

Mutual 10
www.lwm10.com

The Kelmscot Village Tidings

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Main Gate—301-598-1044

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A Word from Our President

Jane Salzano



We were very pleased to welcome the new Leisure World General Manager, Bob Kimble, to our Board meeting on Thursday, January 27th. He spoke about his vision for the future of Leisure World and shared some information about ongoing and new projects. It was great to be able to get to know him a bit and to hear his encouraging words.



If you haven't had a chance to complete the Emergency Contact Information Form that was included with January's newsletter, you have a second chance to do so. The form is again attached to the back of this issue. Please complete it as soon as you can and return it to Pat Hurd (specific information is on the form). It is VERY important to complete and return the form as soon as you can.

There are other interesting articles and tidbits in this issue, so make yourself a cup of hot tea or coffee (or whatever) and sit down for a good read. You'll learn about trees, a composting opportunity, Groundhog Day, and much more. The Vice President's Corner (below) is always informative and contains useful things for you to know.

Also, don't forget to mark March 30th on your calendar for our Spring Fling! There is an invitation on page 5 which has all the details. It will be held in a much bigger space this time (Edmonson Room in Clubhouse II), so come on out! I look forward to seeing you then!

Vice President's Corner

Bob Morrisson



Happy Groundhog Day!



On Wednesday, February 2nd, groundhog Punxsutawney Phil emerged from his hole and saw his shadow. According to tradition, we will have six more weeks of winter.

Phil and his friends at Gobbler's Knob in Punxsutawney, Pennsylvania, have been predicting the seasons every February 2nd since 1887, with an accuracy of about 50%. Considering the extreme cold, snow, and ice we have seen this year, let's hope Phil is wrong this time.

Maintenance Report. We have opened 169 work orders since April 22nd, 2021. Work orders are opened for items that could not be corrected quickly, and for which follow-up is required.

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February Musings

February is a month we all have mixed feelings about. We celebrate Valentine's Day, but it's still cold and gray. People say that Spring is just around the corner, but snow is still in the forecast. The Native Americans used to call this season the "time of starvation" because their winter stock of provisions was running out, but nothing was growing yet and the animals hadn't returned. And then there's that pesky groundhog, Phil, who seems to think we will have 6 more weeks of winter this year.

But February also has much that is good to offer us. We celebrate Valentine's Day on the 14th; President's Day on the 21st; and all month we observe and learn about Black History.

I remember as a child first learning about the Civil War and what contributed to the conflict. It was in that context that I first heard about the "Underground Railroad" which ran from the southern states all the way to Canada. "Wow," I thought, "What a huge tunnel that must have been! How did they do it?" Of course, I soon learned that it wasn't a literal tunnel, but people helping people escape slavery and get to freedom. The "stations" along the way were safe homes and the people helping were called "conductors," the most famous of whom was Harriet Tubman.

The Quakers were also very instrumental in operating the Underground Railroad and helped many people along the "tracks" to freedom. Leisure World sits right the middle of a large historical Quaker community which still exists mostly in the Sandy Spring area (on Rt. 108 between Georgia and New Hampshire Avenues). While a lot of the area has been developed, there are still a few old "station" homes, including one on Rt. 198 near Good Hope Road.

Montgomery County Parks has created a two-mile long Underground Railroad Experience Trail which includes a home that may have been used as a "station." Also, the Sandy Spring Museum has a large collection of items and information regarding the area. I haven't walked the trail yet, but have been to the museum several times and highly recommend it.

There is one aspect of the Railroad which fascinates me: The use of "code quilts" to help guide the escapees. They would create blocks for the quilt which indicated direction, where they could find safe haven and food, and other things. I hope to do some more research on this and may report on it in a future issue. We don't have to confine the whole history of a people-group to just one month, you know.

I hope to see many of you at our Spring Fling on March 30, by which time we should be seeing definite signs of spring and the end to the "time of starvation."

Vice President's Corner, *continued*

Going Once... This is the LAST CALL for free LED fluorescent tube replacements. These tubes are 4 feet long T-8 style (1" in diameter) and should work in most modern T-8 fixtures. Installation is not included. Please contact me ASAP if you would like some.

Roofing. J and M, our roofer, completed gutter cleaning in late December. I asked them to do a brief inspection of each roof to determine if any repairs were needed. As a result, a number of potential leaks have been fixed, or will be soon. In the next few weeks they will conduct a more thorough inspection of about 20 homes, after which we will decide which roofs need major repairs or replacement. During the gutter cleaning, one roof was found to require immediate replacement, which should begin soon.

Dryer Vents. Due to weather issues, PPD is behind schedule. On February 2nd (Groundhog Day) work resumed on the final 68 units.

- Buildings 161 to 187, 204, 207, and 239 (units A and B).
- Units 190-A, 193-B, 195-A, 196-B, 197-A, 203-B, 208-B, and 209-A.

PPD put a cleaning schedule in the mailboxes of all 68 units. If your vents have not been cleaned, and if your unit is not scheduled, please contact me ASAP.

Stacked Washer and Dryer. These machines require a different method of vent cleaning. Please let me know if you have a stacked washer and dryer so I can alert PPD.

Concrete. This spring, we hope to complete work that was not done in 2021. I hope and pray the concrete situation will be a lot less taxing 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 so I can help you fill out an ABM form (Application for Building Modification).

Lighting Issues. If you notice a streetlight or a walkway light that is dark at night, or that is lit during the day, please notify me with the address of a nearby home or another landmark.

New to Mutual 10?



Are you new to Mutual 10 (Kelmscot Village)? We'd love to get to know you. Please contact Cris Rowse (301-452-0358). Cris will make sure you receive a Welcome packet, which contains useful information about our Mutual.

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



Hi All! We are down t 1-2 backups for delivery of the LW newspaper and *The Tidings*. What are you willing to do to keep the newspaper and *Tidings* coming to your home? Sign up for backup deliverer and you can try it out with no obligation to do it forever. Call me, Cathy Kyle, at 301-706-6477 to sign up.



Treasurer's Report

Valdon Butler
Treasurer

Our finances through December 2021 are as follows:

Income	\$ 1,211,553
Expenses	\$ 1,220,872
Excess	\$ < 9,320 >
Variance from Budget	\$ < 15,708 >
Reserve Balance 11/30/21	\$ 948,317

Mutual 10 continues to maintain a strong balance sheet and solid cash flow. 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.

I can be reached at newyork2some@yahoo.com or by phone at 301-288-7175.



Landscape Report

Christine Petersen
Director

In today's world, we plant trees for beautification, lumber, and food. Our ancestors used the natural world in many ways. They made willow bark tea to reduce fevers. From a single chestnut tree the leaves cured sores, cold bark brew stopped bleeding after birth, and leaves boiled with sugar eased a cough. When we opened a wall in our 200 year old house we found leaves used for insulation. Quoting from Richard Powers book *The OverStory*, "There is a tree for every purpose on Earth." Their chemistry is astonishing. Waxes, fats, sugars, tannins, gums, carotenoids, resin, flavonoids, and cork. All these items are used in our world. Science has proven a damaged tree will be helped by its neighbors in a forest sharing nourishment from the soil and air.

While Leisure World was not planted with lots of trees for any other purpose than to give shade and enhance the property, I think sticks and leaves on our common areas are a small price to pay for helping shade buildings and keep our air cleaner.

Please call me if you have questions about landscaping issues. If I don't know the answer I can direct you to another source.

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

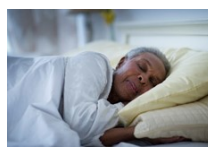


Compost Collection Pilot Program

Most people are aware the country is facing environmental challenges – including limited landfill space, depleted farm soil, and overuse of chemical fertilizers. There are many things that individuals can do to make a difference; one of them is composting. Residential compost collection is becoming available in Montgomery County through private companies, and the LW Green Club is pursuing compost collection in our community.

What is compost and how would compost collection work? Compost consists of any biodegradable waste. For example, food waste, coffee grounds, egg shells, paper towels, pizza boxes, etc. Individual households would collect compostable materials in a bag and place it in a container that is odor-free and rodent-proof. This container would be placed curbside once a week, collected by a contractor, and taken to a local composting facility. The contractor will provide the homeowner with bags and a container. The valuable compost product would be taken to local farms for soil enrichment, thus reducing waste going into landfills.

A flyer describing residential composting may soon be distributed in Mutual 10, and our Mutual may be a candidate for the pilot program. Anyone who would like additional information on residential composting in Leisure World, please contact Nancy Osgood at nancyosgood2018@gmail.com and use the subject "Composting."



Vibrating Bed Fire Alarm—UPDATE

In the January issue of *The Tidings*, we published an article about the availability of vibrating bed fire alarms for those who are hard of hearing. We mentioned that Jim Resnick, Program Manager, Fire & Injury Prevention for Seniors, Montgomery County, has access to bed shaker devices which are activated by conventional smoke detectors and "shake" you awake in the event of a fire. These devices are free to qualified persons because of a state program called the Fire and Burn Safety Coalition of Maryland (www.FABSCOM.org).

UPDATE: For more information, contact Pat Hurd, 240-970-5046

Summary of Mutual 10 Board of Directors Meeting January 27, 2022

Paul Eisenhaur
Secretary

Community Report Given by Leisure World GM Bob Kimble:

- There were 34 property transfers in December. 2021 had 448 transfers, for \$2,075,700 contribution to the LW Resales Fund.
- 2021 Audit underway; expect below budget LW finances.
- Construction of Clubhouse I improvements began in November and has a scheduled completion date of late March.
- Clubhouse I construction status: Recent seasonal weather has impacted progress on footings and foundations. The site must be completely dry before excavation begins. Submittals and progress meetings are on schedule.
- The Gate Access project is progressing to a larger test group. Residents should follow the progress via the *LW News* as we are approaching the time when all residents will use this system.
- GM Kimble plans on having community social events starting on May 5 and quarterly community chats. He is also looking to hire a Chief Financial Officer as a new position, minimize deferrals of facilities improvement, and reduce the size of the LW Board of Directors.

Mutual Business:

1. Mutual income exceeded expenses December. Reserves continue to build.
2. PPD has been in units to clean dryer vents this month. If your unit has been skipped, please contact Bob Morrisson (maintenance@lwml0.com).
3. The mutual is scheduled to replace ten roofs next year. Roof patching will be done as needed.
4. Winter storm snow clearing has resulted in the occasional turf divot. McFall and Berry's smaller winter crew will attend to those as the season winds down. Please be patient. At this time of year, their yardwork is mostly picking up sticks and debris.
5. The next Mutual social will be in the Edmonson Room of Clubhouse II on March 30.
6. Installation of car charging stations in the Mutual is on hold pending additional research. Not all mutual locations are adaptable for facility needs.
7. Non-emergency concrete work has been delayed due to high prices.
8. A mutual board resolution was passed to adopt the recently passed LW policy acknowledging that

resident vs. resident behavior of discrimination/harassment/bullying is unacceptable.

9. The Mutual 10 representatives to the LW Emergency Preparedness Advisory Committee explained their function and current effort to collect resident emergency contact info. Last month's edition of *The Tidings* included a form to complete and return as directed.

Summary of Leisure World January 25, 2022 Board of Directors Special Meeting

Paul Eisenhaur
Secretary

- The Gate Access project is progressing to a larger test group and the new RFID readers and appropriate settings have been installed at all three of our gates. Residents can follow the progress via the *LW News* as we are approaching the time when all residents will use this system.
- Trust Replacement Reserve Study is set for the study company, DMA, to make site visits in the next few weeks (depending on weather).
- The search for a Chief Financial Officer for LW continues.
- Clubhouse I Construction Status: Recent seasonal weather has impacted progress on footings and foundations. The site must be completely dry before excavation begins. Submittals and progress meetings are on schedule.
- New Administration Building Status: Permits require additional consultant work and submittals for County approval on Stormwater Management, Sediment Control, Floodplain Report, and Site Lighting. Utility agreements and easements need to be finalized and recorded.
- CPAC/BFAC joint committee is finishing reviewing proposals for future facility enhancement projects. A detailed report will be presented to the LWCC BOD in March. The proposed projects will then be forwarded to the appropriate Advisory Committee for comment.

ACTION:

The LWCC BOD approved the Mutual 22 request to waive the residency requirement, per the LWCC Bylaws Article III, Section 2, to permit Ms. Deborah Munsey to serve as Mutual 22's representative on the LWCC Board of Directors. This was necessitated as the on-site board members have declined to represent the mutual (and it's residents) on the LWCC BOD. Ms. Munsey lives off-site but is very committed to being the BOD rep for Mutual 22.

Contractor Solicitations

Mutual 10 (M10) is responsible for the exterior maintenance of our homes and the grounds. Utilities, Internet, and cable TV are included in your HOA fees. Even so, some unscrupulous companies have convinced a few of our residents to pay for these services. Popular ploys are many, so let's debunk a few of them.

- Underground pipe insurance. M10 and WSSC take care of these problems.
- Urgently needed roof repairs. M10 maintains all original roofs. Patio extensions are not included, but our roofer's rates for work are very reasonable.
- Save on your utility bill. This is not possible because our utilities are under "master meter" contracts covering all residents.
- Enhanced Internet or TV service. Comcast will provide additional programming for a fee. Our bulk Internet service is extremely fast (600 Mbps downstream.) Comcast can speed it up and add features, for a fee.

Contact M10 Maintenance (maintenance@lwml0.com or 301-942-8726) if you have any questions. A number of residents have done just that, saving themselves time and money.

REMINDER!

Emergency Contact Information Form Attached to this Newsletter!

Please Return As Soon As Possible!

A BIG THANK YOU to everyone who returned the Emergency Contact Information update form! It's not too late! Fill out your form (attached again to this issue), return it to Pat Hurd, and receive your very own, expandable, beautifully organized binder with the Emergency Plan hand delivered to your home!

Mail, email, deliver to my mail box, or call me on the phone with your information today!

Pat Hurd
14530 Kelmscot Drive
Email: hurd@comcast.net
Phone: 240-970-5046

Believe It Not, Spring Is Right Around the Corner!

Our last Mutual-wide event, the Holiday Appetizer Get-Together, was a great success! Now we are planning our next Mutual 10 get-together and have booked a room that is much more spacious than the previous one. Mark your calendars and get ready to celebrate Spring with your friends and neighbors!

Spring Fling Hors d'oeuvre Happy Hour

Wednesday, March 30, 2022

4:00 to 6:00 PM

Edmonson Room (Clubhouse II)

Bring your favorite hors d'oeuvre to share.

We will provide non-alcoholic punch.

Bring your own "punch" to add, if desired (BYOB).

Contact CrisRowse (301-452-0358) if you have any questions.

See you all there!



February 24th @ 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. Please contact one of the directors for the Zoom information if you wish to join.

March 30th from 4:00 to 6:00 PM: Spring Fling Hors d'oeuvre Happy Hour! In the Edmonson Room of Clubhouse II. We will provide punch, you bring your own "punch" to spice it up. Bring your favorite hors d'oeuvre 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

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.



- **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.

"Be like a tree.

Stay grounded, keep growing,

And know when to let go."

—TinyBuddha.com

Mutual 10 Emergency Contact Form

Please complete and return to **Pat Hurd** either by postal mail, email (scan the completed form and attach to email), or take a walk and drop it in her mail slot. Below is Pat's contact information. Please don't hesitate to call her if you have any questions. *Please try to write as clearly as possible.*

Pat Hurd
14530 Kelmscot Drive, Silver Spring, MD 20906
Email: hurd@comcast.net
Phone: 240-970-5046

Thank you!

Owner of Residence: _____ Phone: _____
Current Occupants: _____ Number living in home: _____
Street Address: _____ Unit Number: _____
Home Phone: _____ Cell (optional): _____
Email (optional): _____

Number of Individual(s) needing assistance to evacuate the home: _____
Name: _____ Bedroom Location: _____
Name: _____ Bedroom Location: _____

Emergency Contact Person: _____ Phone: _____
Relationship to You: _____

Do you have a pet? Y / N How Many? _____
Type: _____ Name: _____
Type: _____ Name: _____

Is Emergency Medical Information (ex. ***File of Life***) on the refrigerator? Y / N

Use the space below to add anything else that is important for first responders to know.
