in Mutual 10. We are grateful for those who plow and clear our roads, driveways, and sidewalks. One of the great benefits of living here at Leisure World!

This month's newsletter contains important and useful information, including a request for current Mutual 10 resident emergency contact information. The form attached to the back of this issue is provided for you to complete and return to Pat Hurd (specific information is on the form). It is VERY important to complete and return the form no later than February 1st. There is also information about a vibrating bed smoke detector alarm for those who are hearing impaired. The Vice President's Corner (below) is always informative and contains useful things for you to know.

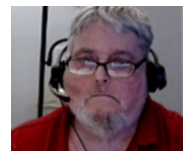
A big Thank You to Cris Rowse, Director of Hospitality, who headed up our very successful Holiday Appetizer Get-Together on December 8th. I enjoyed seeing so many of our residents there. Put March 30th on your calendars for our next time of enjoying each other's company and yummy hors d'oeuvres. It will be held in a much bigger space (Edmonson Room in Clubhouse II), so come on out!

Our next Board of Directors meeting will be on January 27th at 9:30 AM in the Sullivan Room of Clubhouse I. This is an important meeting in that we hope to have our new Leisure World General Manager, Robert Kimble, in attendance. Zoom attendance will be available.

I look forward to this new year as we work and live together in beautiful Kelmscot Village (Mutual 10)!

Vice President's Corner

Bob Morrisson



Happy New Year! It is the dawn of a new year! This is a great time to count your blessings and not to enumerate your woes. Every day on this earth is a gift, not a promise, so be grateful for what you do have.

Kudos to McFall and Berry, for cleaning up after the January 3rd snowstorm. The storm started as rain, changed to a fluffy snow that turned into a Slurpee, and then froze. This was a major event that paralyzed the city, trapping motorists along a 40 mile stretch of I-95 in Virginia for more than a day.

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Mutual 10 Neighbor Spotlight

Congratulations to Our 101 Year Old Resident, Lucy Zickefoose!



Lucy Zickefoose, who lives on Lindsey Lane, has been a Mutual 10 resident for 27 years. On December 8, 2021, Lucy celebrated her 101st birthday! She continues to be as independent as possible, with help from her daughter Bev, who comes by on a regular basis. Jane Salzano and Cris Rowse visited her in December after meeting with the Canasta group, and were glad to get to know this delightful lady.



Below is an article written by Paul Eisenhauer which appeared in *The Tidings* on October 10, 2016.

We all wish Lucy much love, joy, and peace as she enjoys her 101st year of life.

[From an October 10, 2016 Interview with Lucy by Paul Eisenhauer]

Self-described as “a simple farm girl from West Virginia,” Lucy has enjoyed being in Mutual 10 since 1994. Lucy was originally from Glenville (Gilmore County) in the north central part of West Virginia. Glenville was also the home of Glenville State Teachers College.

Along with her sister and two brothers, she grew up on the small (100 acres) family farm. Not being a commercial farm, the farm work was more for a sustainable food source for the family than to provide food for others.

As a young adult, Lucy married a childhood sweetheart and in 1941, along with a new daughter, she and her husband relocated to Baltimore, MD where jobs were more plentiful. They moved into a Catonsville area house and her husband started working for the B&O Railroad. He continued working there for 38 years.

Lucy stayed home to raise her daughter for 10 years before taking a part-time job at a local Montgomery Wards Department Store. Initially, she worked processing catalogue orders and the hours allowed her to be home when the kids were out of school. After a number of years the hours expanded, as did her job as in the catalogue/phone ordering department of Wards and its satellite stores. She worked there a total of 26 years.

In the early 1990's with their Baltimore neighborhood starting to deteriorate, Lucy's now-grown daughter in Ellicott City, MD encouraged her parents to move to Leisure World. Like many residents here, she has very much enjoyed the feeling of the safety of this community. Lucy and her husband went on many on day-trips and other travels together. Later, Lucy became involved in the Leisure World Quilting Group. She focuses on applique, and most of her work is hand quilted. As with most quilters, relatives and friends have been the recipients of her beautiful creations.

Again, we wish Lucy a very Happy Birthday!

Vice President's Corner, *continued*

Practical Reminders. This is a new year. You can make the transition to 2022 more easily if you:

- Date a few checks for 2022. New checks dated for 2021 will not be honored.
- Ensure your automatic payments are updated with any changed fees. For example, if you pay your HOA fees electronically, be sure the bank will transfer the proper amount each month.
- If your smoke detector or CO2 detector does not have a 10 year battery, be sure to change it.

Maintenance Team. Tom Biery and Mark Herro are assisting with the maintenance efforts. Their help is much appreciated! Tom has a black belt in Kelmscot patio gates.

Maintenance Report. A work order is opened whenever we receive a call or e-mail that we cannot resolve right away. We have opened 149 work orders since April 22nd, when the present Board was seated. As of January 1, there are 23 open work orders, 10 of which are for concrete work not completed due to labor and supply issues.

Gutter Cleaning. J and M has completed the fall gutter cleaning. Mike Kenney led the effort this year while Joe Illig, our regular roofer, is recovering from a major illness. If you hear large animals walking on your roof in the next few weeks, it will be J and M repairing issues discovered during this project before they turn into problems.

Dryer Vents. In early January, PPD will clean the dryer vents for Buildings 161 through 212 and 239. You will need to be home for them to do their work. The remaining units will be done next year. In case you are wondering, Building 239 is located in the same court with 184 and 185. If anyone knows the history behind this, please let me know.

PPD is supposed to leave a schedule in your mailbox prior to starting their work. Please contact PPD at 301-598-1500 to discuss scheduling changes.

Concrete. We will re-schedule the remaining 2021 work for this spring or summer. I hope and pray the concrete situation will be a lot less taxing next year.

Holiday Decorations. Outside holiday decorations should be removed by **January 15th**. Check Residents.LWMC.Com for information about tree recycling.

Lighting Issues. If you notice a street light or walkway light that is dark at night, or that is lit during the day, please notify me with the address of a nearby home or other landmark.



New to Mutual 10?

Are you new to Mutual 10 (Kelmscot Village)? We'd love to get to know you. Please contact Cris Rowse (301-452-0358).

“There are no strangers here, just friends you haven't met.”

—Roald Dahl



Treasurer's Report

Valdon Butler
Treasurer

Our finances through November 2021 are as follows:

Income	\$ 1,116,789
Expenses	\$ 1,105,109
Excess	\$ 11,680
Variance from Budget	\$ 22,686
Reserve Balance 11/30/21	\$ 930,586

Mutual 10 continues to maintain a strong balance sheet and solid cash flow. 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 . . . 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

When your amaryllis bulb flowers die, try the following suggestion. Cut the dead blossoms, trim the stalk back to the new growth and you should get a new blooms.

Despite the intense cold then the warm weather, I noticed this morning one of my Hellebores, often called the Lenten rose is full of buds. If you are a walker we have several spots in Mutual 10 where hellebores were planted. There is a whole bed of them on Kelmscot Drive. Look out also for some blooming Camelias in neighborhood yards.

House plants are not only pretty to look but the help clean the air in your house . Watering these plants you can get a variety of advice including the flip answer "When it's Needed". I find the best advice is too either read the label that may have come with the plant or go online and look up the plant.

I am already receiving new seed and plant catalogs. Looking forward to trying one or two new plants next Spring. Next month I am planning to share some ideas for pots and garden areas.

Note about leaf blowing: If you wish to let the leaves remain in your garden as natural mulch, you can alert the leaf blower crew by putting a red roadway reflector on both sides of each garden, and in the center of the small garden adjacent to your patio. One suitable reflector is the Everbilt 31464, which has a large double sided reflector disk mounted on a four foot fiberglass pole. They are \$2.28 at Home Depot in Aspen Hill, Aisle 10 Bay 021.

Please call me if you have questions about landscaping issues. If I don't know the answer I can direct you to another source.

I wish all of you the best of health for 2022 keep wearing your masks, stay 6 feet apart.

Landscapers

Bill Bowers	301-831-7893
Marcus Birznieks	301-610-9721
Jose Mayorga	301-346-5880
Lucero Landscaping	240-604-8553
Sergio Vazquez	301-807-87562
Carlos Gavida	240-305-8813

Christine Petersen
(757-414-3849 cmpkayak@gmail.com)



You Light Up My Life

Bob Morrisson

LED replacements for 4' fluorescent tubes are still available from PPD. If you would like to replace your existing 4 foot tubes with LEDs please contact Bob Morrisson, Director of Maintenance, as listed in the front of this month's *Kelmscot Tidings*.

If your lamps use 4 feet long T-8 tubes, which are one inch in diameter, and if your fixture is relatively modern, you may order a reasonable number of tubes at no cost. These tubes have a color temperature of 4000 Kelvin, which means they are a bright white, but not harsh and glaring like the tubes found in many workplaces.

Installation is not included and it is not covered under a PPD contract. You may take the old tubes to the PPD warehouse for disposal.



Fire Safety Tip! Vibrating Bed Fire Alarm

In November 2019, a building in Leisure World was on fire. The alarms in the hall were shrieking. A firefighter entered an apartment on the 3rd floor and found the occupant sound asleep in his unit next door to the unit where the fire originated. This incident illustrated a problem with fire alarms and smoke detectors. If a person has hearing loss, they may not hear the warning.

Of course people with hearing loss do not wear their hearing aids to bed! But there is a solution. Our good friend, Jim Resnick, Program Manager, Fire & Injury Prevention for Seniors, Montgomery County, has access to bed shaker devices. The bed shaker is activated by the person's conventional smoke detector and "shakes" you awake in the event of a fire. These devices are free to qualified persons because of a state program called the Fire and Burn Safety Coalition of Maryland (www.FABSCOM.org)

Summary of Mutual 10 Board of Directors Meeting December 16, 2021

Paul Eisenhaur
Secretary

GM Report (given by Assistant GM Melissa Pelaez)

- LW financial “books” are not closed at this date for November figures. Typically, our mutual board meetings are held later in the month and would have previous month’s numbers available. But at October’s end, LW finances showed a surplus for October of \$6k; with a year-to-date surplus of \$128,300.
- Resales for November totaled 38 units; resales fee contribution from sales is at \$1.9 million and is well above the average annual contribution.
- Construction on Clubhouse improvements began in November and has a scheduled completion date of late March 2022.
- The Gate Access Reader problem has been corrected by the manufacturer; testing now continues with a small group of residents. After additional testing is complete, the process will continue with residents. Keep an eye on the *Leisure World News* for updates as they develop.
- The Comcast office in Clubhouse 1 is now open to residents on Wednesdays 12 to 3 (excluding lunch from 12 to 1).
- The LWCC BOD approved the building of a new Administration Bldg.

Mutual Business:

1. Mutual income exceeded expenses by \$11k in November. Reserves continue to build.
2. 2022 payment coupons should be sent to residents next week.
3. Approved November invoices were paid.
4. Dryer vents will be cleaned by PPD beginning January 3. Notices from PPD as to date/time will be placed into resident mailboxes.
5. Impending gutter cleaning has been slightly delayed due to sickness with the vendor.
6. The mutual is scheduled to replace ten roofs next year.
7. At the moment, pavement cracks appear to be just on the surface, but attention is being given to this.
8. The next mutual social will be on March 30 from 4-6 PM in the Edmonson Room of Clubhouse 2.

Summary of Leisure World December 13, 2021 Board of Directors Special Meeting

Paul Eisenhaur
Secretary

December 13th’s special LWCC BOD mtg focused on one topic: to pursue the building of a new Admin or renovation of the existing Administration Bldg. Personal note: Through an extended discussion by both board members and residents, all positions were well articulated. Indeed there were well-founded reasons given on all sides.

ACTION:

1. The LWCC BOD rejected a motion to postpone any or either option. Discussion rationale was heavily focused on receiving additional (and important) financial data from the impending external reserve study. Those results are expected in the Spring of 2022.
2. The LWCC BOD approved the motion to retain Warfel Construction Co. to build a new Administration building with the BOD and county approved plans. It also directed the GM to use a bank loan to finance construction costs. The source of the LW funds to finance the loan are to come from the Resales Fund.



Your Opinion Is Valuable!

From time to time, Mutual 10 will have a project that affects many or all of our homes. Your input will help us decide how better to serve our residents in the future.

Please let us know how well we did or did not do. Your opinion about the topics listed below would be helpful. Feel free to mention other topics.

- Were you made aware of the project and its impact on your home?
 - Was there adequate communication so you could plan for any disruptions?
 - Did the contractor keep to their schedule?
 - Was the work done professionally and properly?
 - Did the workmen leave the work area in good order?
- Please pass on any complaints or compliments about the project or any of the workmen.

There are two recent projects for which input will be appreciated:

Last month J and M cleaned the gutters of all units, making note of any repairs needed.

PPD is currently cleaning the dryer vents for buildings 161 to 212 and also 239.

Please send your input to Bob Morrisson at Maintenance@lwml0.com or 301-942-8726.

IMPORTANT!**Emergency Contact Information Form Attached to this Newsletter!****Please Return No Later Than February 1, 2022**

In November of 2019, Mutual 19B experienced a large fire which killed one person and displaced many others. The lack of current contact information for those living in the affected units hindered providing prompt aid to persons displaced by the fire.

An essential component of any emergency response plan is to ensure that ALL residents (owners and renters) have up-to-date emergency contact information on file with Mutual 10 and the Leisure World Security and Transportation Department.

In order to ensure that we have complete, up-to-date, and accurate information for each resident of Mutual 10, we are including with this newsletter a form (**see last page**) that we ask everyone to complete and return to **Pat Hurd** either by postal mail, email (scan the completed form and attach to email), or take a walk and drop it in her mail slot. Below is Pat's contact information. Please don't hesitate to call her if you have any questions.

Pat Hurd
14530 Kelmscot Drive
Email: hurd@comcast.net
Phone: 240-970-5046

Thank you!

Believe It Not, Spring Is Only Two Months Away!

Our last Mutual-wide event, the Holiday Appetizer Get-Together, was a great success! Now we are planning our next Mutual 10 get-together and have booked a room that is much more spacious than the previous one. Mark your calendars and get ready to celebrate Spring with your friends and neighbors!

Hors d'oeuvre Happy Hour

Wednesday, March 30, 2022

4:00 to 6:00 PM

Edmonson Room (Clubhouse II)

Bring your favorite hors d'oeuvre to share.

We will provide non-alcoholic punch.

You bring your own "punch" to add if desired (BYOB)

Contact CrisRowse (301-452-0358) if you have any questions.

See you all there!



January 27th @ 9:30 AM: The Mutual 10 Board of Directors Meeting will be held in person this month in the Sullivan Room of the Administration Building. You can still attend via Zoom. The Zoom information will be different for this meeting. Please contact one of the directors for the Zoom information if you wish to join.

March 30th from 4:00 to 6:00 PM: Hors d'oeuvre Happy Hour! In the Edmonson Room of Clubhouse II. We will provide punch, you bring your own "punch" to spice it up. Bring your favorite hors d'oeuvre to share.

Stay Informed About Urgent Leisure World and Mutual 10 Matters

Leisure World and Mutual 10 occasionally use an auto-dial recorded message to convey important and urgent information to mutual residents. If you wish to be added to the LW/M10 call list, please email Paul Eisenhour (paule@lwm10.com) with the desired contact phone number.



Mutual 10 Website:
www.lwm10.com

For those of you who use the internet, please know that the Mutual 10 external website is a very quick way to access needed info about mutual operations. You'll find links to LW Amenities, Mutual 10 Rules, mutual archives of newsletters/monthly mtg minutes, picture gallery of residents as well as links to 'Maintenance: Who Pays', Zoom connection to monthly meetings, M10 Emergency Preparedness Plan, Comcast FAQ's, and more



Comcast Customer Service Contact

If you are experiencing something serious (TV or Internet), 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.



- **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. **DO NOT** leave the poop bag 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.

"Coming together is a beginning

Keeping together is progress

Working together is success."

—Henry Ford

Mutual 10 Emergency Contact Form

Please complete and return to **Pat Hurld** either by postal mail, email (scan the completed form and attach to email), or take a walk and drop it in her mail slot. Below is Pat's contact information. Please don't hesitate to call her if you have any questions. *Please try to write as clearly as possible.*

Pat Hurld
14530 Kelmscot Drive, Silver Spring, MD 20906
Email: hurld@comcast.net
Phone: 240-970-5046

Thank you!

Owner of Residence: _____ Phone: _____
Current Occupant: _____ Number living in home: _____
Street Address: _____ Unit Number: _____
Home Phone: _____ Cell (optional): _____
Email (optional): _____

Number of Individual(s) needing assistance to evacuate the home: _____
Name: _____ Bedroom Location: _____
Name: _____ Bedroom Location: _____

Emergency Contact Person: _____ Phone: _____
Relationship to You: _____

Do you have a pet? Y / N How Many? _____
Type: _____ Name: _____
Type: _____ Name: _____

Is Emergency Medical Information (ex. ***File of Life***) on the refrigerator? Y / N

Use the space below to add anything else that is important for first responders to know.
