



MARYLAND MUTUAL TEN
WWW.LWM10.COM

THE KELMSCOT VILLAGE TIDINGS

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Important Contacts

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Ice Cream Social

Sunday, July 23

2:00—4:00 PM

In Mutual 10's

“Central Park”

Come join us for a wonderful time of Ben & Jerry's ice cream, relaxed conversation in the shade, and lots of fun. Bring your grandkids! We will have corn hole games and more! Bring a chair and blanket if you can.

The Ben & Jerry's ice cream truck will be parked at the end of a driveway off Kelmscot Drive near the Ludham Drive end of the park.*

Cost: \$3.00 per scoop of ice cream

*Detailed directions will be sent in a flyer with the July 21st *Leisure World News*



In This Issue:

Ice Cream Social (pg. 1)

Vice Pres. Corner (pg. 2)

Treasurer's Report (pg. 3)

Landscape Report (pg. 3)

Hospitality Report (pg. 3)

Distribution Report (pg. 3)

News You Can Use (pg. 4)

Did You Know (pg. 4)

M10 BOD Sum. (pg. 5)

LW BOD Sum. (pg. 5)

Dates/Reminders (pg. 6)

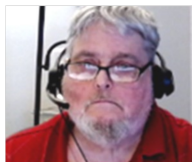
Power Washing Flyer (pg. 7)



A Word From Our President

Jane Salzano

["A Word From Our President" will return in the August issue of The Tidings. Stay tuned!]



Vice President's Corner

Bob Morrisson

It is hot! The past few days have seen record high temperatures around the world, and summer has just begun. The Canadian wildfires have affected our air quality, resulting in several hot, hazy days with dangerous air quality.

When it is very hot or hazy outdoors, play it safe and stay indoors if possible. Many of us are not able to cope with hot, humid weather as well as we used to.

Power Reduction Alerts

Prolonged hot spells such as we are currently enduring can tax the electric grid in many ways. Air conditioning systems are used more heavily than usual, placing extra stress on power plants and high voltage power lines. The high heat makes electrical distribution equipment less efficient and prone to failure.

At times our energy provider determines that the load on the grid must be reduced. They will request that each Master Meter Mutual, which includes Mutual 10, curtail their electricity usage in the afternoon, often between 2 and 6 PM. Notification to out residents is by Robocall.

When everyone reduces their power usage, there should be sufficient power available to prevent system troubles. We may earn a substantial rebate, which will help reduce your HOA fees next year. Our first power reduction request day of the year occurred on July 5th. Stay tuned...

Your Air Conditioning System

The air conditioning unit outside of your home contains a compressor that pushes refrigerant through the system to cool your home. In very hot weather it must work harder than usual, with reduced efficiency because of the heat. The highest stress is in the afternoon, when the air is the hottest. Turning your thermostat up in the afternoon could help prevent a failure, and an expensive repair bill.

Power Washing

On Monday, July 17th, DL Carpentry will begin power washing the siding and fences on our homes on an as-needed basis. The work should be completed in about a week. Please note:

- Walls and fences must be free of planters, furniture, and other items.
- Please use the flyer included with this newsletter (see last page) to leave special instructions for the crew. Tape it to the inside of your patio door so it can be read from outside.
- The crew **will not** wash the patio floor or any furniture.

Maintenance Items of Note

Matt Taylor replaced concrete where a pipe was replaced on Ludham Drive. He also repaired a garage floor and foundation on Deerhurst Terrace.

Frederick Fence serviced six troublesome patio gates, which could not be adjusted. They will also restore the patio fence on Ludham Drive, where a pipe was replaced.

Harrison and Sons is currently replacing two mansard roofs which ETC, our roof engineering firm, identified as being at risk. We are developing plans to replace several more roofs this year.

Coming Events: We will clean dryer vents in all 158 units this fall. This will now be an annual event.

It Is Hot!

How hot is it?

- Not only can you fry an egg on the sidewalk, you can cook a chicken.
- Trees are self-combusting.
- Birds are falling from the sky with their feathers on fire.
- Car tires are sticking to the pavement.
- The pavement is melting, and it is concrete.

So, why are there signs along the highway warning that bridges freeze before roadways?



— From Bob Morrisson



Treasurer's Report

Valdon Butler
Treasurer

Our finances through May 2023 are as follows:

Income	\$ 648,467
Expenses	\$ 676,731
Excess	\$ < 28,264>
Variance from Budget	\$ 21,171
Reserve Balance 04/30/2023	\$ 1,035,741

LW Corporate Finance's 2023 accounting upgrades and reorganization continue to settle down. The open CFO position has been filled, to begin in July. Accounting software conversion is delayed and expected to resume under supervision of the new CFO and a consultant. All mutuals to be fully converted by year's end. Thank you for your patience during this changeover.

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

John Hurd, Director

Ahhhhh rain, wonderful rain, much needed rain. Plants are blooming, grass is greening and gardens are thriving. However....grass cutting is delayed, tree limbs are on the ground and broken branches are hanging in the trees. Ya gotta love Mother Nature.

Small branches and/or twigs lying in your perimeter gardens and be placed in a yard waste bag. Larger debris may be piled neatly at the curb. Call the Grounds Department on 301-598-1314 for collection. If something is too large or difficult to safely move, please let me know and I will arrange for proper handling.

This much-needed rain has also revived many bushes which are now touching the siding of homes or growing higher than the gutters. These need to be trimmed back or replaced. You can do this yourself or use any gardener/landscaper you wish. Listed at the end of this article are some your fellow residents have used successfully in the past. Remember, Mutual 10 rules state that if such a situation (weeds, dead bushes in house perimeter gardens) persists the Mutual will have the trimming done and bill you for the cost.

Mutual 10 has many walking paths, beautiful

plantings and lots of wildlife. Get outside, take a walk and enjoy the sights (wildfire smoke permitting of course).

If you have any questions please don't hesitate to contact me: 240-970-5046 or hurldjohn@gmail.com.

Landscapers

Jose Mayorga	301-346-5880
Bill Bowers	301-831-7893
Marcus Birznieks	301-610-9721
Carlos Gavida	204-305-8813



Hospitality Report

Cris Rowse, Director

Get ready for some yummy Ben & Jerry's ice cream right here in our Mutual. On Sunday, July 23rd, we will be having an Ice Cream Social with a special invitation to our grand children to come. Along with ice cream, we will have games and lots of fun! Central Park is right on the walking trail which goes through the Mutual, so it is easily accessible. See the special announcement in this issue for more details.

Also, remember to save the date for our Holiday Luncheon on December 12th.

If you are a new resident and have not been visited by us or received the Mutual 10 Information packet, please contact me so we can arrange to come and meet you. Call 301-452-0358.



Distribution Report

Cathy Kyle, Director

As you may know, Mutual 10 is one of the few mutuals that delivery both the *Leisure World News* (twice monthly) and the Mutual 1010 newsletter, *The Tidings* (monthly) right to your mailbox. We have several primary delivery persons (as highlighted in last month's *Tidings*), but right now, we have only two backup delivery persons who can step in to assist when a regular is not available. This leaves us vulnerable to not having coverage when needed. Would you consider volunteering to help out? I would have you go with a regular delivery person on their route to experience what it is like, or you may want to try it out first before committing to volunteer. Again, a Backup Delivery Person would not be on tap every delivery cycle, but on an as-needed basis.

I hope you will consider it. Call me on 301-706-6477.

News You Can Use...



Leisure World Recycling Fair Thursday, July 20th @ 7 PM

7:00 PM, Crystal Ballroom, Clubhouse I

Do you sometimes suffer "Recycling Angst"? Who amongst us hasn't hovered over the recycling bin, mixed plastic container poised in hand, racked with doubt, wondering if the object we hold belongs in the blue bin or the trash? Help is on the way!

Leisure World Progressives are sponsoring a Recycling Fair in the Crystal Ballroom, Thursday, July 20, 7:00 to 8:30 p.m. It will offer a presentation by Jessica Panicola, Recycling Program Specialist, Montgomery County Department of Environmental Protection. Ms. Panicola will inform us of the best recycling practices we can take as environmentally conscious citizens, answer residents' recycling questions, and tell us about upcoming developments in Montgomery County's recycling program and some of the technological improvements in recycling efficiency and effectiveness on the horizon.

We encourage all interested Leisure World residents to attend and bring their recycling questions.



Protect Yourself Against Medicare Fraud Seminar

Thursday, August 3 at 10:30 a.m.
Maryland Room. Clubhouse I

- Have you been offered free services and supplies?
- Have you been asked for your Medicare ID or social security number?
- Do you receive calls from someone saying they are from Medicare?

Rafael Espinoza, Director State Health Insurance Assistance Program (SHIP) will provide helpful tips to protect you from Medicare Scams and what to do about fraud. [Sponsored by: Leisure World Health Advisory Committee]

Did You Know...



Maryland's Ancient Forest

[Reprinted from "Only in Maryland"
email via Christine Petersen]

Did you know there's an ancient forest in Maryland? Yep, and you definitely want to plan a visit. Bring all your hiking

gear along because you have a ton of space to explore. The forest is home to 25 miles of hiking trails.

If you're an ardent nature-nut, then you need to add Pocomoke State Forest out on Maryland's Eastern Shore to your must-visit list. It can be a bit of a hike to get out there... Pocomoke claims some of Maryland's most ancient woodlands, over 25 miles of hiking trails, and even an iron smelting furnace that's been standing since the late 1800s, making it absolutely perfect for your next outdoor adventure.



Beauty is Right Here in Leisure World!

You don't have to be a hiker or even much of a walker to enjoy the beauty of nature right here in our own home town, Leisure World.

In a recent issue of *Leisure World News*, Jennifer Dabson (co-chair of Leisure World Landscape Committee) wrote an article entitled, "Look What's In Your Own Backyard!" Jennifer spoke of the "many lovely areas within Leisure World," like the Pollinator Park, Daffodil Park, Magnolia Park, and The Overlook Water Feature, to name a few. Unfortunately, due to space limitations, the article did not include where some of these parks are located. Below is our attempt to rectify that situation. For a complete listing, I suggest contacting Jennifer at dabsonjennifer@gmail.com.

Starting at the Georgia Avenue Entrance. Here we have the signature Globe, an important first impression of Leisure World for visitors and new residents. After the Globe was repainted, the surrounding gardens were renovated.

On the right after entering the main gate is Edmonson Park. The stream is an important run-off and water-control area and beautification with shrubs and plants is a continuing process. This new park was named after Paul Edmonson, a free black farmer whose homestead was located where Mutual 18 now resides.

Opposite here is **Daffodil Park**, spectacular in the Spring with a variety of daffodils and in the summer provides cool, shady spots with picnic tables and chairs.

Wander through and you will come to **Clubhouse 1**, in front of which are the **spectacular Cascades and Veterans Park**. A hidden gem is **The Atrium**, with access opposite the restaurant. Here you will find tables and chairs for a quiet relaxing spot with shrubs and a variety of flowering plants.



Leisure World Beauty, continued

A new area is **The Circle**. In the center, you will see the bio-retention pond, which uses plants and soils to filtrate and treat stormwater runoff.

As you exit Clubhouse 1 area, you will see **Bedford Slope**, and further along the Boulevard to the right is the small area of plantings and shrubs with a shady seat near **Hyde Park**.

Continuing around Leisure World Boulevard is Clubhouse 2 with the beautiful selection of plants and shrubs. Behind the building is **Dora's Conservation Garden**, named after a previous chair who sadly passed away a few years ago.

Further along the Boulevard is the Medical Center with various shrubs and plants, including the newest addition – a sourwood tree. This was donated by the Garden and Environmental Club which has been giving a tree to Leisure World for many years, with the ceremonial planting taking place on Arbor Day each April.

Our next stop is the **Overlook Water Feature**, with ponds, fountains and a pathway all the way round. There is plentiful shady and sun seating, along with a gazebo overlooking the area. In the Spring there are the Canada Geese and their babies and in the Summer if you look carefully at the pond by the little bridge, you will see the turtle family.

Continuing up the hill is the delightful **Magnolia Park** with a winding pathway. A variety of seating, both in the shade and sun, will also give a lovely view of the golf course. Here you will find the **Butterfly Garden** with a variety of plants attracting butterflies and then the **Conservation Bee Garden** where there are seasonal plantings to attract bees and encourage pollination. In addition, round the other side of the Boulevard at the corner of Gleneagles, you will find another **Pollinator Garden**, with a nearby quiet picnic table.

Please enjoy our wonderful back yard!

Summary of Mutual 10 Board of Directors Meeting

June 22, 2023

Paul Eisenhaur, Secretary

Note: The June 22 Mutual 10 Board of Directors meeting was cancelled for June 22nd.

Next Meeting: Thursday, July 27 at 9:30 AM

Summary of Leisure World Board of Directors Meeting

June 27, 2023

Paul Eisenhaur, Secretary

- Most mutuals financials up-to-date from LW Accounting.
- Preliminary LW 2024 budget will be delivered to Budget and Finance Committee next week.
- CFO position has been filled. The new person will begin on July 10th
- CINC Accounting software conversion postponed, and will resume under supervision of a new CFO and consultant. It is scheduled to have all mutuals converted by year's end.
- The LW Chief Operating Officer position has been eliminated, An in-house counsel is planned to be hired to fill this area.
- Administration Building – Footings and foundation work has begun, including forming and pouring the lower-level concrete retaining wall separating the two floor levels. Demolition and reconstruction of the restaurant's loading dock area is scheduled to begin on Thursday, July 6, and continue for three weeks. During this time, access to the circular driving vehicular drop-off at the Terrace Room restaurant will be impacted and closed on days that road trenching occurs for installation of underground electric power and natural gas conduits, and stormwater drain lines.
- Shuttle Buses – Three shuttle buses are functional (at the moment). For Juneteenth, one bus rented from JCC will provide fixed route service between the two Clubhouses.
- Security is fully staffed.
- More than 1,432 service contracts (\$790K) in place for 2023 (1,456 in 2022)
- Nearly \$241,857 in new contracts for Willson LLC

Action Items:

1. The LWCC BOD approved a resolution for a paving contract with H&H. This is just for road paving that is likely to be more trafficked as resident traffic may be re-routed due to construction activity. This is separate from the standard community-wide contract with H&H for roadwork. Scheduled to be complete this Fall.
2. The LWCC BOD approved a resolution to add Ann Ferren to the Master Planning Group.
3. The LWCC BOD approved a Bylaw amendment that now requires all BOD directors to complete the CCOC training every three years (notwithstanding that new directors complete it within their first 90 days). Failure to comply will result in a forfeiture of voting and the denial to speak as a director.



July 23 from 2:00 to 4:00 PM. Ice Cream Social With Grandkids! Ben & Jerry's ice cream truck will be parked near the "Central Park" area (close to the end near Ludhum Drive). See details in this issue.

July 27 @ 9:30 AM. Mutual 10 Board of Directors Meeting. Sullivan Room in Admin. Building. Zoom option available. Please contact one of the directors.

Ways to Stay Informed About Urgent Leisure World and Mutual 10 Matters

Robo Calls: Leisure World and Mutual 10 occasionally use an auto-dial recorded message to convey important and urgent information to mutual residents. Email Paul Eisenhour (paule@lwm10.com) to be added to the list. Include the desired contact phone number.

Leisure World Management Emails: To receive information/notifications from Leisure World management, go to your profile on the Mutual 10 website (www.lwm10.com). Go to residents.lwmc.com and sign up near the bottom of the Sign-Up page.

Comcast Customer Service Contact

Our new Comcast representative is Kevin Wilson. Call Kevin for issues affecting you and your neighbors: 410-610-9425 or email kevin_wilson7@comcast.com. For regular customer service (if you need a technician, etc.) call LW Comcast Bulk at 1-855-638-2855 or email comcast_leisureworld@comcast.com



- **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, NOT 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.

"For to be free is not merely
to cast off one's chains,
but to live in a way that respects
and enhances
the freedom of others."

—Nelson Mandela, "Long Walk to Freedom"

Power Washing

Beginning July 17th, 2023, DL Carpentry will power wash our siding and fencing on an as-needed basis. The project will take approximately five days to complete.

Work crews will look for this paper taped to the inside of your sliding patio door. Any comments should be large and legible. Please note:

- Patio planters and furniture must be away from the walls.
- Please be sure your outdoor faucets are turned on and working.
- They will not wash your patio floor or furniture.
- Please call Lee Shields (301) 366-8001 or Shanti Martin (301) 598-3989 with any questions or issues.

POWER WASHING INSTRUCTIONS FOR WORK CREWS

- Please wash the areas of siding and fencing where needed.
- Please do **NOT** wash the siding and fencing within the patio area.
- Please see the note below.

NOTES: