

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

Janet Martin, Treasurer
(240)669-8954
janetlmartin@earthlink.net

Paul Eisenhaur, Secretary
(301)460-5588
paule@lwm10.com

Sara Gordon, Director
(240)426-0436
smo63gordon@gmail.com

Dora Pugliese, Director (301)
598-0265
dorapugliese1@verizon.net

Dotty VanScoyoc, Director
(240)669-4955
dotty36@comcast.net

Roberta Carter
Mutual Assistant
(301) 598-1316
rcarter@lwmc.com

MUTUAL WEBSITE
www.lwm10.com

January 1, 2019

Publication: January 1, 2019

FROM THE PRESIDENT

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

**President's Message:**

“And now we welcome the New Year. Full of things that have never been.” (Rainer Maria Rilke: Bohemian-Austrian poet and novelist)

We haven't had a significant amount yet, but it's coming – snow. Attached is a list of registered snow-shovelers allowed to work in Leisure World. The only area you are responsible for is your patio, so if you do not wish to or cannot take care of it yourself, the list will help you know who to hire. If you are hiring, please do not use anyone who's not on the list. LW takes care of all other areas as to snow removal: sidewalks, driveways, streets.

The M10 Board has contracted with Kolb Electric to check all of our 158 homes' main electrical panels (in your garage) and sub-panels (in your laundry closet). Kolb will be calling you to make an appointment. Our mutual will be done street by street, so you will know that an appointment call is coming soon after you find a notice in your

mailbox. Kolb will document any issues and let us know as a Board what we need to take care of, if anything.

We are required to print yearly what the Commission on Common Ownership Communities (CCOC) does in Montgomery County. The statement is attached. Please read.

Also attached is a notice of annual education budget meetings for Montgomery County Public Schools (MCPS) – where most of your county tax dollars are spent (greater than 2 billion per year). So, if you'd like to know how MCPS decisions are made and what opportunities you have to influence school budget decisions, take note of the flier.

Thank you for reading the January Tidings from start to finish. You'll find important information and reminders throughout.

“The bad news is time flies. The good news is you're the pilot.” (Michael Altshuler: American business author and speaker)



Treasurer's Report

By Janet Martin

Our finances through November 2018 are as follows:

Income	\$ 1,097,251
Expenses	\$ 1,041,111
Surplus	\$ 56,140
Variance over Budget	\$ 56,257
Reserve Balance 11/30/18	\$ 794,242

As I write this, it is the last day of 2018. How is that possible? Life flies by too quickly.

We will end the year in a very solid financial position with a substantial surplus and a very comfortable reserve balance. Reserves are intended to absorb the cost of major improvements within the community and to protect us from any unexpected or unanticipated large expense. I feel confident that our \$750,000+ reserve balance meets both of those criteria.

As a board, we regularly review and project major expenses for the next five years. We have completed several large projects over the last few years (fences, paving, siding, garage doors) but have continual roof and concrete replacement needs.

Best wishes to you and your loved ones for a happy, healthy 2019.

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

Landscaping

Landscaping Report

By Dora Pugliese

Our work for 2018 is finished. All the trees which were on our list to be trimmed or removed were done. McFall & Berry's crew did a very good job on the trimming and Bill O'Neill on the removal of some trees. We have 5 trees which need to be taken out so we'll get 2 prices. It is cheaper to have the work done in January or February when the crews are not busy. Some of them will be replaced by flowering, smaller trees. Our budget for 2019 will be higher which will give us the opportunity to do more upkeep on our trees and bushes.

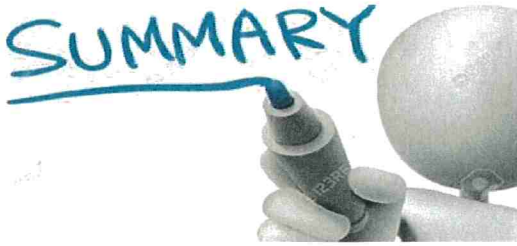
January is a good month to have tools sharpened and to look over the seed catalogues which are arriving with beautiful plants pictured. Before you order any plant make sure they are deer proof. Shady foundation plants like some Hellebores – they will bloom in January and February. For Daffodils, Dusty Miller, Lamb Ears and different cabbages, the deer seem to like the green and white ones but not the green and red ones.

Live Christmas trees can be put out on Mondays or Thursdays for pick up by the grounds crew, but you must call 301-598-1314 for pick-up.

Wishing you all a wonderful New Year,

Dora and Christine

SUMMARY



Summary: M10 BOD Meeting on December 13, 2018

By Paul Eisenhaur

General Manager Presentation and Report by Melissa Pelaez

- The LW financials for November are not yet available but are estimated to be a surplus of \$15,000-\$20,000. This will help to offset the annual budget deficit that has resulted from the recent legal issues. Unit resales were 26 property resales equaling \$101,700 transfer fees. Thus far this year, there have been 380 resales, which puts LW on a similar pace with the total resales in recent years.
- The possible broadband/internet contract has narrowed its field of potential bidders. Additional resident forums will be scheduled for early 2019 as decisions are expected to be made later in the year.
- The class action lawsuit against LWCC/LWMC has been filed but not yet served as of this date. However, it has been responded to by LW legal representation. As of now, five original complainants have officially withdrawn from the lawsuit, leaving four complainants. Legal representatives for LW are in the process of filing for a dismissal and recovery of expenses.

Mutual Business:

- Treasurer Martin reported expected financials for November to be positive. For the year, the mutual surplus is \$52,286. Largely responsible for the surplus has been marked energy savings throughout the year. All monthly invoices were paid. The Mutual 2019 Operating Agreement with LW was reviewed and signed – services provided will show a 2.5% increase in cost.

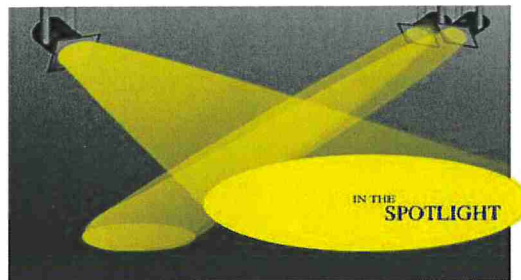
- A projection of mutual reserves shows a healthy increase in the upcoming years.
- Director Pugliese (absent; written notes) reported the newly created Landscape Subcommittee initially documented, along with arborists, the condition of trees in the mutual and immediate needs. Needed tree trimming has been completed for the year. More than four trees have been identified for removal in January 2019.
- Director VanScoyoc reported on the successful mutual social in December. The money made from this event will be added to the hospitality committee budget for future social events.
- Vice President Salazar explained the work of the maintenance subcommittee to identify areas of need in all common elements and exteriors of homes. Leaf guard installation for homes dealing with large trees was discussed, and it was felt that ‘as-needed’ attention would be given these units in the form of additional gutter cleaning by PPD.
- It was determined that electric panel checks will be contracted out to Kolb Electric.
- Director Eisenhaur mentioned that after each mutual annual meeting, an on-site CCOC association governance training work session would be held in LW for any new board members or those who would like a refresher.



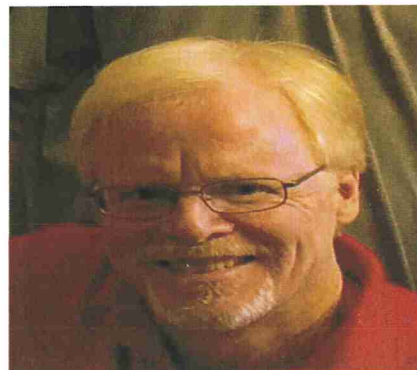
This & That :

- **We need volunteers** to distribute LW Newspaper/ The Tidings. You only have to deliver in your immediate neighborhood, if you wish. It would take 20 minutes of your time twice per month. The Tidings and LW Newspaper would be delivered to your door ahead of the distribution date. Call Sara Gordon at 240-426-0436 if you're willing. (She'll take your name as a substitute too, if you can't deliver routinely.)
- **The M10 Landscape Committee** needs more members. If you'd like to volunteer, call Roberta Carter, Mutual Assistant at 301-598-1316.

- **If you have a problem with your gate** – the latch doesn't behave, please call Vice-President Salazar at 301-598-0373. He will adjust it so it works properly. The cold weather can do a number on our gates/latches.
- **Please keep** outside lights off during the daytime. Remember, we all pay each other's electric bill as our mutual is on one master meter. Thank you for conserving.
- **M10 Rules Reminder (Page 6, Landscaping, #5)** ... "Holiday lights must be taken down by January 15."
- **Dog Poop Bags** are being found here and there throughout our Mutual. You may not leave your bag anywhere but in your own trash can. It is very inconsiderate to expect other residents – your neighbors – to pick up after you. If you are ever caught, you will be fined by the Board. Thank you for being a responsible dog owner and citizen of M10.
- **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.*
 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.



Meet Paul Eisenhour!



Having been born in Washington DC and growing up in Rockville MD, Paul lived nearby what would become Leisure World – when Georgia Ave. was a little one lane, rural road. He was born as an identical twin along with two younger sisters and an older sister. Always involved in sports, his growing up years were spent playing “shirts vs. skins” - way before today’s “leagues and trophies.” It was a time before the internet and caller id; hard for kids today to grasp that it was a nice way to grow up.

Paul was educated in the Montgomery County Public School system before he left for college at the University of Maryland and Towson University, earning a degree in Psychology. Not pursuing that field, he soon returned to Montgomery College for a certificate in computer programming.

For much of his young adult life he lived in upper Montgomery County and was seriously active in triathlons, cycling, and swimming. During this time, as a computer programmer for various government contractors, he married and became a step-father. After a decade the marriage ended and his progressing disability led him to move in with his widowed mother to Leisure World. He quickly joined the Mutual 10 Board of Directors and became very active in LW community governance. Paul has served on many advisory and special committees, often as the chair. Currently he represents Mutual 10 on the LW community Board of Directors, also serving as its Chair.

Enjoying his time in LW, Paul has attended many of the available activities; from Fun 'n Fancy Theater plays, July 4th community parades, special E&R presentations, mutual socials as often as he can, and is a member of the LW Scrabble Group. Though his involvement is both in the mutual and beyond, he always remembers that "LW is his community, but his priority is this mutual."

Glad to have you representing our mutual so well, Paul!



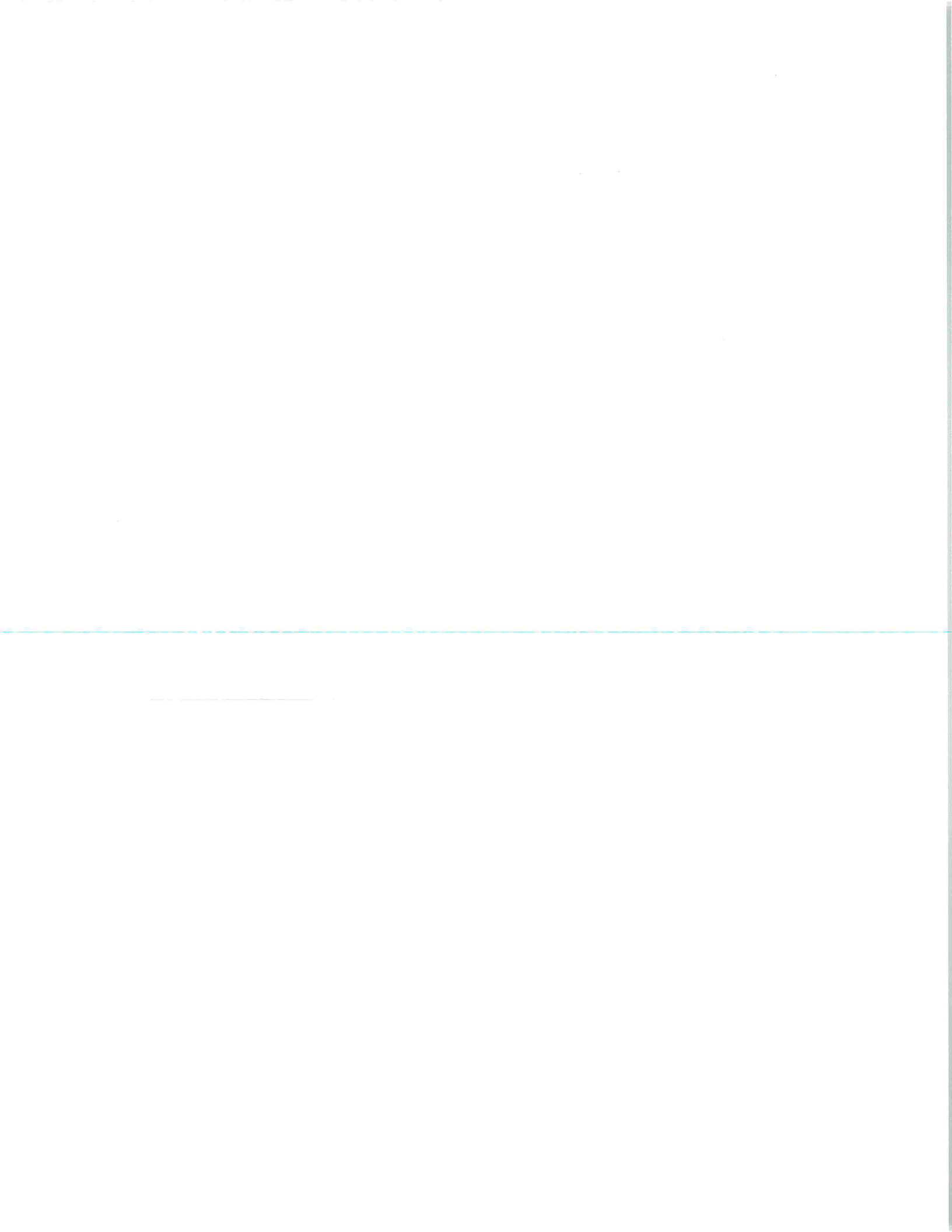
Next Board Meeting

Mutual 10 Board Meeting will be held on January 24, 2019, in the Sullivan Room of the Administration Building at 9:30 AM. As always, we encourage all residents to attend.



FROM THE BOARD OF MUTUAL 10





List current as of 11/28/18*

2018-2019 REGISTERED SNOW SHOVELERS

NAME	PHONE	IDENTIFICATION
Freddy Alvarez	301-366-8684	Blue Badge #1
Jorge Bonilla	202-280-9475	Blue Badge #2
Reyes Barragan	240-644-8965	Blue Badge #3
Walter Laimenz	240-277-7664	Blue Badge #4
Ana (Patty) Villasenor	240-970-5185 or 301-646-6373	Blue Badge #5
Victor Cordova	240-204-2896	Blue Badge #6
Edwin Rodriguez	240-755-4478	Blue Badge #7
Ephrem Kibret	202-710-5572	Blue Badge #8
Thomas Bladen	301-305-2141	Blue Badge #9
Chris Duval	202-359-7373	Blue Badge #10
Sean McDermitt	301-922-0150	Blue Badge #11
Ariel Mercado	240-780-6052	Blue Badge #12
John Mandich	240-426-1290	Blue Badge #13
Humberto Acero	301-708-1168	Blue Badge #14
Marvin Esquivel	301-300-9520	Blue Badge #15

There are no set fees for services rendered. Inquire and agree upon pricing prior to and only pay upon completion of services.

During business hours contact 301-598-1314 or 301-598-1355 for assistance. Outside of business hours contact 301-598-1044 for assistance.

* This list is maintained and updated by both the Leisure World Security and Transportation Department and the Grounds Department. The Security & Transportation Department can be reached at 301-598-1355 and the Grounds Department can be reached at 301-598-1314.

We Want You to Know About
The MONTGOMERY COUNTY COMMISSION ON COMMON
OWNERSHIP COMMUNITIES

Montgomery County recognizes that a large proportion of all its citizens now live in condominium, cooperative, and homeowner associations, generally called "common ownership communities." In order to serve better the special needs of these communities and to act as their advocate, the County created the Commission on Common Ownership Communities by enacting Chapter 10B of the County Code.

The Commission has 3 basic duties:

Education: the Commission provides free information to both members and to governing bodies about their rights and duties under Maryland law, as well as advice on how to properly operate the association. Among other tools, it offers a "Manual and Resource Guide" for boards of directors.

Legislation: the Commission advocates for common ownership communities concerning proposed laws and regulations at the local and State level.

Dispute resolution: the Commission can hear and resolve certain disputes between members of the communities and their governing bodies, and its decisions are legally binding on the parties.

For more information on the Commission and its services, visit its website: www.montgomerycountymd.gov/ccoc. If you need more information or advice, the CCOC prefers you contact it by email: CCOC@montgomerycountymd.gov. To receive news from the CCOC by email, follow this path: 1. www.montgomerycountymd.gov; 2. "I Want To;" 3. "Register, reserve, enroll;" 4. "eSubscription;" 5. "Create an account;" 6. "Consumer Protection;" 7. check "CCOC."

We Invite You to Attend

FIFTH ANNUAL EDUCATION BUDGET MEETING

Presented by:

Montgomery County Councilmember Craig Rice

Dr. Jack Smith, Superintendent, MCPS

Dr. DeRionne Pollard, President of Montgomery College

How are budget decisions made?

What is the county doing today to get ready for FY20 and beyond?

What opportunities do residents have to influence budget decisions?

The Education Budget Meetings will be held throughout the county.

Dates and Locations:

February 20th: **Neelsville Middle School, Cafeteria 6:30 – 8:30 PM**

11700 Neelsville Church Road, Germantown, MD

February 27th: **Col. Lee E. Brooke Middle School, Cafeteria 6:30 – 8:30 PM**

11800 Monticello Ave, Silver Spring, MD

March 6th: **Rockville High School, Cafeteria 6:30-8:30 PM**

2100 Baltimore Road, Rockville, MD

March 11th: **Bethesda Chevy Chase High School, Cafeteria 6:30 – 8:30 PM**

4301 East West Highway, Bethesda, MD

March 27th: **Montgomery College – Takoma Park/Silver Spring Campus,**

6:30-8:30 PM, Cultural Arts Center (CAC), Theatre 1,

7995 Georgia Ave, Silver Spring, MD

For further information, please contact Councilmember Rice's office at 240-777-7955 or email Councilmember.Rice@montgomerycountymd.gov

