

Maryland Mutual No. Ten

www.lwm10.com



The Kelmscot Village Tidings

Board of Directors

President:

Jane Salzano
301-928-2653
janesalzano@gmail.com

Vice President:

Bob Morrisson
301-942-8726
bob@eagle-wing.net

Treasurer:

Valdon Butler
301-288-7175
newyork2some@yahoo.com

Secretary:

Paul Eisenhour
301-460-5588
paule@lwm10.com

Directors:

Susan Ascencio
703-405-1313
seagol@hotmail.com

Cathy Kyle
301-706-6477
cbartonkyle@gmail.com

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

Mutual Assistant:

Shanti Martin
301-598-3989
smartin@lwm10.com

Tidings Editor:

Sue Morrisson
301-942-8726
tidings@lwm10

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, and An Invitation!



My sincere thank you to former President Peggy Salazar who left me tidy records and the necessary information to be a Mutual Ten President. Peggy was a wonder woman, I cannot fill her shoes but I pledge to do my best to serve the residents of Mutual 10.

With Covid 19 restrictions over my first endeavor is to restart the Hospitality Committee. My present neighbor and longtime friend, Cris Rowse, will be the chairperson. Cris and I go way back—we put our boys on the kindergarten bus together.

Our aim is to be a welcoming community to new residents of Mutual 10 and to encourage new friendships among present residents. To accomplish this, we will need your help. Please join us for a brainstorming meeting at Cris' home at 3227 Ludham Drive on Thursday, June 24th at 2:00pm.

Please RSVP to Cris either via phone (301-452-0358) or email (crisrowse@gmail.com). If you are interested in becoming involved, but are not able to attend the meeting, let Cris know. We need your ideas and encouragement!



Important Information from Our Vice President Regarding Maintenance

Greetings from Bob Morrisson. Along with Vice Presidential duties, I will be handling maintenance for Mutual 10, attempting to fill the very large shoes of LeRoy Salazar. My very able assistant is Tom Biery.



Tom and I are here to help resolve problems for which Mutual 10 is responsible. If you are not certain who is responsible, please call.

If you do not hear from me about a service problem for a while, or if one of our contractors has not taken care of a problem to your satisfaction, please give me a follow-up call. If there is an emergency such as a flood or major roof damage and I am not available, please contact the Mutual President, Jane Salzano. If the situation is serious and you cannot reach anyone, please call the main gate: 301-598-1044.

Please help me to serve you better. When you call, please identify yourself, with your address, and a brief description of your repair issue. I try to remember who is who and what is what, but a gentle reminder will be very much appreciated. Many people I work with have similar names, and sometimes I am working with several problems at the same time. For example:

Not this: "This is Joe. Where's the painter?"

This: "This is Joe Doakes at 3299 Densmore, with the roof damage. Have you heard from the painter?" →

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Good June to You! Like you, I'm so excited to begin getting back to "normal" after this long period of isolation and distancing. Many areas in Leisure World (i.e., the clubhouses, swimming pools, exercise areas) are opening with regular hours and relaxed masking and distancing requirements. Please be sure to read the current issue of *Leisure World News* which should appear in your mailbox with this newsletter.

The first page of this issue of *The Tidings* contains some very important information, as well as a invitation from our President, Jane Salzano, but please be sure to take time to read the whole issue. There is a lot going on in our Mutual and much more is in the works.

If you have any thoughts about what you would like to see in *The Tidings*, please contact me via email (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).



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" (see the "Word from Our President" on the front page) and would like to know who you are. Feel free to contact Cris Rowse (301-452-0358 or crisrowse@gmail.com).

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

—Roald Dahl

Important Maintenance Information (continued)

Except for an emergency, please call between 10:00 AM and 6:00 PM, and between 8:00 PM and 10:00 PM. You may send e-mail or text (to the cell phone) at any time.

Bob Morrisson

301-942-8726

Home (preferred)

301-980-9131

Cell phone (with texting)

maintenance@lwml0.com

Page 5 contains an explanation of Mutual 10 Maintenance Responsibilities. Please keep this page handy for future reference.



Upcoming Maintenance Projects

Concrete Replacement

Brothers Paving will be replacing concrete in a number of locations (driveways, parking pads, sidewalks), with a planned start date of June 23rd. This work will require cooperation from residents who live near their work areas, including moving cars and alternate parking solutions. If you will be affected by this work, we will place a note in your mailbox. There will also be Robo-Call reminders.

Personal Paving Projects. Brothers has offered to do personal work for our residents while they are here. The most common requests are to widen a parking apron and to update a patio.

If you have a project in mind please send me (Bob Morrisson) information about it, along with your address and contact information. Their foreman will stop by to discuss your project, pricing, and forms of payment.

Gutter Cleaning

Your gutters are cleaned twice a year. No start date has been set yet, and that will depend upon the cicadas. We will keep everyone informed via *The Tidings* and with Robo-Calls. Please let me know if your gutters are full or if they overflow when it rains.

Contact Bob Morrisson

301-942-8726 (home)

301-980-9131 (cell)

maintenance@lwml0.com (email)



Treasurer's Report Valdon Butler, Treasurer

Our finances through April 2021 are as follows:

Income	\$ 436,934
Expenses	459,552
Excess	<22,619>
Variance from Budget	4,566
Reserve Balance as of 4/30/21	\$823,054

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. The utilities recovered in April and were under budget for the month. We should be receiving the final annual audit shortly and it will be available for anyone interested in review.

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. Feel free to contact me (301-288-7175 or newyork2some@yahoo.com) with any questions about the Mutual 10 finances.



Landscape Report Christine Petersen Director

Most of Mutual 10 looks pretty this Spring. Alas, here and there are foundation plantings which are either overgrown or full of weeds. Photos of common weeds include dandelion (left), thistle (middle) and chickweed (right).



Also, we have specific rules regarding these areas, including that trees and bushes must be cleared from siding and gutters. If you are a renter you need to remind your landlord he/she is responsible for upkeep of property. Last year I wrote 34 letters about this. Do you really want to be on my hit list? PLEASE take care of this issue.

While our cicadas are noisy, other bugs are silently munching away on plants. If you can see white eggs under or holes in leaves you might want

to treat with insecticidal soap. It is a product without any heavy chemicals in it. I have also found vinegar especially the heavy duty type useful on weeds.

It's not too late to plant new flowers or bushes. Just make sure they are watered in well. Any problems you can call me at 757-414-3849 or use the new email address: landscape@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 5/27/21

Paul Eisenhour
Secretary

The May 27th Mutual 10 Board of Directors meeting opened with the General Manager's report given by Assistant General Manager, Crystal Castillo

- Property transfers for the community were 31 for the month of April.
- Physical improvements to Clubhouse I will include a new drop-off circle by the Terrace Room as well as a reconfiguration of the loading dock area. Construction is scheduled to begin mid-summer 2021.
- Preliminary 2022 Budget assumptions are being drafted now that input has been given by all LW Advisory Committees. Discussion for safe reopening of Clubhouses is happening. Safety protocols from the state and county will be followed. The budget will start to be put together in June after the government releases the Consumer Price Index (CPI).
- The gate access testing will begin next week. During the test, residents will continue to pass through the gate as in the past, allowing the gate guard to manually open the gate once the LW decal or visitors pass has been identified.
- 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.
- The LW search for the next General Manager will be conducted national by the search firm Management Matters LLC.



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

- It was stressed that for resident's non-emergency maintenance needs, the first contact should be with Vice President Bob Morrisson to determine if the resident or mutual is financially responsible for the issue to determine the appropriate process. If an emergency, PPD is the best contact.
- It was determined that this year's gutter cleaning will be done by J&M and paving will be done by Brothers. A review of any units still needing gutter guards will be done by the mutual.
- Treasurer Butler reported the healthy financial status of the mutual. A resolution passed to pay all monthly bills.
- Director Petersen reported that a workload backup within McFall & Berry has slowed the needed grounds work to be done this Spring.
- Director Kyle pointed out the smooth transition of newsletter/LWNews deliveries from those who can't deliver anymore.
- Director Eisenhaur mentioned the new bill passed through the Maryland Legislature that requires all Maryland HOA's to pay an independent firm to do a Reserve Study every five years. It was previously encouraged but is now required.

Summary of Leisure World 5/25/21 Board of Directors Meeting

Paul Eisenhaur
Secretary

The following is a summary of BOD actions taken at the May 25th meeting:

ACTIONS:

1. The Leisure World Board of Directors approved a resolution to reopen LWCC facilities at the level of service that was in place January 2020, pre Covid 19 pandemic. All Montgomery County Covid 19 guidelines will be followed. This reopening to be effective June 1, 2021. LW restrictions will require that masks be worn only on buses and at the medical center by vaccinated residents. Elsewhere, it is a personal choice.
2. The LWCC Board of Directors rescinds Resolution #26, 3/30/2021. This resolution was to draft a Request For Proposal (RFP) for a peer review of reserve study components. But the original resolution became moot when the Maryland Legislature passed a bill to require HOAs to do a full reserve study.
3. The LWCC Board of Directors approved a resolution that directs management to prepare a Request for Proposal that meets the requirements of Montgomery County - Cooperative Housing Corporations, Condominiums, and Homeowners Associations - Reserve Studies MC 3-21 (HB 567) to prepare a Replacement Reserve Study for the Trust Properties. The study should be completed by April 2022.
4. The LWCC instructs the General Manager to seek Professional Engineering Services in support of the ongoing efforts of the Physical Properties Division to provide needed specialized engineering support on facilities, reserves, and maintenance. The funds for this work will come from the Replacement Reserve Fund.
5. The LWCC Board of Directors authorized the General Manager to execute the extension of the Perrie LLC food service contract for a 2-year period, as presented. The extension eliminates payments by the vendor for the 2022 calendar year. Subsequently, starting in 2023, there will be an annual payment from the vendor to the community of \$12,000.
6. The LWCC Board of Directors delayed action on procurement of a non ambulatory van to service LW residents. The BOD requested that management review both pricing and maintenance parameters of purchasing the van. Final action is expected no later than the June BOD meeting (or sooner at a special meeting if the requested information is available).
7. The LWCC Board of Directors passed a resolution directing management, at the next BOD meeting, to present updated contract pricing information for a new administration as was previously designed. With alternate renovation estimates being greater than expected, the BOD wants to consider that best option.
8. The LWCC Board of Directors approved the recommendation of the Golf and Greens Advisory Committee to the fund for the two-phase McDonald Infrastructure Project for the Leisure World Golf Course at a total cost not to exceed \$808,000—\$368,690 will be paid to the contractor in 2022 after successful completion of Phase 1 of the project. \$438,544 will be paid to the contractor in 2023 after successful completion of the project. Funds to come from the Resales Fund. Note: Scheduling Resale Fee Changes to Mutuals is an issue that will be addressed after legal issues are certain.
9. Management will meet with it's insurance carrier on June 14 to discuss parameter changes for next year; management will the meet with the LW Insurance Advisory Cmte the following day to discuss.
10. Comcast engineers were onsite on April 20th to conduct testing of the infrastructure. Following feedback regarding service concerns at Fairways North, Comcast technicians were onsite on April 16th to address issues expressed by individual residents. Management has executed a consulting contract with Columbia Telecommunications Corporation (CTC) to conduct independent/third-party testing. The consulting contractor will provide engineering and technical support in an effort to resolve the technical issues with Comcast system serving Leisure World.

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 the next issue of *The Tidings*. The complete *Mutual 10 Rules* is available on the Mutual 10 website: 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



June 24 @ 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

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

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) 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.