



Mutual 10  
www.lwm10.com



## The Kelmscot Village Tidings

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### Important Contacts

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

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After Hours (Main Gate):  
301-598-1044

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#### Comcast Contact

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## A Word from Our President

Jane Salzano



Welcome to March! We are just beginning to see peeks of spring rising out of the cold ground. Daffodils and crocuses are getting ready to show their colors and we can't wait.

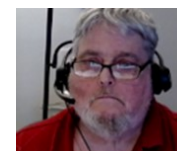
March also brings us our Spring Fling. On Wednesday, March 30th from 4-6 PM we will get together in the Edmonson Room of Clubhouse II to share some hors d'oeuvres and good conversation. This will be a wonderful way to bring in spring and get to know each other better. See the invitation on page 5 of this newsletter for details.

**Important Notice!** Our Annual Meeting will be held on Tuesday, April 19th at 12:20 PM in Clubhouse II (room to be announced). You should have received an official notice in the mail in the past couple of weeks. 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.

Some interesting things have been happening here at Mutual 10, including the rescue of a homeless dog named Bella. Read the article on page 2 to find out how it all turned out. There are other interesting articles and bits of information in this issue, so make yourself a cup of hot tea or coffee (or whatever) and sit down for a good read.

## Vice President's Corner

Bob Morrisson



**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 181 work orders since April 22nd, 2021. As of March 1st 21 there are active tickets, including 10 for concrete repairs deferred until spring.

**Going Twice...** The free LED fluorescent tube replacements are still available. Will the resident who requested four tubes please contact me.

**Roofing.** J and M, our roofer, has been inspecting roofs and making repairs as needed. If you hear something on your roof, it should be Joe or Mike and an assistant.

**Dryer Vents Cleaning.** PPD has completed 36 of 106 vents, leaving another 70 to be done. If your vent has not been cleaned, and if you have not received a new schedule, please contact me promptly. Stacked washer and dryer units require a different method of vent cleaning. Please let me know if you have a stacked washer and dryer so I can alert PPD. →

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## Brief March Musings

So I like to look up all the special days in a particular month; not only holidays, but observances of things like National Peanut Butter Day (March 1). March has some wonderful holidays like International Women's Day (March 8), St. Patrick's Day (March 17), first day of Spring (March 20), and World Book Day (March 3). But March also has its share of unusual days of observance like National Dentist's Day shared with National Oreo Cookie Day (March 6). There's also a National Meatball Day (March 9), and Respect Your Cat Day (March 28). The March observance day that gives me a "hmmm..." is on March 31st when we celebrate World Backup Day. Are we talking about computer backups or whole world backup in a more social way. Interesting thought.

Of course on March 30th we will celebrate spring by getting togeth for a Mutual 10 Spring Fling! I hope to see many of you there. See the invitation on page 5 for details.



## 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

## Vice President's Corner, *continued*

**Concrete.** This spring we hope to complete work that was not done in 2021. I hope and pray the concrete situation will be much 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 submit an ABM form (Application for Building Modification).

## Maintenance Reminders:

- Mutual 10 is responsible for most 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, providing the address of a nearby home or another landmark.

## Mutual Ten Has Gone to the Dog

By: Bob Morrisson



It all began when a resident reported a stray dog wandering around their home. It was friendly but shy and not skinny. More stray dog sightings began pouring in and on February 6th, I opened Work Order 22-022 to track this situation. Soon, I was plotting the dog's activities on a map based on the latest K-9

reconnaissance.

The dog was often seen near one particular home. Some research turned up a situation in which a dog had escaped from a home while a deceased resident was being attended to. I was able to confirm with relatives this was Bella, a brown and white mixed-breed female. None of the relatives were able to adopt Bella.

It was not long before many of our residents became involved in Bella's welfare. There was a sense of urgency because Bella was beginning to lose weight. One resident managed to prop open the garage door where Bella's human had lived, leaving some of her cat's food for Bella. Bella also liked to hide in a certain azalea bush. Some residents tried to coax her out, even going so far as to crawl under the bush to tempt her with food, but to no avail.

Once I obtained permission to capture and re-home Bella, the Montgomery County animal rescue service was called. The kind rescue lady placed a trap in the azalea bush and baited it with the McDonald's hamburger that was to be her dinner that evening. Bella soon took the bait and was taken to the County facility for evaluation and care. Bella never asked for fries with her burger.

Shanti Martin, our Mutual Assistant, had been coming to Mutual 10 to try and befriend Bella and make sure she was fed and had water. She offered to pick Bella up at the County shelter and take her home. She and Bella quickly became inseparable and the next day Bella was enjoying life at Shanti's feet in her office. Shanti realized that having a dog when you are away 10 hours a day is not practical, so when a co-worker with eight kids and a work-at-home husband, fell in love with Bella, it was a match made in heaven.

Bella now has a happy home. Mutual 10 now has many happy residents, who have formed new friendships. The amount of energy, love, and compassion on display for Bella is truly heart warming. There were so many participants that I would risk missing someone if I tried to list everyone. Many thanks, one and all, for all of your efforts to save Bella. Mutual 10 has truly been changed for the better.

When I closed work order 22-022 on 02-22-2022, I did not realize that was the day dubbed "Twosday." I should have waited until 10:22 PM which, in 24 hour time, is 22:22. That would be Work Order 22-022 closed at 22:22 on 02-22-2022. Why do I keep thinking I am hearing steam locomotive whistles?



## Treasurer's Report

Valdon Butler  
Treasurer

Our finances through January 2022 are as follows:

|                            |             |
|----------------------------|-------------|
| Income                     | \$ 93,350   |
| Expenses                   | \$ 111,327  |
| Excess                     | \$ <18,977> |
| Variance from Budget       | \$ 826      |
| Reserve Balance 01/31/2022 | \$ 973,858  |

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: newyork2some@yahoo.com or (301) 288-7175.



## Landscape Report

Christine Petersen  
Director

In the beds around my house daffodils, hyacinths and irises are peaking out from under the leaves. My pink hellebores are in bloom and the green one is finally ready to bloom. I planted the latter in the summer of 2019 and this is the first time it has bloomed. If you walk the path between Bigby court and the perimeter fence and stay on Kelmscot you will see samples of Hellebores, also called the Lenten Rose.



I have just ordered annual flower seeds for around the house and my garden plot. These I start indoors for the first time this year using a light box. It takes some weeks for them to germinate then they have to harden outside on the patio before planting.

At our pre- Christmas celebration, someone asked me about gardening with pots on the patio. I have planted both annuals and perennials in pots. I have a large pot of Lavender which needs a lot of sun, but you have to be careful not to overwater as the roots will rot. There are annuals for both sun and shade. Before shopping for plants watch the amount of sun and when it shines on your patio or even in the beds so you can go to the garden center looking for the right kind of plant.

Next month I will give a list of plants which are deer resistant. Also what chemical deterrents are available.

I notice some eager beavers in their gardens last week but while its great to pull weeds, it is too early for pruning.

Please contact me if you have questions about landscaping: 757-414-3849 or cmpkayak@gmail.com.

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

Paul Eisenhaur  
Secretary

### The Community Report Given by Assistant GM Melissa Pelaez:

- There were 39 property transfers in January; it was the first month reflecting the resale fee increase to 3%. The total units sold was significantly higher than the same month in previous years.
- Though the year started off with a budget shortfall in January, that is very typical for the winter months.
- 2021 Audit underway; expected to be completed and delivered to the LW BOD in early Spring.
- The LW Accounting Department has moved from the Administration Building to the Baltimore Room in Clubhouse I.
- Construction of Clubhouse I improvements, including the turn-about outside of the Terrace Room and the Maryland Room expansion, began in November 2021 and has a scheduled completion date of late April 2022.
- The Gate Access project had 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 use this system.
- The PowerPoint presentation of General Manager Bob Kimble's future vision of certain LW changes is posted on the resident website (click "Governance" tab on landing page, then select "General Manager Presentation")

### Mutual Business:

1. Happy status of Bella the homeless dog: Mutual 10 Assistant Shanti Martin rescued Bella after she was captured and placed in the county's Animal Services shelter. From there, Leisure World VP Crystal Castillo adopted Bella and added her to their home and large family. A big thank you to all the residents, and Shanti and Crystal, who cared for, fed, and worked to make sure that Bella was safe.
2. Mutual income exceeded expenses January. Reserves continue to build well beyond \$800K.
3. January invoices were approved.
4. Last leaf pickup until March is complete. A few dead trees have been identified and will likely be removed this Spring.
5. A reminder for curious residents to learn about LW governance and operations about two events coming in March:
  - On March 8th at 2 P< in the Clubhouse II auditorium is a class presentation overview of the different 'moving parts that make up the





**M10 BOD Summary, continued**

community governance. Specific mention will be made of how mutual governance fits into that governance. Registration can be done through the LW Center for Lifelong Learning @ CLLMD.COM (it will also be shown on Zoom).

- General Manager Bob Kimble has planned three Community Town Hall Question and Answer sessions in the Crystal Ballroom of Clubhouse I. The events are set for Tuesday, March 29, at 2 pm; Wednesday, March 30, at 6 pm; and Thursday, March 31, at 10 am. He asks that residents sign up for only one session. Beginning March 28, if seats remain available, residents may sign up for an additional session. Residents can sign up for a town hall by either stopping by the Clubhouse I or II Education and Recreation office; phoning Clubhouse I at (301-598-1300); phoning Clubhouse II at (301-598-1320); or emailing (recreation@lwmc.com).

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### Summary of Leisure World Board of Directors Meeting February 22, 2022

Paul Eisenhour  
Secretary

- 2022 Replacement Reserve - DMA (reserve study company for Trust) site visits underway last week and this week.
- Civil Engineering Services Contracting - Gleneagles Drive culvert replacement design proposal from O'Connell & Lawrence was accepted. Field measurement survey and Pre-application meeting with USACE and MDE for joint permit review to occur next week or following. Floodplain consultant to model water flow and backwater conditions that impact the site area.
- Clubhouse I Project - SWM foundation construction is in process. Excavation for the two-building additions begins with footings. Submittals and RFI's being addressed and approved. Warfel's 3rd Application and Certificate for Payment approved and in process.
- New administration building- Montgomery County permits for Stormwater Management and Sediment Control to be submitted. Documents under MC review include Floodplain Study, WSSC Site Utility Plan, Easement and SWM easement need to be finalized before permit release. MNCPPC staff review, and performance bond requirements being prepared. To begin in Fall.
- Of note to residents: The Accounting Department currently located in the Administration Building will be relocating to the Baltimore Room in Clubhouse I next week.

- The LW Community Planning Advisory Committee has initially vetted Facilities Enhancement proposed projects received last Fall. The proposals are currently being sent to relevant Advisory Committees for input.
- A Special BOD meeting will be called (date TBD) to receive the tasked Strategic Plan Special Committee proposals regarding the Feasibility Study of Adding Residential Units at LW. That study examines whether the addition of new residential units could help address the long-term financial health of our aging community.
- The LW Government Affairs Advisory Committee reviews all State/Local legislative bills that could have an impact on LW. This is especially important right now as the Maryland legislative session is underway for this year. The BOD will be kept aware of events and give input if needed.

**ACTIONS:**

1. The LWCC BOD approved a resolution to change the date of the May 31 BOD meeting to June 1st to avoid a conflict with Memorial Day. Also, the September 27 BOD meeting will be changed to September 28 for to avoid a conflict with Rosh HaShanah.
2. At the request of the Mutual 19B representative, the LWCC BOD postponed action on the Mutual 19B request that LWCC remit the amount of the community facilities fee to the Mutual since the facilities/amenities/services were effectively unavailable to the residents relocated due the recent residential fire.
3. The LWCC BOD delayed action until the March BOD meeting on a resolution to require Covid vaccination or weekly testing of all LWMC staff. This was motioned by the LW Health Advisory Committee with support from the LW Emergency Preparedness Advisory Committee. The delay was to allow for input from the LW General Manager who directly manages all employees.

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### The Maryland Homeowner Assistance Fund for Homeowners Impacted by COVID

The Maryland Homeowner Assistance Fund Program can provide grants or loans for delinquent mortgage payments, past due association fees and past due real estate taxes, and more. Eligibility is based on income and COVID impact; owner occupancy is required. Applications are open now at the Maryland Homeowner Assistance Fund program. For free help in understanding and applying for assistance, Montgomery County homeowners should contact one of the approved housing counseling agencies listed at <https://www.montgomerycountymd.gov/dhca/covid-19/homeowners.html> or send an email to [dhca@montgomerycountymd.gov](mailto:dhca@montgomerycountymd.gov).



## Make Sure That You Have Saved the Date!

Our next Mutual 10 get-together will be held on Wednesday, March 30th from 4:00 to 6:00 PM. We have booked a room that is much more spacious than the previous one. Get out those appetizer recipes (or plan a shopping trip) 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!*

## NOTICE!

Maryland MUTUAL No. Ten, Inc.

ANNUAL MEETING

Tuesday, April 19th at 12:30 PM

Clubhouse II (room tbd)

All residents/owners are encouraged to attend.

## THANK YOU!

We are so grateful for the good response in returning your Emergency Contact Information form! Ninety of our neighbors have updated their information and received their Emergency Plan binder.

To update your information and receive your binder, please call or email Pat Hurld (240-970-5046, [hurld@comcast.net](mailto:hurld@comcast.net)) or Bob Morrisson (301-942-8726, [maintenance@lwml0.com](mailto:maintenance@lwml0.com)) for your form today!



**March 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.

**April 19 @ 12:30 AM. MUTUAL 10 ANNUAL MEETING!** We will be meeting in Clubhouse II (room tbd).

### 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.



- **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.