

Maryland Mutual No. Ten  
www.lwm10.com

# The Kelmescot Village Tidings

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## Important Numbers

M10 Maint.: 301-942-8726

LW Admin.: 301-598-1000

LW Security: 301-598-1355

Main Gate: 301-598-1044

Comcast: 855-638-2855



## A Word from Our President, Jane Salzano

On June 24, the Hospitality Team had their first meeting at Cris Rowse's home. Along with Cris and myself, Betty Eisenhour, Dahlia Zahavi, Dona Lenonerd, and Ann Ferro attended. One of the main functions of the team will be to personally welcome all newcomers to Kelmescot Village (Mutual 10). If you are interested in being a part of the Team, please contact Cris Rowse, crisrowse@gmail.com, 301-452-0358. She and the rest of the team will be more than happy to give YOU a personal welcome to the Hospitality Team!



## Concrete Project Update from Our Vice President, Bob Morrisson

Brothers Paving has completed most of their planned concrete replacement. They will be coming back to remove their cones once the parking pads have cured. Please do not drive on areas that are still curing.

Several additional jobs are planned. Due to concrete shortages, Brothers cannot schedule this work until they know when concrete will be available. Consequently, we will have little notice when this work will begin.

- Brothers will place red cones in areas where work is scheduled the next day.
- If you find cones on your parking pad or your driveway, vehicles must be moved from the area by 7:00 AM the next

morning. If you have a vehicle in your garage, it will be stranded at least a week if it is not moved.

- Some reported issues will not be addressed this year for several reasons:
  - There is a paving budget. Priority is given to major defects and safety hazards. Lower priority issues will be added to next year's list.
  - The Mutual does not repair cosmetic cracks, spalling, or staining of garage floors or patios.
  - The Mutual does not maintain sections of parking pads or walkways that were added by a resident.

The scheduling process is being revised. Next year we hope to eliminate most Robo-Calls, special flyers, and some uncertainties.

Personal Concrete Projects: A number of residents have requested paving work to be done at their own expense. Mike Boyce, from Brothers Paving, will contact each resident to discuss their request and the payment terms. If your address is not listed below, please contact me to have your request included.

3303 Densmore Court  
14633 Deerhurst Terrace  
14503 Elmhan Court  
3409 Hallaton Court  
14527 Kelmescot Drive  
14617 Kelmescot Drive  
3215 Ludham Drive  
3234 Ludham Drive

Brothers Paving does only commercial work. They have graciously agreed to handle our residents' requests. Please let Mike know how much you appreciate his attending to your project.

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Happy Independence Day! This month we celebrate the 245th anniversary of the signing of the Declaration of Independence. On July 4th in 1776, America became an independent nation. The Preamble to the Declaration says, "We hold these truths to be self-

evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty and the pursuit of Happiness."

We all come from varied backgrounds, from many nations, and have different beliefs and experiences. But one thing we have in common is that we all live in this beautiful land of freedom and opportunity. It is like no other country on earth (in my opinion) and is an amazing place to live. I am truly grateful to be not only a resident of the United States, but of this community. We are an increasingly diverse population, representative of the country as a whole as well as an example of how we can all live together and support each other in love and dignity, no matter what our differences are.

We celebrate this day with fireworks, parades, concerts, BBQs, and picnics. But it is so much more than that. We must remember that however flawed our past has been, however many ways this country has strayed from the vision the founding fathers had, we are still a country which holds "these truths to be self-evident, that all men [and women] are created equal." That is our core, our centering pole, as it were. And there is no other place that I would rather live than in the United States of America.

If you have any thoughts about what you would like to see in *The Tidings*, please contact me via email ([tidings@lwml0](mailto:tidings@lwml0)) or give me a call on 301-942-8726. I look forward to hearing from you and serving our "village" in any way that can help bring us together as a strong, vital community within Leisure World.

—Sue Morrisson, editor



**Newsletter Delivery!** I continue to seek and welcome new backup newspaper/tidings delivery volunteers.

Thanks to our backup volunteers, our recent changes in newspaper distributors went very smoothly. What a great way to contribute to our community. Contact me if you are interested in helping out. — Cathy Kyle, Director (301-706-6477; [cbartonkyle@gmail.com](mailto:cbartonkyle@gmail.com)).



## New to Mutual 10?

Are you new to Mutual 10 (Kelmscot Village)? We'd love to get to know you. We are re-establishing our Hospitality Committee after a year and a half of "social distancing" and would like to know who you are. Feel free to contact Cris Rowse (301-452-0358 or [crisrowse@gmail.com](mailto:crisrowse@gmail.com)).

*"There are no strangers here,  
just friends you haven't met."*

—Roald Dahl



## Kelmscot Village Cooking Corner

Welcome to the new Kelmscot Village Cooking Corner! Each month, we hope to share recipes from our diverse Mutual residents. This is a great way to get to know one another. If you would like to submit a recipe for publication, please send it to [tidings@lwml0.com](mailto:tidings@lwml0.com). If you can include any history regarding the recipe, that would be wonderful!

This month's contribution is from our Director in charge of Landscaping, Christine Petersen. Fittingly, it uses ingredients which she has in her garden.

### Lavender Shortbread

1 1/2 cups of butter  
2/3 cup of sugar  
2 tbsp finely chopped lavender florets  
1 tbsp fresh mint\*  
2 1/2 cups of flour  
1/2 cup cornstarch  
1/4 tsp salt

Preheat oven to 325. Cover 2 cookie sheet pans with parchment paper.

Cream butter, sugar, lavender, and mint until light and fluffy, about 3 mins. Add flour, cornstarch, and salt. Beat until incorporated. Divide dough into halves and roll into log shapes. Wrap in plastic and chill till firm.

Cut dough into 1/2 inch thick rounds. Transfer to the cookie sheets and prick with a fork. Bake for 20-25 mins. Cool slightly and then transfer to racks.

Makes about 4 dozen. \*I don't use mint as its too invasive in the garden and the cookies as still as good.

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## Treasurer's Report

### Valdon Butler, Treasurer

Our finances through May 2021 are as follows:

Income	\$524,589
Expenses	531,616
Excess	<7,027>
Variance from Budget	4,566
Reserve Balance as of 4/30/21	\$847,925

The beginning of the year is as expected and we are financially on target. Mutual 10 maintains a strong balance sheet and solid cash flow. We should be receiving the final annual audit shortly and it will be available for anyone interested.

Thank you to all residents for continuing their part to help keep utility cost down. It is helping the community maintain control of costs and supporting a well-balanced operating budget. Feel free to contact me with any questions about the community finances.

I can be reached by phone at 301-288-7175 or by email at [newyork2some@yahoo.com](mailto:newyork2some@yahoo.com).



## Landscape Report

Christine Petersen  
Director

With the cicadas done we are all enjoying the quiet of our neighborhood. You may have noticed dead leaves in some of the trees, as a result of the cicadas laying their eggs at the end of small branches. While this is unsightly they have not done serious damage to any trees.

Since Montgomery County banned certain pesticides and herbicides, many folks have asked me about the increase in weeds in the lawn areas. The overseeding plan to curb this was not done this Spring.

If you have flowering plants in your garden or patios, keep deadheading them to keep the plants reflowering. Most times you can just snap the dead blossoms with your fingers. I grow my lavender in a pot so I can control the amount of water it gets. Overwatering is death to lavender. It is a Mediterranean plant used to growing in hot dry areas.

Current bugs in my plants are flea beetles. If you see tiny holes in the leaves and little black bugs underneath you need to dust with Sevin. Bobbex is

keeping my garden safe from that young doe hanging around Mutual 10.

Most homeowners have adhered to landscaping rules while others have been in touch with me to say they are waiting for baby birds to fledge before trimming bushes. Two new owners are still working inside and will get to the outside.

If you have any concerns, gardening hints, do not hesitate to call me or use the new email address:

Christine Petersen 757-414-3849 or  
[Landscaping@lwml0.com](mailto:Landscaping@lwml0.com)

## Landscapers Available

Bill Bowers	301-831-7893
Marcus	301-610-9721
Jose Mayorga	301-346-5880
Marcus	301-610-9721
Sergio Vazquez	301-8078762

## Summary of Mutual 10 Board of Directors Meeting Held on 6/24/21

Paul Eisenhour  
Secretary

GM Report Given by Assistant GM Melissa Pelaez

- Year to Date net operating expenses were \$14,800 under budget (a far cry from last year's burgeoning deficit at this time)
- Property transfers for the community was 40 for the month of May, which totaled \$285,700 in transfer fees.
- Gate Access testing using a group of about ten cars will begin shortly. Keep up-to-date on progress via LWNews.
- Leisure World will not be having a July 4th parade this year. However, there will be limited food specials offered at the Stein Rm, Terrace Rm, and Lanai from 11am - 7pm.
- The LW 2022 budget development has begun with the reported area CPI. The detail process will be finalized in September 2021.
- Comcast technicians have been on-site dealing with reported problems. Going forward, LW has contracted Columbia Telecommunications Corp (CTC) to monitor and report on problems.

Mutual Business:

- President Salzano asked that pertinent forms for resident needs in both LW and Mutual 10 be placed on the mutual website. Again, it was stressed that for residents non-emergency maintenance needs, the first contact should be with Vice President Bob Morrisson to





**Mutual 10 BOD Minutes** *(continued)*

- determine if the resident or mutual is financially responsible for the issue to determine the appropriate process. In an emergency, PPD is the best contact.
- Treasurer Butler reported the healthy financial status of the mutual. A resolution passed to pay all monthly invoices of \$471.78. Also, the delinquency report showed that a resident was three months in arrears - next step has always been legal lien against property unless resident has re-payment plan.
  - Director Petersen reported that the rainscape garden all planted. Also, residents responded well to yard maintenance around their units. However, a certain non-cooperating resident will result in the mutual to contract landscaper Bill Bowers to clean the garden; the mutual will then bill the resident.
  - Director Eisenhour pointed out the priority of a reserve study for the mutual. New state law requires the study be done as well as recommendations be budgeted for. So this is a time-sensitive effort.
  - Vice President Morrisson noted the need to increase the concrete budget. He will present final numbers and put forth a recommendation soon.
  - It was recognized and appreciated that resident Bob Namovicz repaired the bench off of Deerhurst Terrace.
  - Director Peterson suggested consideration of a memorial bench for past resident and long-time volunteer of mutual activities, Dora Pugliese.
  - Pat Hurd for the LW Emergency Preparedness Adv Cmte stated that they have developed a safety video to be shown to each mutual. Also, the LW Health Adv Cmte will be making recommendations to the LW BOD to prohibit smoking from both Trust and mutual properties.

## Summary of Leisure World June 2021 Board of Directors Meeting

Paul Eisenhour  
Secretary

The following is a summary of June 2021 Leisure World BOD :

- Comcast is scheduled to resume office hours in Clubhouse I in October.
- Due to drastically increasing insurance deductibles in this industry, renewals schedule for this summer look quite significant.
- It is LWMC policy that all PPD employees entering a unit must be masked.

- The federal PPP loan obtained at the beginning of the pandemic has been forgiven for any payback; however, it is still subject to audit for the next six years.
- Status of the new GM search is that many responses have been received. Applications will be received for a few more weeks followed by vetting and interviews.

**ACTIONS:**

1. The LWCC directed management to purchase a non-ambulatory van immediately. Management had presented to the BOD a cost comparison between the purchase and lease of the van. It was felt a purchase was the best option. (a likely minimal user charge to be determined).
2. The LWCC BOD will act on the final version of the McDonald & Sons contract for LW Golf renovations at its July meeting. Right now, the contract is being reviewed by the vendor and lawyer.
3. The LWCC Board of Directors directs the Community Planning Advisory Committee to issue a Call for Proposals in July 2021 for potential projects for inclusion in Phase II of the Facilities Enhancement Plan (FEP). The end date to accept submissions is November 1, 2021. (The Facilities Enhancement Plan is the multi-year capital improvements program for Leisure World Trust projects to be funded from the Resale Fund. Some projects may require coordination with the Replacement Reserve Fund, and/or the Facilities Maintenance Plan.)
4. The LWCC BOD approved a timeline for mutuals to vote on the proposed resale increase. An amendment to the approved time line extends the mutual response deadline to October 15 to allow for those mutuals that only have quarterly meetings to have sufficient time. (This effort had been suspended until determination was made in the ongoing lawsuit against the Trust. That suit has now been dismissed and all appeal efforts exhausted)
5. The LWCC BOD accepted Management's Budget Assumptions Draft. The facilities fee hard cap fee is within the CPI. (NOTE: Utilities are not subject to CPI but are included in the budget).
6. The LWCC BOD rejected a resolution by both the Health AC and Emergency Preparedness AC to recommend that all Leisure World Mutuals act to ban smoking in all units. Since the mutual governance is independent, this action can be taken per individual mutual -- indeed several have done so.
7. The LWCC BOD was presented with a proposal to ban smoking in all Trust facilities. Due to a lack of a second to this motion, it was not recognized nor voted on.



## Mutual 10 Maintenance Responsibilities

Page 12 of the *Mutual 10 Rules*, dated October 2018, explains the maintenance items that the Mutual is responsible for. This listing will be published in a future issue of *The Tidings*. The complete *Mutual 10 Rules* is available on the Mutual 10 website: [lwml0.com](http://lwml0.com). Below are some additional notes which should be helpful in trying to determine whom to call for what maintenance issue. The information in these notes is believed accurate, but is not the final authority if there are questions of responsibility.

**General Notes:** As a general rule, everything within your living space is your responsibility. Everything in the walls (plumbing and electric) and outside of the home is maintained by the Mutual.

- The Rules cover original wiring and plumbing. Changes made during remodeling, and all parts of a bonus room, are the owner's responsibility.
- Please contact the Director of Maintenance to learn about responsibilities and to report problems for which the Mutual is responsible.
- Roofing is a Mutual responsibility. Interior damage caused by a leaky roof will be repaired by the Mutual. This includes damage to a bonus room.
- Residents maintain the garden space around their homes. Please contact the Director of Landscaping if you have questions about your garden or how mulch is to be applied.

**Wiring and Plumbing:** All changes and repairs must be made by a licensed, insured craftsman in accordance with current codes. **Do not do your own electrical or plumbing work.**

- Shut-off valves for sinks, toilets, and tubs are the owner's responsibility. If you do not have them, consider having a licensed plumber install them. A single lever laundry shut-off valve can prevent a flood.
- Any changes or repairs made that are not to current codes will relieve the Mutual of all responsibility and liability.
- The Mutual maintains the main water shut-off valve and the shut-off valves for the patio and front porch hose bibbs.

**Drain Blockage:** Interior drains are the owner's responsibility. If drains in several rooms are backing up there could be a problem with the sewer line, for which the Mutual is usually responsible.

- Do NOT flush anything other than human waste and bathroom tissue.
- "Flushable" pads and wipes, diapers, and other products can cause a main sewer blockage that will be expensive to clear.

**Siding, Downspouts, and Garage Doors:** The Mutual is responsible for maintenance of these items. While the Mutual checks homes for appearance and damage from time to time, residents must ensure that any damage is reported so the Mutual can have it repaired in a timely manner.

- A damaged garage door will be repaired by the Mutual's contractor, at the resident's expense.
- Siding damaged or altered by the resident will be repaired by the Mutual's contractor, at the owner's expense. **Do not attach anything to the siding.**
- Hang seasonal decorations with a non-destructive plastic hanger
- If a downspout is damaged by our contracted landscaper, please contact the Mutual as soon as practical. Please provide photographs and other items that can help the Mutual recover the repair costs.

### Other Items of Note

- The Mutual maintains the patio gates.
- The creaking and cracking noises that occasionally emanate from within your closets and walls is normal. It occurs every spring and fall as the temperature changes.

For M10 Maintenance Issues, contact: Bob Morrisson—301-942-8726 (H); 301-980-9131 (C)  
email: [maintenance@lwml0.com](mailto:maintenance@lwml0.com)





**July 22 @ 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. All Mutual 10 homeowners are encouraged to attend. Here's how to join via Zoom:

Via Computer: Carefully type the following link in your Internet browser address bar:

<https://tinyurl.com/LWMC-Zoom1>

Via Phone: Dial 301-715-8592  
Meeting ID: 835 046 4611  
Passcode: 3547



**Mutual 10 Website:**  
[www.lwm10.com](http://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

Willis Gray is Leisure World's Customer Account Representative for Comcast. If you are experiencing something serious when it comes to Comcast (TV or Internet), contact Mr. Gray directly: 11800 Tech Rd., Silver Spring, MD 20904; 443-370-5018 or [willis\\_gray@comcast.com](mailto:willis_gray@comcast.com)

For regular customer service - if you are in need of a technician or service, call LW Comcast Bulk at 1-855-638-2855.

### Register for Courses/Reserve Facility Online

No need to make a trip to the E&R office to make activity or room reservations. A new software registration/reservation system, SmartRec by Amilia, will now allow you to do this online.

To use, first set up a free account by going to <https://bit.ly/3fTfdBC>, and follow a few brief steps. You will be emailed your account verification notice. Once confirmed, you can access the software at the given URL and login with your info. Once on the HOME screen, click the appropriate tab to access available courses and facility space. **Online payment is secure** and the software meets the strictest industry standards for online purchasing.

## REMINDER

- **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](http://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.