

MARYLAND MUTUAL NO. TEN

The Kelmscot Village Tidings

March 6, 2020

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**Important
Phone Numbers**

- LW Administration:
(301) 598-1000
- LW Security:
(301) 598-1355
- Main Gate:
(301) 598-1044
- Comcast:
1-855-638-2855

Board of Directors

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(301) 598-0373
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MUTUAL WEBSITE
www.lwm10.com

FROM THE PRESIDENT

By: Peggy Salazar
301-598-0373
psalazar1952@comcast.net



Please read the attached article about LW gate access changes in the near future. Hopefully Paul's details will answer questions you've had as well as a better understanding of implementation.

Thank you for walking around your home once-in-awhile to pick up trash that has blown around by the wind. You may find something else too that would be important to notice. For example, two separate homeowners recently found a dead deer in their flower bed. When taking a walk in our mutual – look around. You might eye something that needs to be reported. If out and about at night, please call us if you see a street light or sidewalk lamp burned out. Thank you for helping us keep our mutual well maintained.

"May your blessings outnumber the shamrocks that grow. And may trouble avoid you wherever you go." (Irish Blessing)

I'd like you to place on your calendars the date for our Annual Meeting... Tuesday, April 21. (See attached flier.) The doors will open at 11:30 for sign-in (homeowners only); lunch will be served at noon, and the meeting will begin right at 12:30. Last year we had a great turn-out....66 owners! Let's match that number this year, or do even better. In a condominium complex governed with by-laws and rules, we are obligated to meet once a year as a community to fill vacant seats on our mutual's board and hear a few words from the LW General Manager, the M10 President, Vice-President and Treasurer as to the state of our mutual. Time is reserved for Q&A also. The meeting will be held in the Activities Room in Clubhouse II.

"March is the month God created to show people who don't drink what a hangover is like." (Garrison Keillor: American author, storyteller, humorist and radio personality)



Landscaping Report

By Christine Petersen

Outside we are beginning to see signs of new life budding on trees. Due to our warmer than usual winter lots of Daffodils are shooting out of the ground. If you are a walker look at the garden by 14660 Kelmscot Drive and you will see the Hellebores are in full bloom.

McFall and Berry finished their fall work. The rain garden and various other beds have been mulched. We have contracted with them to remove two large Pine trees and regrade the area which has been holding rain water. The problem area is at 14612 Deerhurst Terrace and depending on weather the work should start soon.

It's common knowledge that trees help clean the air but did you know certain houseplants can purify the air in your home? Among plants worth looking at are Peace Lily, Spider Plant, Boston Fern and Dracaena. March is a good time to feed houseplants. If you see yellow leaves, it may be a sign of overwatering or spider mites. These bugs can be sprayed with a product called Safer insecticidal soap or a similar spray. If the plant is not too large spray outside.

Problems? Concerns? Please contact me at 757-414-3849 or by email at cmpkayak@gmail.com.

****Want to get a jump on cleaning out/mulching your beds for the spring? Here are names of people who have been employed by satisfied homeowners of Mutual 10:**

- Bill Bowers 301-831-7893
- David Venit 301-938-6610
- Carlos Gavidia 240-305-8813
- Mark Emmell 301-249-3655
- Marcus 301-610-9721



Treasurer's Report

By Susan Ascencio

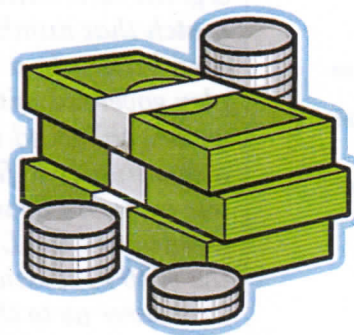
Our finances through Jan, 2020 are as follows:

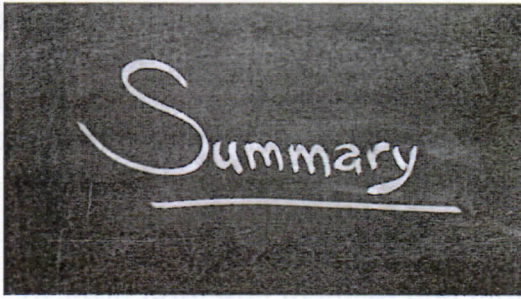
Income	\$ 89,345
Expenses	\$ 108,912
Excess	\$ <19,567>
Variance from Budget	\$ < 221>
Reserve Balance as of 1/31/20	\$ 756,744

We are starting 2020 essentially at breakeven with the projected budget. Our utilities were high for January, as expected, but are anticipated to level off over the next few months.

Our accounting team will be working with the auditors over the next couple of months to finalize financial statements for 2019 in preparation for filing our 2019 tax returns. It's also time to begin planning for the Replacement Reserve projects to be completed in 2020.

As always, feel free to contact me with any questions about the community finances. I can be reached via email at seagol@hotmail.com or by phone at 703-405-1313.





Summary of M10 BOD Meeting—February 27, 2020

By Paul Eisenhour

LW General Manager Report

- Audit is complete for 2019 LW budget. The draft first will be reviewed by the LW Audit Advisory Committee before going to the LW BOD for final approval. The disposition and handling of the deficit will be decided on by the LW BOD in a separate action.
- Ironically, the moderate weather month of January resulted in fewer residential maintenance issues for PPD to respond to. Thus, the department revenue was lower than budgeted for.
- January property transfers totaled 35 - contributing transaction fees of \$140,800.
- A discussion took place regarding the intention of the LW BOD to approve a resale transaction fee increase from 2% to 3%. The current % has been in place for 16 years. Since that time, expenses have risen and revenue sources dropped. Negative budgetary impacts (read condo fee increases) could be likely if this revenue source is not increased.
- The current PEPCO infrastructure upgrades along with the Comcast installation of the X1 platform bodes well for service improvements in those areas.
- It is still emphasized to residents that the on-site Comcast representative office is open in Clubhouse I on Monday-Wednesday-Friday from 10-3 (out at lunch).

Mutual Business

- A LW PPD rep gave an overview and answered questions about responsibility of drainage pipes between our mutual and WSSC. He showed schemata of main pipes and feeder lines to residences, with an indication of pipe size and responsibility. The main pipes that are larger than 4" are WSSC's responsibility and they have been responsive to our community. This clarification is to better understand the mutual's responsibility in such situations. Also, a conversation was held to point out the need for clarity in the PPD Service Agreement language when it comes to covering "sewage stoppages in sink, tub and toilet". He agreed and will follow-up.
- Director Kyle reported that though there are enough resident volunteers to deliver throughout the mutual, there aren't enough backup volunteers to feel comfortable. Resident volunteers are always appreciated.
- Director VanScoyoc stated the planned mutual social events for this year, starting with the mutual picnic on June 5th. Of course, a light lunch will be served just prior to the annual meeting on April 21st.
- Director Petersen pointed out that soon the removal of two pine trees on Deerhurst Terrace will occur. They are causing significant "ponding" between two double units.
- Director Eisenhour discussed the planned implementation of the automatic gate access system. Detailed plans are in process for the system to go "live" later this year. Residents will be fully informed through the process.
- Treasurer Ascencio led a discussion about the reserve expenditure and approval process. The need for clear record keeping, as has been done in the past, was emphasized. Vice President Salazar and President Salazar detailed the current process and meeting money management needs.

Summary of LWCC Board of Directors Meeting – February 25, 2020

By Paul Eisenhaur

- * A presentation of the Medstar 2019 4th quarter report was given. With unexpected departures of medical practitioners, Medstar has recognized the need and filled vacancies with very qualified people.
- * At the March BOD meeting, preliminary findings of the soon-to-be-complete strategic survey will be presented. Today, Art Popper of the LW Strategic Committee stressed the need for additional LW residents to participate in community meetings for this effort (check current LWNews edition for participation process).
- * LW 2019 Preliminary audit has been completed. Finalization must involve the LW Audit Committee's recommendation to the BOD and its approval. This spring, the BOD will determine the disposition of last year's financial status.

ACTIONS:

1. The LWCC BOD approved the selection by the Golf Advisory Committee of McDonald & Sons. This selection was essentially procedural but not a commitment to a contract or any funds.
2. The LWCC BOD approved the contract commitment to KNINE to purchase the gate access system. This is approval for installation of the software/hardware. Implementation will proceed after careful planning and testing of the system to see if it's successful.

An in-depth discussion was held on the subject of raising the resale transaction fee from 2% to 3%. In an effort to identify a possible revenue source it will be an option which would control facility fee increases in resident condo fees. This effort would first be brought to mutual and resident attention prior to any decision made by the BOD.





Spotlight

Mutual 10 Neighbor Spotlight

Meet Teresa Blumberg on Deerhurst!

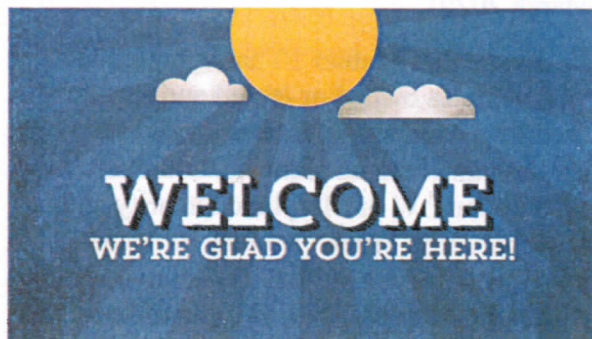


Teresa is a new mutual neighbor having moved here just two months ago from Ellicott City, Maryland. You may see her walking her two Golden Retrievers, Olive and Flip, four times a day around the neighborhood. Now there are a lot of dog owners in Leisure World, but Teresa has taken that one step further in her many decades as a dog breeder and trainer (Goldens), along with showing her dogs in dog shows. From here to Oklahoma and Georgia, and with upwards of 1,700 dogs in the national shows, showings were always a passion and she was quite successful.

Though Teresa and her two retrievers are retired now from showing, she has wasted no time becoming a member of the LW Dog Club. Another LW club that she's interested to check out is the LW Pittsburgh Club for former residents of that city, because that is where Teresa was born and raised before marrying and moving to Ellicott City, Maryland in 1981. It was here she began working for the Rouse Development Company that founded Columbia, MD (similar governance structure to LW; instead of independent mutuals, Columbia has separate villages). She and her husband, an urban planner, also became parents of a daughter.

Teresa soon returned to school at Johns Hopkins University to study Radiology, and worked as an X-Ray technician for an orthopedic practice. Her daughter is now an ENT doctor and practices out of the Medstar Montgomery Hospital. Teresa also has two young teenage grandchildren, a grandson and granddaughter, and is able to see her daughter's family about once a week.

Keep an eye out for Teresa walking her dogs and welcome her to the neighborhood!





Coronavirus Update - Leisure World, Medstar, and Montgomery County are actively monitoring and preparing for the spread of the Coronavirus. They want all residents informed of appropriate precautions, which could change. At the moment though, reasonable precautions would be the same as those taken to avoid the flu – frequent hand-washing, not touching the face, wearing a mask if you are not feeling well and are around people. Doing the right thing to avoid this virus is needed. But worrying is an overreaction.

- **Three ways to help save on our Mutual's electric bill:** 1) Upgrade Your Appliances: In the past decade, refrigerators, washing machines, dryers, and air conditioners have become a lot more energy efficient. If yours are 10 or more years old, consider replacing them. 2) Find a Better Bulb: Switch to LED light-bulbs, which use less energy than traditional bulbs, to save money every year. For outdoor lighting, set a timer or motion detector so lights aren't always on. 3) Dry Smarter: Don't overstuff your dryer, which can increase drying time. Cleaning the lint filter regularly will boost efficiency. (Woman's Day Magazine, March 2020)
 - **Be aware** that Mutual 10 has vehicle rules: "All vehicles owned or leased and regularly used by a resident must have a valid state registration and bear an identification marker issued by the LW of Maryland Security and Transportation office. Mutual 10 residents may maintain NO MORE THAN two vehicles within the Mutual. **Also**, any electric vehicles that are to be charged from the unit's electrical service must be approved by the Board of Directors in advance of purchase. Any charging device must be installed according to Mont-
- gomery County Electric Code. (Hybrid vehicles that do not require charging need not be pre-approved.) An additional fee will be added to the unit's condo fee for charging. The amount of the fee will be determined by the Board of Directors. **And**, only personal vehicles owned or leased by the Mutual resident may be washed in the unit driveway. Vehicle maintenance is prohibited in driveways or other common areas of the Mutual. (Page 9, #1,2,3 in Mutual 10 Rules)
- **TRASH/RECYCLING – Garbage**, in trashcans, to be put out the night before for **Monday & Thursday** pick-up; **Recycling**, in blue containers, to be put out the night before for **Monday & Thursday** pick-up; **Yard Debris**, in tall, yard-recycling paper bags, to be put out the night before for **Monday & Thursday** pick-up ALTHOUGH, you must call the Grounds Department to notify them you have yard debris for pick-up (301-598-1314); **Paper/print**, in a paper bag or tied with string, to be put out the night before for **Wednesday** pick-up only (please secure properly so paper doesn't fly around the neighborhood when windy).
 - Consistent Reminders:
 1. Dogs must be on a leash and their "gifts" need to be scooped up. Take the poop bag home to trash it – do not leave it somewhere in the community.
 2. **If you have a maintenance issue, please call LeRoy Salazar (301-598-0373) before calling PPD or any other company. He will let you know if the issue will be a cost to our Mutual or to you.**
 3. Nothing is to be attached to siding, including the siding on the house inside your patio. Nothing is to be attached to the fencing either. (Only plastic wreath hangers are acceptable.) 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. All gates, fencing and siding are owned and maintained by M10.



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Board Meeting

Next Board Meeting

Mutual 10 Board Meeting will be held on March 26, 2020 in the Sullivan Room of the Administration Building at 9:30 AM.

As always, we encourage all residents to attend.

We hope to see you soon!

FROM MUTUAL 10:



Spring is Coming! 



Gate Access Information – by Paul Eisenhaur, LW Board Chair & Secretary for the M10 Board

1. What started this effort?

Security and Transportation Advisory Committee (STAC) recommendation was approved by BOD to supplement security

- The intent of this effort is to have better control over the car entry into the community (these new tags can be deactivated when a resident moves out, unlike with the current decals).
- The transponder is only mandatory if a resident wants entry through the automated resident-only lane at each gate. Otherwise, they must pass through the commercial/guarded gate.
- Though approved in September of 2019, we wanted to wait until the Comcast Installation learning curve was complete before detailing this project to residents.
- The transponders are not subject to interference from weather conditions. This system is used in many communities without weather issues.
- This entire system is built into the operating budget and no additional fees, assessments, etc. will be charged to residents. Replacement transponders, if lost or damaged, would be available at \$10 each.

2. Where does the effort stand now?

Currently, between STAC and the BOD, policies and procedures are being developed. The will of the BOD is to “ease” into this effort with significant pre-testing and signage.

- All policies are LW’s and can be flexible and fluid
- Significant interdepartmental cooperation will occur
- Policies allow auto entrance by only LW residents, off-site owners, and LW employees. All others must enter through a non-resident commercial lane.
- At the moment, visitor entry with “guest” passes remains the same.

- Pre-Development stage includes about 100 autos equipped with transponders to test the system before going “live”.

3. When is this new system expected to go ‘live?’

‘Ultimate Plan’ is for resident access at all three gates with resident-only access at Norbeck gate. Currently, the plan is to implement this system in the late summer/early fall of 2020. But the exact date won’t be rushed until complete readiness is attained.

- Unmanned at Norbeck gate – resident-only
- Guard at Connecticut Gate for residents, visitors, emergency access
- Guard at Georgia Ave. Gate for residents, visitors, emergency access
- The Norbeck gate will have a camera feed direct to the main gate under constant surveillance to respond to issues at that gate (very prominent signage will be posted to minimize entry issues for those without transponders).
- Pre-Live Execution Beta Testing Phase of about 3 months with 100 cars - to note and address issues that come up, to minimize impact on residents.

**Any questions? Always feel free to contact me, paule@lwm10.com

M10 Annual Meeting!

Tuesday, April 21, 2020

Clubhouse II Activities Room

11:30 Sign-in

(Doors won't open before 11:30)

12:00 Lunch

12:30 Meeting

Time for all Mutual 10 homeowners to participate! (If you can't make it, send in your proxy - sign the back of the return envelope otherwise it won't count. *Proxy documents will be mailed to you soon.*)

To make signing-in faster, please know your unit's 3-digit number – example: "234-B" "170-A"

*Any questions? Call Peggy Salazar, President
301-598-0373*