

Mutual 10 (www.lwm10.com)

The Kelmscot Village Tidings

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301-598-1044

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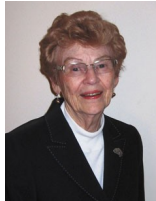
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A Word from Our President

Jane Salzano



The Leisure World Mutual 10 Annual Meeting was held on Thursday, May 26, at 9:40 am in the Clubhouse 1 Sullivan Room. Board Member Cathy Kyle was re-elected by acclamation. Cathy is in charge of the distribution of the Leisure World News and the Mutual 10 Tidings.

The Leisure World Mutual 10 By-Laws will be reviewed Thursday, July, 7th at 2:00 pm and Friday, July 22nd at 2:00 pm. If you would like to join the group please call Jane Salzano, 301-928-2653.

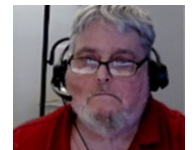
Looking forward, our Director of Hospitality, Cris Rowse, is busily planning a Margaritaville Happy Hour for us on August 25th. See her report on page 3 for details. More information will follow in the next edition of *The Tidings*.

Make sure you take some time to read the rest of the newsletter. There are many articles and bits of information to take in, so make a cup of tea or coffee, relax, and enjoy the June issue of *The Tidings*.

Vice President's Corner

Bob Morrisson

Maintenance Notes



Happy Mutual 10 New Year! Every April, Mutual 10 holds an annual meeting to elect new Board members, which begins the current Board year. The original date for this year's meeting was just shy of a quorum, so it was held again on May 26th. The 2022 Board has now been seated with no changes.

Hot weather has arrived early, with record heat and humidity. Please be careful outdoors. As we age, our ability to cope with hot weather can decrease. Our air conditioning systems can suffer in the heat, too. It is better to let yours run all day at 78° than to start it during the hot afternoon, which can cause undue stress and a possible failure.

Load shedding - During weather extremes Pepco, our electric utility, may ask us to reduce power consumption to protect their equipment. If you receive a Robo-Call alert of a load shedding event, please turn the cooling up a few degrees and refrain from using high current devices, such as a dryer or stove, until later in the evening. Leisure World receives a substantial discount on our power bill if load shedding is sufficient, and that saves all of us money on next year's HOA fees.

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Apology and Mills

First of all, I want to apologize for the delay in getting the June issue of *The Tidings* out to you. I experienced a bit of a physical setback (nothing serious) that made it difficult for me to work on the computer for a while. All is well now

and I hope you enjoy this issue.



I'm sure that many of you were aware of the concrete work which was done in some areas of the Mutual recently. We hired a new (to us) paving company called A.B. Veirs Paving. That name may sound familiar to you, and for good reason. A major road nearby

is named after the Veirs family whose ancestors ran a grist and sawmill powered by water from nearby Rock Creek. It operated from 1805 until 1894. The mill was west of Veirs Mill Road, near Twinbrook Parkway. The miller's house was at the corner of Aspen Hill and Veirs Mill Roads. There is a historic marker for the mill just before Twinbrook Parkway on the east side. The photo above is of the mill before it burned.

I've often wondered about the many mill-named roads in Montgomery County (for example, Kemp Mill Road, Newport Mill Road, and Muncaster Mill Road), so I did a little research and discovered that, yes, indeed, there were a lot of family-owned and operated, water-driven grist and sawmills in the county, mostly operating during the 1800s and early 1900s. The grist mills provided ground grain of various consistencies and the sawmill provided lumber.

Before 1800, Montgomery County already had 44 mills, with 8 of them being along Seneca Creek, which was the most reliable water source for the power needed. Muncaster Mill was also located along Seneca Creek. By 1800, there were 51 mills in Montgomery County: 6 flour, 25 grist, 15 saw, 1 bone, 2 clover, 1 paper, 1 sumac (my superficial research could not uncover what clover/sumac mills were, but the bone one provided ground bone for fertilizer I expect).

As I was reading about the history of Montgomery County mills, the issue of slaves being the main source of labor was a repeated refrain. On Sunday, June 19th, we commemorate the end of slavery in the United States. The day, often referred to as Juneteenth, is the day in 1865 that Major General Gordon Granger arrived in Galveston, Texas with an announcement from Washington that the Civil War was over. After more than a century of slavery and years of war, it was official—all slaves were now free! It took two years from the signing of the Emancipation Proclamation in 1863 for the news to reach the people of Galveston.

Leisure World will be celebrating Juneteenth with a show of fireworks and other events. Check out *Leisure World News* for details.

Vice President's Corner, *continued*

Electric vehicle chargers are now permitted under a new policy. Please contact me or Shanti for a copy. You must adhere to the policy before you first charge your vehicle.

Patio fences, gates, and walls will be power washed soon on an as-needed basis. We will be inspecting all 158 units, but please let me know if you have any special concerns. The patio surface is not included.

Gutters are overdue for cleaning for several reasons, including weather and a flurry of cherry tree petals. We hope to have them taken care of in June. We will also inspect all roofs and make pre-emptive repairs as needed.

Concrete replacement – The work from 2021 is finished! The Maintenance Team has inspected the Mutual's paving for a 2022 concrete replacement project, and we hope to have this work completed soon. Mike Veirs from A. B. Veirs paving has been wonderful to work with. If you would like your driveway widened or your patio re-surfaced, please contact me so I can make the necessary arrangements, including completing the necessary paperwork.

Enjoy our community! Bob Kimble, our new General Manager, has put together a number of events for the year. Several will feature him spinning golden oldie platters. Please see the schedule of events in the *Leisure World News*, which is delivered to your home twice each month.

Hospitality Report

Cris Rowse
Director



Our next social gathering will be on August 25 from 4:00-6:00 PM. We will meet in the Chesapeake Room of Clubhouse I for a Margaritaville-themed get-together. Your yummy appetizer is most welcomed and we look forward to seeing everyone then. More details will follow.

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



Treasurer's Report

Valdon Butler
Treasurer

Our finances through April 2022 are as follows:

Income	\$ 382,307
Expenses	\$ 426,515
Excess	\$ <44,208>
Variance from Budget	\$ < 9,491>
Reserve Balance 04/30/2022	\$ 1,038,158

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

By now most residents have taken care of their garden areas around the house. I did have to send emails and letters as a gentle reminder. Rainy weather was a culprit as weeds grew faster and landscapers could not work. As a gardener, I tend to look at my plants every day and just pull a weed as I see it.

McFall & Berry:

- Work I have ordered to be done by McFall & Berry has not all been completed, but you will see new juniper bushes under the street signs at Hallaton, Densmore, Elmhan and Bigby.
- Grass cutting is scheduled to be cut every 2 weeks and is cut at a height which will prevent the grass from burning in the summer. Unless you have been out of town in the last 3 months you will have noticed all the rainy weather we have had. Grass, fertilizer, and rain means growing grass. Around Leisure World grass areas have been pretty soggy all Spring.
- I have heard rumblings about getting rid of McFall & Berry, but unless you want to see a huge rise in your condo fee, we cannot afford to change. Montgomery county changed the rules on pesticide use so we have weeds in the grass areas. Your complaints have been given to McFall & Berry.

Watering your plants is best done in early morning. Pots in the patio dry out sooner than a bed. Keep de-heading spent blooms from both annuals and perennials as

that will produce new flowers. If you have not already done so, it's time to trim azaleas and other spring flowering bushes.

The Rain Garden has been weeded. Thank you to **John Hurd** for his wonderful help in this process. It is truly appreciated.

As your Golf and Greens committee member, I encourage you to read the article about the Audubon Society certification in this newsletter. Renovation of the golf course begins June 1.

Finally, please remember your board is a group of volunteers who like to have weekends free, apart from emergencies. You have 5 other days of the week to ask for information or help.

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



Audubon International Commends Leisure World Golf Course

Submitted by
Christine Petersen

[The following is a report from the Leisure World Golf and Greens Advisory Committee (written by Alan Nelson) regarding the certification of the golf course by the Audubon Cooperative Sanctuary Program.]

Golf and Greens Advisory Committee: By Alan Nelson

Leisure World Golf Course has been member of Audubon International since 2016. In the Spring of 2021 Golf and Greens Advisory Committee, under leadership of Chair Brenda Curtis Heiken, recognized the importance of certifying the Leisure World Golf Course.

The Golf Certification Program is part of the Audubon Cooperative Sanctuary Program (ACSP), a nationwide network of conservation partnerships with golf courses. It is administered by Audubon International, a non-profit environmental organization that spearheads education and conservation assistance programs that promote environmental stewardship and sustainability.

Alan Nelson, member of GGAC along with Frank McLoughlin, Golf Superintendent, took on this challenging task. Of the 9,500 golf courses in the United States, only 907 are certified. In Maryland there are 160 courses of which 19 are certified. Our goal is to be the 20th.



Audubon Certification, *continued*

During the past year, the certification team has been working on the six areas which must be addressed, plus an environmental case study. In January, Leisure World submitted documentation in each area for Audubon International review. On April 26, 2022 we received their evaluation for each area:

- Environmental Planning (achieved) – Balancing the demands of golf with the responsibility to the natural environment.
- Wildlife and Habitat Management (achieved) – Audubon International stated, “Your efforts in this category are outstanding, we applaud your efforts.”
- Outreach and Education (achieved) – Audubon International: “You have done a nice job of planning and completing projects in this area. We were pleased with your efforts in involving members in projects.”
- Environmental Case Study (achieved) – Audubon International: “We are so pleased to see Leisure World take the initiative to establish such a diverse and extensive Resource Advisory Group. Developing such a group, can be one of the most beneficial tasks a club can do. Well done, keep up the great work.”
- Water Conservation (achieved) – Audubon International: “Overall we are pleased with the diversity of water conservation projects you have completed.”
- Chemical Use Reduction and Safety (pending) – Audubon International: “We applaud your comprehensive Integrated Pest Management Program (IPM) that maintains healthy turf, monitors problems, and takes responsible actions when necessary. You have an excellent attitude and impressive knowledge of IPM.” Required for approval: “Ensure chemicals are stored on impermeable shelving.”
- Water Quality Management (pending) – Audubon International: “Between completed projects and future plans you have done a good job of developing a comprehensive water quality management plan. Required for approval: As per ACSP Guidelines, we will need to see a minimum of four rounds of water testing from where water enters and exits the property. Test should include measurements for PH, Dissolved Oxygen, Total Phosphorous, and Total Nitrogen.

Once pending items have been achieved, Leisure World Golf will request an Audubon International onsite review and evaluation. When satisfied, Audubon International will certify Leisure World Golf as an environmental sanctuary. Looking forward, it is expected that Certification could be awarded mid-summer 2023.

Summary of Mutual 10 Board of Directors Meeting May 26, 2022

Paul Eisenhour, Secretary

Community Report: Assistant GM Melissa Pelaez:

- April net operating expenses were over budget bringing the year-to-date expenses to \$4596 over budget.
- There were 46 property transfers in April, and the total transfers are way ahead from this point last year.
- 2021 Audit completed; expected to be delivered to the LW BOD at this month’s LWCC board meeting.
- Construction Clubhouse improvements, including the turnabout outside of the Terrace Room, and Maryland Room expansion has a scheduled completion date of early June. Expansion of the Maryland Room is part of that project and is ongoing. This Spring’s rainy weather had impacted progress with delays.
- The Gate Access has begun it’s Beta test phase of about 100 residents. Once completed, the “roll-out” to all residents will begin. Please be aware that the gate arm will lower immediately after any car passes through. “Piggybacking” entering cars must be avoided.
- The new Administration Building construction plans have been downsized to consider decreasing IT needs and rental space. As a result, county approval must be sought – hopefully in July.
- The painting of the LW globe at the front entrance is ongoing. The final product will have natural earth-like colors.

Mutual Business:

1. At the second annual Mutual 10 meeting, Cathy Kyle was re-elected as a Director. Confirmation of officers:
 - President – Jane Salzano
 - Vice President – Bob Morrisson
 - Treasurer – Valdon Butler
 - Secretary – Paul Eisenhour
 The meeting proceeded as a regular monthly meeting.
2. All monthly invoices approved.
3. Scheduled concrete throughout the mutual is ongoing.
4. Gutters guards for some units are still being monitored for effectiveness; results not encouraging.
5. The Information Compendium distributed to be updated regularly .
6. For EV charges monthly to unit owners who install a charger – the mutual will first check with accounting for a procedure.
7. Grounds walk-thru have not yet finished.
8. McFall & Berry grass cutting schedule backed up due to rain; machine wheels sink and ruin turf when soggy wet; please be patient.
9. Resident concerns regarding grass cutting should be emailed to Director Christine Petersen. She will forward to the LW Grounds Dept.

Summary of Leisure World Board of Directors Meeting June 1, 2022

Paul Eisenhaur, Secretary

Community Report:

- The BOD is looking to hire an outside consultant to create an evaluation tool for the GM review by the BOD.
- A special BOD meeting will be scheduled soon to discuss the Facility Reserve Study Report and the disposition of the forgiven PPP funds.
- Clubhouse I - Circular drive curb and gutter placement and final grading are complete allowing the circular drive concrete flatwork to be poured as weather allows for a continuous installed event. Substantial completion is projected to occur at the end of May, weather dependent, and final occupancy in June.
- New Administration Building - A minor amendment application has been reviewed by MNCPPC (Maryland National Capital Park and Planning Commission) that is tentatively scheduled for a public hearing in late July before the August recess. Stantec is revising site development design documents and SWM systems for the Montgomery County permit review.
- Gate Access - All residential data has been imported into the new software system/database. The beta (larger than alpha group) group has been contacted to begin the process of issuing RFIDs. Resident processing starts in about a month or so.
- 2022 Facility Reserve Study - DMA's draft data report has been reviewed by PPD facility management staff. The BOD will meet separately to discuss this issue.
- Salary Survey - External is completed; concern for retention of LWMC employees given lack of competitive salaries.
- Status of LW 2023 budget preparation - Departments reviewing with Chief Financial Officer & Budget &

Finance Advisory Committee.

- Medstar contract update - preliminary phase

ACTION:

1. The LWCC BOD passed a motion to merge the Energy Advisory Committee into the Physical Properties Advisory Committee.
2. The LWCC BOD passed a motion to approve the 2021 Audit Report. NOTE: The Audit Advisory Committee had very carefully vetted and endorsed this motion.
3. The LWCC BOD passed a motion to ratify the contract between LWMC and Ship Shape for IT Services as outlined in the document dated April 27, 2022 at a one time cost of \$15,600, plus monthly recurring charges of \$15,600 for a total of \$140,400 for 2022. The funds will be taken from the T68840 account (Computer Support). Additional allocations will come from the payroll savings by not having the employees in this department. Additional allocations will come from the payroll savings by not having the employees in this department.
4. Due to unacceptably poor performance by the incumbent pool service provider, the LW BOD passed a motion to rescind resolution #53 (adopted 11/30/2021) approving USA Pools as the vendor for pool management. This motion rescinds the unexecuted part of the motion, canceling the contract.
5. Resolution #53, 11/30/2021: Resolved, The LWCC Board of Directors approves the USA Pools of Delmarva for a 3- year period, as presented at a cost of \$212,821 for 2022, \$212,821 for 2023, \$190,111 for 2024.
6. The LWCC BOD approved a motion which approves Premier Pool Management as the vendor for pool management, at a total cost of \$225,000. The contract will run from 5/28/22 through 5/27/23 for the indoor pool and 5/28/22 to 9/11/22 for the outdoor pool, with the funds to be taken from the T62900 account (Swimming Pool Outsourcing).



Power Washing

Every year, a crew inspects the vertical surfaces (walls, fences, and gates) of the 158 patios in our Mutual and power washes those that require it. If your patio's vertical surfaces need to be washed, we will let you know when the crew will be here so you can be ready for them. Note that they will not wash the patio surface or walkways.

If your patio's vertical surfaces are to be washed, you must ensure the walls and gate are accessible. This means moving planters, grills, and other objects. Remove anything that may be damaged by high pressure water, such as a wind chime. If they cannot gain access, they will

work with you to arrange a time when they can.

The crew will use water from your outdoor hose bibb (spigot) and an eco-friendly detergent.

A Florida room is generally the owner's responsibility, but the crew is permitted to wash its walls as long as no extra effort or expense is required. If the crew prefers not to wash it, they are not required to do so.

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: June 23rd @ 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 Eisenhour (paule@lwm10.com) with the desired contact phone number.



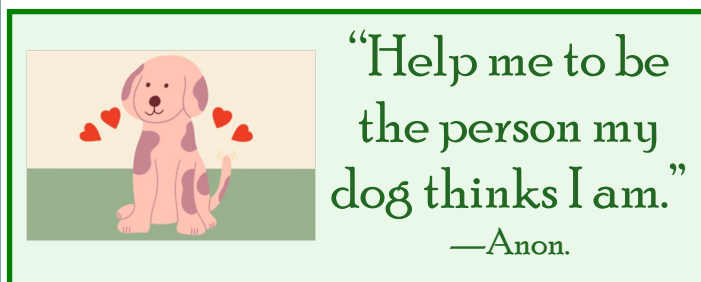
Mutual 10 Website: www.lwm10.com

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.



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.