

Maryland Mutual No. Ten

www.lwm10.com

# The Kelmscot Village Tidings

## Board of Directors

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301-928-2653  
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301-942-8726  
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301-288-7175  
newyork2some@yahoo.com

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301-460-5588  
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### Directors:

Cathy Kyle (Distribution)  
301-706-6477  
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Christine Petersen (Landscaping)  
757-414-3849  
cmpkayak@gmail.com

Cris Rowse (Hospitality)  
301-452-0358  
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:

Willis Gray (LW Customer Account Rep.): 443-370-5018 or  
willis\_gray@comcast.com

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### Mutual Assistant:

Shanti Martin  
301-598-3989  
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## A Word from Our President

Jane Salzano



Did you know that there is a very active group of Canasta players here in Kelmscot Village? We meet every week on Tuesdays and Wednesdays at various players homes for spirited games of Canasta. The game is easy to learn and a lot of fun to play. On Wednesday, July 27th, we will hold a CANASTA-THON at 12:00 noon in the Edmonton Room in Clubhouse II. If you would like to join us call Jane Salzano, 301-928-2653. See more details in the blurb on page 3.

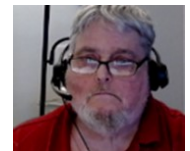
This issue of *The Tidings* also contains good information about how you can have personal concrete work done, i.e., patios, etc. (see page 5), an opportunity to include a get-to-know-you “selfie” on the Mutual 10 website (see page 2), and keep up with the goings on both in our Mutual (see Summary of M10 BOD meeting on page 3), and in Leisure World as a whole (see Summary of Leisure World BOD meeting on page 4). Our director reports always informative as well as the other tidbits scattered throughout the newsletter. Altogether, *The Tidings* is a good read and worth your time and attention.

See you around the Mutual (or on our website).

## Vice President’s Corner

Bob Morrisson

### Maintenance Notes



It’s summertime, and there is a lot happening in Mutual Ten.

### Project Updates

**Gutter cleaning** should be finished by the time you read this, weather permitting. Twice a year we inspect the roofing systems on all 158 units and clean the gutters that need it. Minor problems are repaired on the spot to prevent leaks and interior damage.

**Patio power washing** should begin shortly after July 4th. We will inspect all 158 patios and clean the walls, gates, and fences of those units that require it. Please see the notice on Page 5 of the June issue of *The Tidings*.

- Please contact me if you do NOT want your patio washed, or if you have any special requirements.
- If you have already contacted me regarding the condition of your patio, or of any special requirements, I will pass that on to the crew.

**Concrete replacement** is scheduled to begin in August. Our contractor, A. B. Veirs Paving, has offered to do personal work at your expense. If you would like your driveway widened or your patio paved, please see the flyer on page 5.

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### Short Muse

In this issue you will read about a different kind of event coming up on July 27th—a Canasta-thon! A what? A marathon of playing the fun card game called Canasta. Many of us played when we were young teens (it was particularly popular in the late 50s and 60s). My memories of playing the game come from my grandmother who taught me how to play. It was a great time of being with her and enjoying each other’s company. However, as these kinds of games can go, we would sometimes get a little too competitive and as a result, our version of the game became known as “Canasty.” Still, it was fun and I cherish the memories.

If it’s been decades since you’ve played, or even if you have never played, it’s an easy game to learn and enjoy. There are two groups who meet regularly here in Kelmscot Village—one on Tuesdays and the other on Wednesdays—so there will be plenty of help at the Canastathon to get you going. I promise you much laughter, comraderie, and just a plain good time. And we’ll keep the “Canasty” part to minimum... hopefully.

All the details are in the announcement on page 5, along with information about our August event, “Margaritaville.”

I know there are several new residents in our Mutual. I invite you, especially, to come these fun events and meet your neighbors and so we can get to know you, too.



### LW News and Tidings Delivery Persons Needed.

We are at a point where having more backup is highly desirable. Please consider giving to your community, get a little exercise, give a little time and enjoy the sense of contributing. Contact me for more details. Cathy Kyle, 301-706-6477.



### Recognizing Mutual 10 Neighbors

On the Mutual 10 website ([lwm10.com](http://lwm10.com)) is a tab that links to a picture gallery. In an effort to have our residents recognizing new and old neighbors, it is to be populated with a picture of each of us (“head shot”). And it should be a picture you’d want there. So it’s asked that residents send a picture, preferably digital, of themselves to our webmaster, Paul Eisenhour, [paule@lwm10.com](mailto:paule@lwm10.com). Only first names will be used in the caption.

Additionally, there will be a separate gallery of our residents involved in some activity, within or outside Leisure World, that is unique or of interest to others. Check out the site to see examples of pics that seem appropriate.

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

If you have already requested personal paving, I will send you an information package with a partially completed ABM form, hopefully by July 15th. The contractor may contact you before then.

- IF A NEW PATIO
- IS WHAT
- YOU ARE CRAVING
- WE’LL CONNECT YOU
- WITH VEIRS PAVING
- MUTUAL 10

### Electricity Costs

On Friday, June 24th, Leisure World announced that the company providing our electricity at a reduced rate is bankrupt and that our rates will increase dramatically and immediately. This will affect all 17 Master Meter Mutuals, including Mutual 10. Anything you can do to conserve energy today will help reduce the increase in our HOA fees next year:

- Reduce heating and cooling usage.
- Close your drapes to keep the sun out in summer. Open them during the day in winter to provide free heating from the sun.
- Use high energy appliances evenings and at night, not during the day. That would include laundry, dishwashers, showers, etc. Try to do discretionary baking in the off-hours, too.

### Comcast “Cans”

Comcast has small round green “cans” throughout the Mutual that bring TV and Internet service to your home. Please let me know if you find one that is damaged so I can report it to Comcast, which is now promising to follow up.

Please provide an address or a nearby landmark. If possible, please send two photos via e-mail, one of the damaged can and one showing the can and its nearby surroundings.

- IF YOU FIND A
- DAMAGED GREEN CAN
- LET US KNOW
- WE’LL TELL
- THE COMCAST MAN
- MUTUAL 10

[Hat-tip to Burma Shave and their long-gone roadside signs.]



## Treasurer's Report

Valdon Butler  
Treasurer

Our finances through May 2022 are as follows:

Income	\$ 479,331
Expenses	\$ 517,531
Excess	\$ <38,200>
Variance from Budget	\$ <4,331>
Reserve Balance 05/31/2022	\$ 1,059,130

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.



## Landscape Report

Christine Petersen  
Director

It's the end of June, but there are too many households in Mutual 10 who seem to believe the garden fairies will descend on the beds surrounding their houses and remove weeds and trim foliage. Dead bushes have to be removed, bushes and other foliage should not be leaning on roofs and siding. Please folks, get outside in the early morning and evening when its not too hot and take stock of how your property looks. Yes, there are 7 properties for sale in Kelmscot Village, but would you buy where the residents next door don't seem to have any pride in their property? Do you really want this VOLUNTEER board member to write letters and slide them through your mailbox?

Please do not hesitate to contact me by either phone or email if you need garden or landscaping advice. Please do not call any of the other board members. Christine Petersen, Landscaping Chair, cmpkayak@gmail.com, cell 757-414-3849

### Landscapers Available

Jose Mayorga	301-346-5880
Bill Bowers	301-831-7893
Marcus Birznieks	301-610-9721
Carlos Gavida	240-305-8813



## Hospitality Report

Cris Rowse  
Director

There are two events coming up this summer. One is the Margaritaville-themed summer get-together which will be held on Thursday, August 25th from 4:00 to 6:00 PM in the Chesapeake Room of Clubhouse II. The other is a Canasta-thon, being hosted by our lively Kelmscot Village Canasta group. This will be held on Wednesday, July 27th from 12:00 noon until 5:00 PM in the Edmonton Room of Clubhouse II. You don't have to know how to play Canasta. It's easy to learn and there will be "cheat sheets" available to help you out.

Details for both of these events are on page 5 of this newsletter.

Hope to see you at one or the other...or both!



## 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 useful information about our Mutual.

If you have questions or concerns, please call one of our Board directors listed on the left side of the first page of this newsletter.

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

—Roald Dahl

## Keeping You Informed



Everyone should have received the package entitled "Welcome to Mutual 10!" This will be given to all new residents to help them become established in their new community.

Contact Shanti Martin, our Mutual Assistant, if you need a printed or electronic copy.

## Keeping Us Informed



Mutual 10 maintains a list of information for each unit that includes contact information for residents, information for people designated as emergency contacts, and pet information. Please note that this information is for administrative use only and will not be shared.

If you are new, please turn in an Emergency Contact Form. They are available from the Mutual Assistant, Shanti Martin, or from a Mutual 10 Board member.

If you have been here a while and not sent one in, we will soon leave one in your mailbox for you to complete.



## Summary of Mutual 10 Board of Directors Meeting June 23, 2022

Paul Eisenhour, Secretary

### Community Report Given by GM Bob Kimble:

- Net operating expenses at this point in the year are slightly over budget.
- There were 41 property transfers in May, and the total transfers (and resales contribution) are way ahead from this point last year.
- The LW Trust Replacement Reserve first draft has been completed and delivered to the LW Board for a work session on 6/24.
- Construction on Clubhouse 1 improvements, including the turnabout outside of the Terrace Room and the Maryland Room expansion, is scheduled for completion in July. The expansion of the Maryland Room is complete.
- The Gate Access will begin its rollout in July to LW residents. The rollout will be gradual – one mutual at a time. Residents scheduled will be well informed beforehand.
- The new Administration Building construction is on schedule to begin in August. Permits have been granted by the county and a public hearing is scheduled for July.
- The painting of the LW globe at the front entrance is complete.

### Mutual Business:

1. At this point in the year, mutual operating expenses are slightly over budget.
2. All monthly invoices reviewed and those accepted were approved.
3. The significant inflationary conditions are a concern for the budget forecast.
4. Scheduled concrete throughout the mutual is complete for this year.
5. Gutters Guards installation will not continue going forward. Those already tested have performed poorly.
6. The Information Compendium distributed to be updated regularly.
7. For EV charger monthly fee to unit owners who install a charger is still being investigated. An installed charger in a unit will require an ABM through PPD.
8. Grounds walk-thru have not yet finished.
9. Residents have been sent letter regarding needed yard maintenance they are responsible for. Responses have been received from many of those residents, but not all.
10. In an effort to familiarize all mutual residents with each other, a picture gallery has been developed on our mutual website ([www.lwm10.com](http://www.lwm10.com)). To have your picture posted, please send a “head shot” to Paul Eisenhour, [paule@lwm10.com](mailto:paule@lwm10.com).

## Summary of Leisure World Board of Directors Meeting June 28, 2022

Paul Eisenhour, Secretary

### Community Report:

- Gate Access: Beta testing has been in process; rollout to residents will be scheduled by mutual, starting with Vantage Point East the week after July 4.
- Clubhouse 1 Renovations: The circular drive curbs and concrete sidewalks are complete. The circular drive concrete will be poured later next week and into the following week as weather allows. Completion is scheduled for by the end of June.
- New Administration Building: A minor amendment application has been accepted by MNCPPC (Maryland National Capital Parks and Planning Commission) and fees paid to allow for scheduling a public hearing in late July. Public notification signage will be installed next week at the project site. Revised construction documents by RLPS Architects, consulting engineers, and Stantec civil engineers are near completion.
- Overall insurance for LW will rise around 7% in the next insurance cycle. Currently, different packages of coverages are being considered.
- Initial Medstar contract discussions are scheduled for next week.
- The LW 2023 Budget in process.
- LW's consultant to purchase electricity locked-in bulk rates has gone bankrupt. Electricity will still be supplied by PEPCO at rates different from those previously used. LW is exploring other consultants who can provide wholesale rates. The electricity is purchased in bulk for both the Trust and 3M mutuals.

### ACTIONS:

1. The LWCC BOD postponed a motion until next month that would require all meeting participants to have clear and specific identifiers onscreen of the person connecting via zoom. The extended time is to allow for different rationales to be reconciled.
2. The LWCC BOD passed a resolution by the Community Planning Advisory Committee approving its updated charter. The new charter includes a mission statement along with its authorized functions.
3. The LW BOD passed a resolution to dissolve the Restaurant Advisory Committee. After lengthy discussion, it was recognized that the current functioning of a community oversight committee of restaurant operations needs a new approach to be effective. There will be further exploration as to the best approach.

NOTE: Along with the stated business of today's meeting, the BOD has and continues to meet to review the draft of the LW Replacement Reserve Study, as well as purposing the PPP loan funds. (the initial loan is now a grant)





## Mutual 10 CANASTA-THON!

You are invited to join the Mutual 10 Canasta groups for a Canasta-thon. We will be meeting for lunch first and then breaking into groups to play together. Cheat sheets will be available, so if you have forgotten how to play, or never played at all, you're covered.

- Date:** July 27 (Wednesday)  
**Time:** 12:00 noon - 5 PM  
**Place:** Edmonton Room, Clubhouse 2  
**Lunch:** We are ordering from Subway for lunch. Orders must be made and paid for by July 24th. Please contact Pat Hurld (716-392-9451) for specifics. Water will be provided. Also, please bring a dessert or appetizer to share.  
**RSVP:** Jane Salzano 301-928-2653  
**Questions?** Pat Hurld 716-392-9451



Our next Kelmscot Village get-together will be a Margaritaville-themed event on August 25th. It is sure to be hot then, so wear your favorite comfy beach shirt and flip-flops, if you desire, and relax with a cool Margarita (or other drink of your choice) from the cash bar.

- When:** Thursday, August 25th  
**Time:** 4:00-6:00 PM  
**Place:** Chesapeake Room in Clubhouse I.  
**Bring:** An appetizer to share  
**Drinks:** Order from the cash bar  
**Questions?** Call Cris Rowse (301-452-0358)



**If you've lost your shaker of salt, you may find it here. If not, you'll still have fun looking for it and your time won't be wasted.**

## Personal Concrete Work - 2022



A. B. Veirs Paving, our paving contractor, will provide personal paving services at your expense. These services include:

- Patio modifications.
- Driveway widening.
- Modification of the walkway between the driveway and the patio.

I am here to help with the documentation and approval process. If you have requested personal paving, you will receive an e-mail with an attached inter-active ABM form (Application for Building Modification) that includes the required Veirs Paving credentials. You can fill out this form and save it to a file, or you can print it.

- There is no need to get three neighbors' approval.
- For a patio, a "scope of work" is required. It must address how drainage issues will be handled and how the building will be protected against water entry. This will be included with the package.
- The signature page must be signed.
- Please state via e-mail that you grant approval to share your e-mail address with Veirs Paving.

You may submit the completed and signed ABM form either electronically (PDF file) or hard copy (printed) to any Director, to our Mutual Assistant (admin@lwml0.com), or to PPD (PPD@lwmc.com). Director contact information is available in the Tidings each month.

PPD will review your application. If it is approved, they will forward it to the Mutual Board for their approval. If the Board approves the ABM, we will notify you and Veirs Paving that work may proceed.

- Veirs Paving will not do any personal concrete jobs without Board approval.
- The proposal and financial arrangements will be between you and Veirs Paving.

Please contact me if you have any questions, concerns, or special requirements.

Bob Morrisson, M10 Vice President  
 Maintenance@lwml0.com; 301-942-8726 (H); 301-980-9131 (C)



**Next Mutual 10 Board of Directors Meeting: July 28th @ 9:30 AM:** In the Sullivan Room of the Administration Building. A Zoom option is available. Please contact one of the directors for the Zoom information if you wish to join.

## 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 Eisenhaur (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](mailto: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](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.

**"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