



Mutual 10  
www.lwm10.com

# The Kelmscot Village Tidings



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crisrowse@gmail.com

## Important Contacts

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

Daytime: PPD—301-598-1500  
After Hours (Main Gate):  
301-598-1044

LW Insurance (for fire, flood, major damage): 301-598-1091

### Comcast Contact:

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## A Word from Our President

Jane Salzano



April is here and so are the showers. We've already begun to see some of the flowers, but there are more to come.

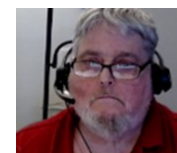
April also brings our Annual Meeting! This will be held on Tuesday, April 19th at 12:30 PM in Clubhouse II (room to be announced). You should have received an official notice in the mail. If you have not received the notice, please contact our Mutual Assistant, Shanti Martin at 301-598-3989 or admin@lwm10.com. This is an important meeting and I hope all can attend. A light lunch will be served. Bring some cookies to share!

On March 30th, we had our Spring Fling, and it was a great success! Thank you to our Director of Hospitality, Cris Rowse, and all of those who helped with the set up and decorating as well as take down (nobody's favorite, but everyone pitched in). It was so good to see everyone and get to know you. We had some attend who have been living in Mutual 10 for over 20 years as well as a delightful couple who just moved in March 29th. What a great community we live in!

Make sure you take some time to read the rest of the newsletter. There are lots of interesting articles and bits of information to read, so take a moment to relax and enjoy the April issue of *The Tidings*.

## Vice President's Corner

Bob Morrisson



Spring has Sprung and it is time to turn on the shut-off valves for your front and patio hose bibbs. These valves are located in the living room closet and in the kitchen, near the patio. If you need help with your gardens, this is also a good time to contact a landscaper. Several are listed in Landscaping report in this issue of *The Tidings*.

April showers bring May flowers, but the showers can test the integrity of your roof. Please contact me if you have a leak developing so it can be repaired. J and M, our roofer, has made many pre-emptive repairs. Let us hope we do not have many leaky roofs this year.

**Maintenance Report** – Work orders are opened for items that cannot be resolved quickly, and for which follow-up is required. Work orders help us to track maintenance trends and to take pre-emptive action, which saves everyone money. We have opened 45 work orders this year. There are 21 active work orders, 10 of which are for concrete repairs from 2021.

...Gone! The free LED fluorescent tube replacements are still available, but you will have to pick them up from PPD.

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## April (No Fooling)

As I write this, April showers are happening over my head. (I'm very grateful for a good roof!) Because I live in one of the "flat-roof" houses, it can sound like I'm in a tent when it is raining. I actually really enjoy that.

My ADD-addled brain often takes me on wonderful spontaneous adventures as I skip from one thought to another. It can be fun and certainly interesting. Like now, while listening to the rain I started thinking about how lovely it would be to have a garden on my flat roof, one that would bring April-showered May flowers. But then "Practical Me" interrupted with the thought of how my "Maintenance Man" husband would react to that. Uh...no... I guess no flowers on my roof. But it makes a lovely picture in my mind.

ADD Me: But what about veggies? I don't get enough consistent sun on my patio to grow anything edible.

Practical Me: How in the world would I get up there to tend to it all, much less harvest?

ADD Me: I could cut a trapdoor in my garage roof and climb a ladder to get to the roof. Right?

Practical Me: Right... Just enjoy the lovely pictures in your ADD mind and keep your feet on the ground. OK?

ADD Me: Yeah, I guess. But....? Nah. You win, Practical Me...this time.

This might seem like a silly exchange, but, hey, it's April! And it's kinda fun and often interesting, but it can also be a problem when I have a deadline and my mind goes off on tangents, often requiring a "quick" Google search (which leads to another and another, etc.). I'm not complaining. It's the way I was made, and at age 73 I'm beginning to come to terms with it and enjoy the ride.

I guess this whole column would qualify as one of those journeys. Hope you enjoyed the ride as much as I did. Who knows where we'll go together next month. The "Merry Month of May" brings all kinds of thoughts and ideas to my mind. Can't wait! —Sue Morrisson

### Vice President's Corner, *continued*

**Roofing** – J and M, our roofer, is still working on roofs, so do not worry if you hear people up there. We are in the process of deciding which roofs to replace this year.

**Dryer Vents** – PPD has completed the cleaning of all but 18 vents for buildings 161 to 212 and 239, citing an inability to gain access to those units. If your vent has not been cleaned, please contact me promptly. We will do 213 to 238 next year.

**Concrete** – A. B. Veirs will complete work that was not done in 2021, with an approximate start date of May 23rd. We will distribute notices to those residents who will be affected by this work. In April the Maintenance Team will inspect roadways, walkways, and driveways to

determine what needs replacement this year. If you would like to have personal work done, such as widening your parking pad or altering your patio, please let me know. I will arrange to have the foreman contact you, and I can help you submit an ABM form (Application for Building Modification).

**EV Chargers** – The Board has approved placement of electric vehicle (EV) chargers in garages, at the owner's expense. Certain requirements must be met, so please contact me if you are interested in having an EV charger.

### Maintenance Reminders:

- Mutual 10 is responsible for exterior and grounds maintenance, for garage doors, and for backups affecting more than one drain. If you arrange for your own repairs, you may be responsible for payment.
- If you have an emergency and call the main gate or PPD, notify me or any other Director as soon as practical. If you do not do so, you may receive an invoice for the repairs.
- If you notice a streetlight or a walkway light that is dark at night or lit during the day, please notify me. I will need the address of a nearby home or another landmark.

## Thank You From Bella

### As Interpreted by Marcia Harrad



"I had many neighbors involved and on the lookout for me for a few weeks, and letting Marcia know if they had seen me. Betty Newton donated dog food and a bowl, Lucy Blour was watching and reporting my location almost daily. Dahlia Zahavi was giving Marcia updates about my location and when someone was leaving food and where it was placed. Pat and Art Bacon were on the lookout on Ludham and elsewhere, and reporting when they saw me and where. Betty Eisenhour on Deerhurst filled Marcia in on information regarding my owner and house where I used to live so she was able to leave me food and water daily, which I really appreciated. Judy and Peter McPhee [daily dog walkers] on Kelmscot were on the lookout also and let people know when they saw me and where. Shanti Martin also brought me food and helped in finding my forever home.

"It is a wonderful thing to have so many people working together in Mutual 10, and especially caring about me. Because of all of the coordination with Marcia, Animal Control was called and shown a location for the trap, and I was finally on the road to recovery and a wonderful loving home. Whew!"

I am sure Bella would thank all of these people if she could do so. I feel we need to do this for her. I think it will make an awfully lot of neighbors feel working together is a good thing. Right now feeling good is so important. — Marcia Harrad



## Treasurer's Report

Valdon Butler  
Treasurer



## Composting in Leisure World. Where Do We Stand?

Nancy Osgood

Our finances through February 2022 are as follows:

Income	\$ 185,461
Expenses	\$ 225,700
Excess	\$ <40,239>
Variance from Budget	\$ <5,720>
Reserve Balance 02/28/2022	\$ 998,728

Mutual 10 continues to maintain a strong balance sheet and solid cash flow. The beginning of the year is as expected, and we are financially on target. The utilities took a hit which impacted our Year-to-date balances but that is not unusual for this time of year. Thank you to all residents for doing 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: newyork2some@yahoo.com or (301) 288-7175.

The LW Green Club continues to pursue compost pickup in Leisure World. A flyer describing the HOW and WHY of composting was distributed to all Mutual-10 households in February 2022. The flyer instructed folks who wanted to participate to sign up with the local company, Compost Crew, that will collect the compost. There was some very positive feedback, and there were some households that have already signed up with Compost Crew.

The collection of compost will not start until 30 households in Leisure World have signed up with Compost Crew, for a cost of \$24 per month per household. If more households in Leisure World sign up, the individual cost will go down. This applies only to residences with individual pickup, like Kelmscot Village (Mutual 10). As of March 20, 21 households have signed up with Compost Crew for weekly compost collection. This includes a five-gallon rodent-proof container with a compostable liner that is replaced every week.

If you would like to get a new understanding of the ongoing depletion of our farm soils, the LW Green Club will be presenting the movie "Kiss the Ground" coming soon to the Leisure World auditorium. Be sure to read the *Leisure World News* to learn the date and time.

How to sign up for composting: To join the project, go directly to [www.compostcrew.com](http://www.compostcrew.com), then go to [services/residential/homes/signup](http://services/residential/homes/signup). You will be automatically added to the LW Community Group.

To keep up with the composting effort and other environmental projects and to join the LW Green Club – go to [www.lw-green.org](http://www.lw-green.org)



## Landscape Report

Christine Petersen  
Director

On March 29th I did my Spring walk-through with Aaron Tenley and two representatives from McFall and Berry. We decided which trees have to be removed and which trees need pruning and dead heading.

Several beds under our street signs need spreading yews to conform with all the other signs. Since so many of our cherry trees in the area we call Central Park ( the area between Deerhurst and Kelmscot) are old, I would like to add a couple of new trees. One small bed between Densmore and Ludham needs to be removed as the azaleas are dead or dying.

For both new and old residents, it's time to get outside and look at the landscaping adjacent to your house. In my walks I see weeds all over the place as well as overgrown shrubbery. NOTHING must touch the roof, gutters or siding. Mulch should not touch the foundation to avoid termites. So it's time to call your favorite landscaper. As always we list those we recommend at the end of this article.

I hope you are all enjoying the trees in bloom this Spring. Please call or email me if you are in need of help or advice (757-414-3849 or [cmpkayak@gmail.com](mailto:cmpkayak@gmail.com)).

### Landscapers Available

Bill Bowers	301-831-7893
Jose Brioso	301-379-2893
Marcus	301-610-9721
Jose Mayorga	301-346-5880
Sergio Vasquez	301-807-8762

## Summary of Mutual 10 Board of Directors Meeting March 24, 2022

Paul Eisenhour  
Secretary

The Community Report: Assistant GM Melissa Pelaez

- There were 24 property transfers in February. This number is very typical for the month of February.
- Though the year started off with a budget shortfall in February, that is very typical for the winter months.
- The 2021 audit is expected to be completed and delivered to the LW Board of Directors in the Spring.
- The LW Accounting Department has moved from the Administration Building to the Baltimore Room in Clubhouse I.
- The construction on Clubhouse 1 improvements, including the turn-around outside of the Terrace Room





**M10 BOD Summary, continued**

and the Maryland Room expansion, began in November and has a scheduled completion date of late April. Expansion of the Maryland Room is part of that project and is ongoing.

- The Gate Access project has been slowed mostly due to Covid-related delays, but the project has now progressed to a larger test group. Residents should follow the progress via the LWNews as we are approaching the time when all residents will use this system.
- The new Administration Building construction is set to begin this August. Currently, soil testing is underway.

**Mutual Business:**

1. Reserves continue to build well beyond \$800K. The monthly deficit for the first quarter is ~\$40K. This is a very typical financial position for this seasonal impact.
2. February invoices were approved.
3. The Spring “walk-through” of mutual grounds after winter will happen soon. Tree and grass needs will be looked at carefully. Common-area grass received fertilizer last week.
4. There are plans to plant at least two trees in Central Park (grassy area between Kelmscot and Deerhurst).
5. The rainscape garden maintenance will be taken over by McFall & Berry.
6. Schedule 2021 concrete work will be done by A.B. Veirs for \$22k; 2022 work will also be done by Veirs for \$20k.
7. Electric vehicle charging station documentation/guidelines will be provided residents for their specific unit soon.
8. It was pointed out that tree root encroachment on pipes is becoming an increasing financial problem.
9. Rule regarding temporary “pods” on unit parking pad – the Mutual Board decided on placement for one month (if longer is needed, contact Mutual Board for an exception).
10. A discussion was held discussing a total smoking ban in mutual 10. This is not a decision the board has authority to make. It involves impact to the by-laws which can only be done by a vote of mutual residents. So expect that soon residents will be notified on how to give input.

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**Summary of Leisure World  
Board of Directors Meeting  
March 29, 2022**

**Paul Eisenhaur  
Secretary**

**General Manager Report:**

- Resident Townhalls begin today (March 29).
- The new LW Chief Financial Officer begins 4/4/2022.
- DMA (contractor for Trust Reserve study) is preparing

their draft report for submission and upcoming LWMC review.

- Clubhouse I/Maryland Room renovation on schedule for end of April completion.
- New Administration Building reduction in footprint by about 2000 sq ft. affect mostly storage areas (i.e., less physical server space needed with the use of cloud computing/storage). The savings will be ~\$1 million.
- Medstar delivered and discussed the Medstar at LW status update report to date in 2022. Medstar carefully tracks all operations, especially patient services. All trends were discussed, notably the increased volume of both primary care and physical therapy patients. Medstar is actively promoting every service to LW residents.
- The Facility Enhancement Projects submitted for consideration (16 projects) have been vetted by the Community Planning Advisory Committee (CPAC) and have been referred to relevant advisory committees for further vetting. From here, CPAC is to develop a master plan to be submitted to the BOD. It was noted that the process is far from over regarding priorities.
- Strategic Planning Update BOD Work Session is scheduled for April 4th at 2 pm (no voting so limited resident input). The topic regards the feasibility of additional residential units.
- The 2021 Audit Draft has been delivered, but will go to the Audit Committee first before any BOD approval.
- Steve Kline, Government Affairs Advisory Committee Chair, reviewed Maryland legislative bills that may affect LW.

**ACTIONS:**

1. The decision by the BOD regarding a motion from Mutual 19B to reimburse the mutual for the fire impacted residents paying for amenities that were fiscally out of reach was postponed. A legal opinion indicated LW had no authority for reimbursement. Pre-empting the motion being called out of order, the mutual representative asked for consideration of the motion after a second legal opinion is obtained.
2. The LWCC BOD approved a motion by the Security and Transportation Advisory Committee to approve their updated charter. Revisions were only of an editorial nature; reviewed content remained the same. BOD rules state the all governance documentation be updated by the advisory committee every five years.
3. The LWCC BOD approved a motion by the Emergency Preparedness Advisory Committee to urge all Leisure World Mutuels to develop an Emergency Preparedness Plan specific to fit the needs of their mutual, update these plans regularly, and communicate and distribute the plans and/or updates to all residents. BOD members requested that the Advisory Committee distribute to mutual residents a set of guidelines as to how the plan should be developed (it would also assure format consistency).

**NOTICE!****Maryland MUTUAL No. Ten, Inc.****ANNUAL MEETING****Tuesday, April 19th at 12:30 PM****Clubhouse II**

(you will be notified of the room separately)

**All residents/owners are encouraged to attend.****A light lunch will be served. Bring cookies to share!****Maintenance Reminders**

Mutual 10 is responsible for exterior maintenance, the common areas, the drains beyond the property line, and extermination of wood-destroying insects. Residents are responsible for interior maintenance, unit improvements, and any damage due to misuse or neglect. Please refer to the “Mutual 10 Rules” document dated October 2018 for details.

- If a repair is believed to be a Mutual expense, contact the Mutual as listed in the *Kelmscot Tidings*.
- If there is an emergency, you may contact PPD (business hours) or the Main Gate (after hours). You must also contact a Mutual 10 director as soon as practical.
- If you place a work order on your own, you may be responsible for payment.
- Any damage resulting from negligence or misuse by a resident is their responsibility.
- If you have any questions, contact the Mutual 10 Maintenance Team.

When a repair will be at your expense, we can have one of our vendors provide service, often at a favorable rate and with rapid response. We track the progress of all jobs we initiate, regardless of who will pay.

Requesting Maintenance – When you contact us for assistance, please give us your unit number along with your name, phone number, and e-mail address. E-mail is our preferred contact method, but the telephone works, too.

**YOUR HANDYMAN****IS ONE YOU FAVOR****LET US KNOW****WE'LL TELL YOUR****NEIGHBOR****MUTUAL 10****Help Us Help Your Neighbors**

Many of us have a favorite tradesman. Many of your neighbors would like to know about them, so we are creating a list to share with other Mutuals.

Please send the Maintenance Team the contact information for your favorite handyman, gardener, painter, home cleaner, or other trade. Please tell us why you like them and how often you use them.



**April 28th @ 9:30 AM:** The Mutual 10 Board of Directors Meeting will be held in person in the Sullivan Room of the Administration Building. You can still attend via Zoom. Please contact one of the directors for the Zoom information if you wish to join.

**April 19 @ 12:30 AM. MUTUAL 10 ANNUAL MEETING!** We will be meeting in Clubhouse II (room tbd). A light lunch will be served. Bring cookies 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](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, archives of Mutual newsletters/monthly meeting 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.

**“Our task must be to free ourselves by widening our circle of compassion to embrace all living creatures and the whole of nature and its beauty.”**

– Albert Einstein

- **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.