

MARYLAND MUTUAL NO. TEN

*The Kelmscot Village Tidings***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

Peggy Salazar, President
(301)598-0373
psalazar1952@comcast.net

Leroy Salazar, Vice President
(301)598-0373
dsalazar58@comcast.net

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janetmartin@earthlink.net

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MUTUAL WEBSITE
www.lwm10.com

March 1, 2019

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FROM THE PRESIDENT

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

**President's Message:**

“In March winter is holding back and spring is pulling forward. Something holds and something pulls inside of us too.” Jean Hersey – American nature writer

We're all looking forward to the end of winter. Hopefully Phil-the-Groundhog is correct this year - by not seeing his shadow we'll be rewarded with an early spring.

A few activities have already started on the maintenance side of keeping our mutual up-to-date: dryer-vent cleaning begins the first week of March for 1/3rd of our mutual, and Kolb Electric is inspecting each one of our main and sub electrical panels for safety. The Board will be reviewing all inspection notes as to what needs to be corrected to make sure that problems are fixed. There might be a few issues noted by Kolb

that would not be a mutual responsibility. We will let those homeowners know what was found and what they need to do to rectify the situation, once all inspections are completed.

There's an awful lot of trash/recycling materials blowing around Kelmscot Village. Be mindful when you put out your trash cans that the lids are secure. Also, weigh down your recycled paper products so that the wind does not make tumbleweeds out of them. And, once or twice a week walk around your unit – front and back – to pick up any errant trash/recycling. As residents, we need to take responsibility for a clean, attractive neighborhood.

I trust you have already placed April 16, 12:30 p.m. on your calendar. The Annual Meeting is a must for all homeowners (renters may not attend). A light lunch will be provided at noon and the meeting will begin at 12:30 in the Activities Room in Clubhouse II.

“In March the soft rains continued, and each storm waited courteously until its predecessor sunk beneath the ground.” John Steinbeck – Nobel and Pulitzer prize-winning American novelist



By Janet Martin

Our finances through January 2019 are as follows:

Income \$ 85,080
 Expenses \$ 89,771
 Deficit \$ 4,690

Variance over Budget \$ 20,574

Reserve Balance 1/31/19 \$ 771,966

Our January results are much better than anticipated, primarily because of timing of the electric bill. Our December bill was much higher than anticipated; the January bill is much lower than anticipated. It is difficult to budget the electricity expense by month because the number of billing days seems to vary. I expect February will be higher than we budgeted, both because of the # of days, but because usage will probably be higher than usual as a result of the extremely cold and wintry weather we have experienced.

This will be a reserve building year, as we have no major projects scheduled. We will, of course, continue to replace roofs and do necessary concrete replacement. This will give us the chance to rebuild the reserves after our big siding and garage door projects. The mission of the Board of Directors is, and always has been, to maintain and enhance the value and safety of our homes and neighborhood.

As always, please feel free to call me at any time if you have a question about our finances. I can be reached at 615-788-3157 or via e-mail at janetmartin@earthlink.net



Landscaping Report

By Dora Pugliese

- The Ash trees have been removed and we think we got them all. If we missed any, they will be taken care of this year.
- The snow removal crew did some damage to our lawns. The damaged sod will be taken care as soon as feasible, depending on the weather.
- Check the Evergreens around your house. Some of them are again over the gutters. Please get them trimmed 2 feet lower than the gutters so you won't have to do it as often. Also, check them for insects and disease spores on branches or trunks.
- Apply horticultural oil to Azaleas and Camellias especially. Spray only when the temperature is 40 degrees or above. It is also a good time to fertilize your Camellias, Hollies, Azaleas and other acid-loving plants. We suggest you might want to use Espoma Holly-tone .
- If you're in the market for Gladiolas, Pleasant Valley Glads in Connecticut has great prices. Their web site is: gladiola.com
- Now is the time to retain a landscaping contractor to clean up your foundation plantings in the spring. They'll get busy very soon!

Landscapers Used by Mutual 10 Homeowners:

Bill Bowers	301-831-7893
Carlos Gavidia	240-305-8813
Marcus	301-610-9721
Mark Emmell	301-249-3655
Jose Mayorga	301-346-5880
Ralf Allen	301-926-1749
Harrison Rieck	202-495-5143

Any questions or comments please contact us...

Christine 1-757-414-3849
 Dora 301-598-0265

Summary

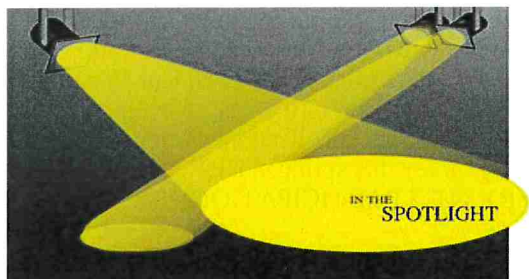


PPD February Advisory Meeting Notes – Mike Showalter, Representative for M10

- The current process used for road and concrete replacement in LW is flawed and new procedures are going to be used. Mr. Snyder, Assistant LW Manager, would like to form a PPD sub-committee to do the assessments.
- The ABM (Application for Building Modification) process, and application, is going to be revamped for the future.
- A system is being developed to streamline the work order process in PPD. PPD workers are going to be cross-trained to improve handling of work orders during high demand times, and to better cover weekends and holidays.
- Committee members commented on situations where multiple service visits are required before a problem is solved. Different workmen show up and don't know what the previous workers did. There's a lack of communication and coordination with multi-visit projects.
- Mr. Snyder would like PPD to start competing for mutual projects. He would like all shops in PPD to generate more income.
- The insurance claim process is inefficient. There's no sense in PPD being involved in insurance claims that are nowhere near the \$5,000 deductible. The feeling is that there is no reason to send relatively small claims through the entire LW insurance process.
- Committee members criticized the calling of A&A Restoration as seemingly the go-to company when there is water damage. Mr. Snyder stated that LW doesn't have a contract with them, just an "understanding". There are, of course, other restoration companies in Montgomery County but no bidding process has been used by LW.
- Committee members had many issues with the Plumbing Department so Mr. Snyder decided to hold a special meeting to further discuss plumbing.
- Mr. Snyder is in the midst of doing an operations management review.
- The next PPD Advisory meeting will concentrate on the E-rating process.
- **The black & white cat** that's been roaming around our mutual for quite a while was just recently spotted and the person got close enough to see that the cat does have a dark blue collar on its neck. Cats are not allowed to run free in Leisure World. If you are the owner, the cat needs to be walked on a leash – supervised. (Refer to Mutual 10 Rules document, page 10, #3.) If this black & white cat is yours, you run the risk of it being trapped by Animal Control – who will be called if discovered roaming freely again.
- **Leisure World Opinion Survey Coming Soon Through the Mail** – LW is engaged in Strategic Planning to determine needed resident amenities and services for the next 5-10 years. A variety of tools will be used for data collection starting with a mailed opinion survey this spring. **THEY NEED EACH RESIDENT'S PARTICIPATION!**
- **If you have a problem with your gate** – the latch doesn't behave, please call Vice-President Salazar at 301-598-0373. He will adjust it so it works properly. The cold weather is doing a number on our gates/latches.
- **Please keep** outside lights off during the daytime (by your front door and/or at your garage door or patio). Remember, we all pay each other's electric bill as our mutual is on one master meter. Thank you for conserving.
- **Please make note of the next Federal Holiday.** If it falls on one of our trash pick-up days, pick-up will not happen. You must wait for our mutual's next trash pick-up day to put it out.
- **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.



Meet Liz Warren, Lindsey Lane!



Liz moved here with her husband three years ago from their home in Cheverly, MD. They had been there for 20 years, after living in nearby Landover Hills for the preceding 20 years. Originally, she and her brother were raised on Long Island, NY. Though her brother still lives on Long Island, Liz located to Maryland at a young age to study nursing at the Washington Hospi-

tal Center School of Nursing. After graduating, she went to work for the hospital as a nurse in their Psychology Department. Of all medical areas, this was always her preference and she remained there for the next 50 years until her retirement.

After several years working at The WHC, she met her husband who is from Guyana in South America. He had started working at the hospital and they eventually married. They started a family and had two daughters. Now grown, one daughter is in New York and the other lives in San Francisco. They get together for family vacations/visits a few times a year when schedules permit. Now Liz is a grandmother to two grandkids.

At Leisure World, Liz is involved with Tai Chi classes and non-impact exercising in the pool. In nicer weather you can see her (and her husband) taking long walks on the Boardwalk and up along the Golf Course trails. The exercise bike and treadmill are her activity choices at The LW Fitness Center. Though not a performer, Liz is a member of the LW Fun 'N Fancy Group. She also helps out with events for our Mutual 10 Hospitality Committee.

It is a pleasure to get to know Liz and her husband, Lance!

*Nice
to
meet
You.*



FROM THE BOARD OF MUTUAL 10

Next Board Meeting

Mutual 10 Board Meeting will be held on March 28, 2019, in the Sullivan Room of the Administration Building at 9:30 AM. As always, we encourage all residents to attend.



Friendly Reminder:

When local standard time is about to reach Sunday, March 10, 2019, 2:00 am clocks are turned forward 1 hour to Sunday, March 10, 2019, 3:00 am local daylight time instead. Sunrise and sunset will be about 1 hour later on Mar 10, 2019 than the day before.

