

The Kelmscot Village Tidings

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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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A Word from Our President

Jane Salzano



During our April 19th Annual Meeting, Mutual Ten residents enjoyed a light lunch and everyone's favorite cookies in the Activities Room of Club House 2.

Bob Kimble, Leisure World's new General Manager, spoke to us about his plans for social events which include a picnic on May 12th, monthly outdoor Happy Hours, and a Juneteenth Celebration which will include fireworks.

However, we did experience one problem—we were 3 votes short of the quorum required to conduct our Annual Business Meeting. So we just chatted with old and new friends. Thank you to all who came to the meeting and to those who helped set up and take down the food and cookies. You are truly appreciated.

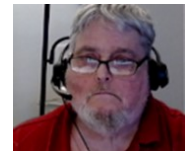
We will reconvene our Annual Meeting on Thursday, May 26 starting at 9:30 AM in the Sullivan Room of the Administration Building. Please watch your mail for the official notice. A Zoom meeting option will be available. Details to come.

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

Vice President's Corner

Bob Morrisson

Maintenance Notes



Welcome to Mutual 10!

With this issue of *The Tidings*, every resident is receiving a 17 page package of Mutual 10 information. This will be given to all new residents as they arrive. It is also available upon request from our Mutual Assistant in printed and electronic forms. New and revised pages will be sent with *The Tidings* as they are released. I recommend keeping this document handy. A folder with a label identifying the contents would work nicely. This way you can find it when you need it.

Spring Has Sprung!

Pretty flowers are beginning to arise, as will some household problems. Please contact the Maintenance Team or the resources listed below if you have one of these problems.

- Patio gate - Maintenance Team member Tom Biery has a black belt in patio gate adjustment. Please contact me to start the ball rolling.

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Vice President's Corner, *continued*

- Patio walls and gates – Please let me know if your patio has mold or mildew on the walls and/or gate so wd can schedule a power washing. The patio surface is not included.
- Interior doors – Seasonal changes may cause doors and windows to change alignment, making them difficult to open or close properly. You will need to work with a carpenter or handyman. A PPD contract should cover repairs, but not replacement.
- Air conditioner – Have a licensed contractor inspect and test your A/C system before the heat waves set in. PPD's advanced contract covers this work.
- Hose bibbs – Turn on your front and rear hose bibbs using the interior lever valve located behind the valve. Once the valve is open, run some water outside briefly to ensure everything is working.
- Things that go "clunk!" in the night – Our homes sometimes emit a clunking noise from a wall, window, or closet doors, etc. No one seems to know why it happens. It is normal and it often happens during seasonal changes, so there is no need to contact anyone.

Concrete Replacement

Concrete replacement will begin on or after May 23rd. In the next few weeks you may notice colored paint markings on roadways and driveways. These are from "Miss Utility" to help A. B. Veirs, our paving contractor, avoid digging up any pipes or wires.

We will distribute flyers to residents who will be affected by this work. If you find a note in your mailbox, please read it carefully. Veirs will mark areas to be excavated at least one day before their work will begin.

Just a note. Veirs Mill Road is named for the Veirs family and Michael Veirs Jr. will be overseeing our project. This is a well-established local family business.

Dryer Vents

This project has concluded. Eighteen units were not done due to a lack of access. I will be contacting those residents to make arrangements to have this fire safety work done.

**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. Also, attached to this newsletter (May 2022 issue) is a new Welcome packet which should answer most, if not all, of your questions. If you still 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

Neighbor Spotlight

Through the efforts of our Hospitality Committee, chaired by Board Director Cris Rowse, we have recently enjoyed some special times together, like our Holiday Get-Together in December and our Spring Fling in March. It's been so good after all the lockdowns and isolation to get out and meet our neighbors.

Our Board Secretary, Paul Eisenhour, met a new neighbor who recently moved into a home on Deerhurst. So, in this issue, we'd like to put the spotlight on Barry Hartzell and welcome him to Kelmscot Village.

Paul writes, "There is a new neighbor on Deerhurst, Barry Hartzell. His classic car won the best in show award (best car) at the May 1st Olney Days Celebration."

In a note to Paul, Barry wrote, "Here's a couple of photos regarding my Buick. The trophy is from the Olney Days 25th anniversary car and truck show on May 1st at Fletcher's service center. There were about 100 vehicles in the show. The award is the Harry Fletcher Best of Show.

My car is a 1960 Buick LeSabre 2 door hardtop. It is all original paint, interior, and engine with 71,000 miles. My Dad

bought it in 1977, and I have had it for 11 years. "

Congratulations, Barry! We are so glad you are a part of our Village, Barry, and look forward to seeing more of you and your beautiful car.

**Newspaper/Tidings
Delivery Volunteers.
Needed!**

We have been well served by our delivery volunteers, but are now in need of some new back-up volunteers. Getting out, fresh air, exercise and service—try it! Contact Cathy Kyle, Director(301-706-6477 or chartonkyle@gmail.com).





Treasurer's Report

Valdon Butler
Treasurer

Our finances through March 2022 are as follows:

Income	\$ 283,477
Expenses	\$ 333,755
Excess	\$ <50,278>
Variance from Budget	\$ <14,035>
Reserve Balance 03/31/2022	\$ 1,019,007

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

What is Common Ground?

Common Ground is the naturalized grass and treed areas around Mutual 10. Our Mutual contracts with McFall & Berry to take care of this area. This includes seeding, fertilizing, weed prevention application, and mowing. Sticks are picked up, as are leaves, as needed. RESIDENTS SHOULD NOT BE RAKING LEAVES AND PICKING UP STICKS. Folks, you need to understand we no longer live in the land of perfect lawns. These trees which are dropping leaves and sticks clean the air and make the oxygen we breathe, provide shade, and are beautiful to look at.

Now that the weather has settled down it's time to get your favorite landscaper out to trim bushes, making sure no vegetation touches the siding, gutters or roof, and weed the beds around your home. Once the azaleas have bloomed they can be trimmed. Please make sure mulch does not touch the foundation of your unit.

Vegetable plants are only to be planted in your patio . Outside the patio area deer resistant plants are recommended. However, since we have so many deer who can't read the plant labels, I spray most of my plants with repellent. The one I find most effective is BOBBEX. Plants with fuzzy leaves like lamb's ear are safe to plant. Marigolds are good for keeping bugs away from plants. Lavender loves the sun but be careful not to over water as the roots will rot.

Lastly, the grounds department picks up garden waste

in brown paper bags Monday and Thursdays. They appreciate being called early that morning or the day before .

Please do not hesitate to contact me by either phone or email if you need garden advice. If it is a landscaping problem, please call me not 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

Our Spring Fling was a great success. Thanks to everyone who contributed wonderful appetizers, and thank you to all who helped set up and take down. Note: I have a small paring knife which was left behind. Call me on 301-452-0358 if it is yours.

We are planning an event this summer. Stay tuned for more information.

Summary of Mutual 10 Board of Directors Meeting April 28, 2022

Paul Eisenhaur, Secretary

Community Report Given by Assistant GM Melissa Pelaez:

- There were 35 property transfers in March, and as of today, there have been 46 in April. These past two months have had very substantial numbers of transfers. At this point in the year, there have been 114 transfers with \$905 contributed to the sales fund from transfer fees .
- Though the year started off with a budget shortfall typical of winter months, the balance is now showing a surplus.
- The 2021 Audit is completed and is expected to be delivered to the LW BOD in Spring.
- Construction of Clubhouse I improvements, including the turnabout outside of the Terrace Room, and the Maryland Room expansion began in November and has a scheduled completion date of late May. Expansion of the Maryland Room is part of that project and is ongoing.
- The Gate Access is entering a Beta test phase of about 100 residents. Once that phase is completed, the "roll-out" to all residents will begin.



M10 BOD Summary, continued

- The new Administration Building construction plans have been downsized to consider the decreasing need for IT and rental space. As a result, county approval must be sought – hopefully in July.
- The final Trust Reserve report has been completed and is being reviewed by management before going to the BOD.

Mutual Business:

1. An accounting representative from LW reviewed the Mutual 10 2021 draft independent audit.
 - Overall “clean” audit with no issues.
 - Pre-payment of quarterly taxes overage to be refunded to mutual.
 - Year ended with surplus and healthy reserves.
 - Certificates of Deposits and Money Market accounts (used as a holding repository for funds) performing as expected given the low rates. Treasury bills are another option available to be used as a holding fund.
 - As with all LW mutuals, Mutual 10 is a corporation and eligible for borrowing from lending institutions. Though there are no plans to borrow, auditors conclude that this mutual is not a credit risk.
2. Seasonal budget shortfalls typical of winter months have been erased a surplus is being seen. Reserves remain in good standing.
3. March invoices were approved.
4. The required annual meeting redux (original annual meeting failed to reach a quorum) is to be held prior to the next scheduled Mutual Board meeting on May 26. Additional details are in *The Tidings* May edition.
5. Residents should note the an Electric Vehicle charging station installed in a unit requires an ABM.
6. A sub-committee was appointed to review current Bylaws for needed changes or additions. Any Bylaw change or addition would have to be voted on and approved by the residents. Examples of needed changes:
 - Reduction of required quorum percentage for annual meeting.
 - Blanket smoking/no smoking policy within the mutual.

**Summary of Leisure World
Board of Directors Meeting
April 26, 2022**

Paul Eisenhour, Secretary

Community Report:

- As of this month, LW is operating under budget. Early seasonal deficits have been overcome as expected.
- May 12 Community Picnic pre-registration has filled quickly. Initial registration has is full; however, an

additional limited number will be made available to residents – but they have been going fast.

- Management is in the process of reviewing the IT operation.
- Gate Access Status - All residential data has been imported into the new software system/database we will be using. The Beta group has been contacted to begin the process of issuing RFIDs.
- Replacement Reserve Study - DMA (reserve contractor) is preparing their draft report for submission and upcoming LWMC review.
- Clubhouse I Construction Status - Mostly finished; concrete and landscaping soon; end should be mid-late May.
- New Administration Building Status - site reduction plan waiting for county hearing, hopefully in July.

ACTION:

1. The LWCC BOD postponed a decision on the proposed GM Evaluation process. After discussion about this process, it was felt that additional BOD input to the proposal was needed. Ultimately, the BOD will approve the completed evaluation in July.
2. The LWCC approved a motion by the Executive Committee to direct the Special Strategic Planning Committee and the Special Technology Committee to develop a policy for the collection, analysis, use and distribution of data from a variety of sources within Leisure World in order to support decision-making and analysis by LWCC governing bodies. The Policy shall cover collection of data by LWMC or by LWCC; access to data for standing committees, Advisory Committees (ACs), and Board; and the security, privacy, and use of collected data. The policy will be focused on the needs of LWCC governance and does not dictate the data policy for LWMC. The policy for LWCC will be harmonized with relevant LWMC policies. The committees shall present their plan for developing the policy at the July 2022 Board meeting. Though the work is to be done at the Committee level, it was felt that a BOD level resolution was needed.
3. The LWCC BOD approved a motion by the Community Planning Advisory Committee to authorize a Master Plan RFI working group to issue a Request for Information to a minimum of five (5) qualified professional master planning consulting firms to provide information to the Leisure World Community on Master Planning services. (NOTE: the Strategic Plan is a high level overview of the community direction; the Master Plan is the next step to develop physical facilities needs... and this is simply requesting information, not bids).



Leisure World BOD Summary, continued

4. The LWCC BOD authorizes a payment of \$61,000 be taken from the Contingency Reserve for the funding the Executive Search for a Chief Financial Officer and the Salary Rate Survey. As of March 31, 2022 this Reserve had a \$412,121 balance and is projected to end the year with \$621,957.

UPDATES:

- A second legal opinion was received by LWCC regarding a request by Mutual 19B to reimburse unavailability of LW amenities over a significant period

of time. The incident causing residents to vacate their units was a very damaging fire. No BOD action was expected today. Both legal opinions recommend against any reimbursement but acknowledged that the LW BOD has the authority to do so.

- The LW Government Affairs Advisory Committee submitted their report of the recent Maryland Legislative session involving HOA's. Those affecting LW and the mutuals were detailed. Importantly, this should be shared with all mutuals by their BOD representative.

NOTICE!

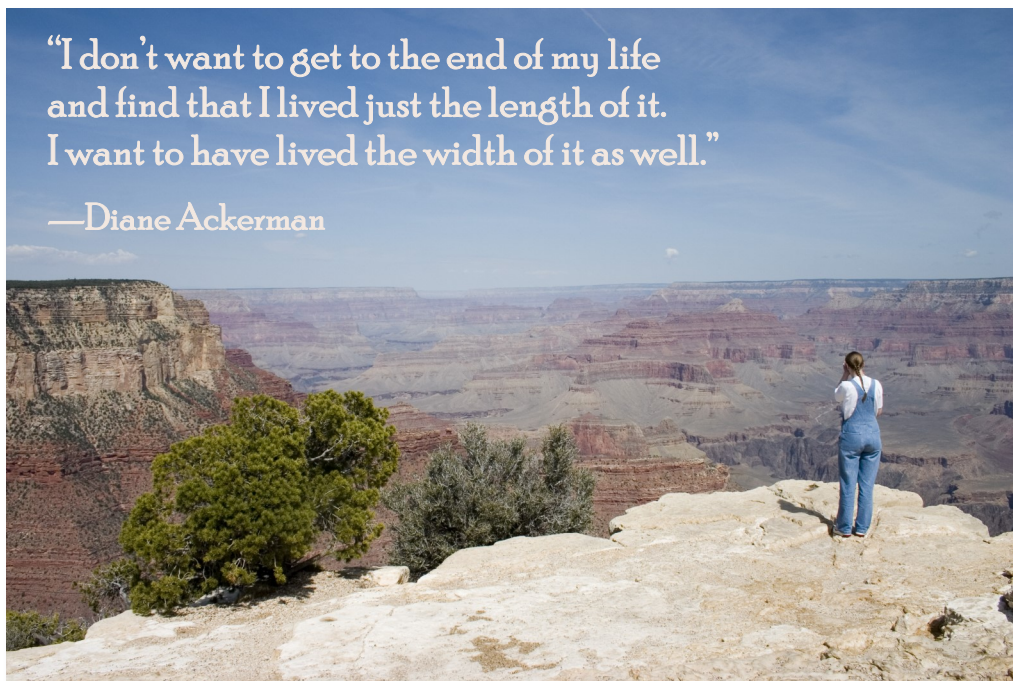
**Maryland MUTUAL No. Ten, Inc.
RECONVENED ANNUAL MEETING
Thursday, May 26th at 12:30 PM
Sullivan Room in the Administration Building**

There will be a Zoom call option for this meeting. Please contact the Mutual 10 Assistant, Shanti Martin, or one the Board members for the link (contact information is on the first page of this newsletter).

All residents/owners are encouraged to attend.

“I don't want to get to the end of my life
and find that I lived just the length of it.
I want to have lived the width of it as well.”

—Diane Ackerman





May 26th @ 9:30 AM: The Reconvened Annual Meeting of Mutual 10 will be held 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.

*“You can't be old and wise,
if you were never
young and crazy.”*

—Chris Brown

- **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.