

## 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

*Janet Martin, Treasurer*  
(240)669-8954  
janetlmartin@earthlink.net

*Paul Eisenhaur, Secretary*  
(301)460-5588  
paule@lwm10.com

*Sara Gordon, Director*  
(240)426-0436  
smo63gordon@gmail.com

*Dora Pugliese, Director (301)*  
598-0265  
dorapugliese1@verizon.net

*Dotty VanScoyoc, Director*  
(240)669-4955  
dotty36@comcast.net

*Roberta Carter*  
*Mutual Assistant*  
(301) 598-1316  
rcarter@lwmc.com

**MUTUAL WEBSITE**  
[www.lwm10.com](http://www.lwm10.com)

May 1, 2018

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**FROM THE PRESIDENT**

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

**President's Message:**

*"May, more than any other month of the year, wants us to feel most alive." (Fennel Hudson, Lifestyle and Countryside author known for his Fennel's Journal Books)*

Thank you to all who attended our Annual Meeting. Fifty-three residents were present. A quorum of 53% was reached. Also, 60% of owners (in person and by proxy) voted to approve the by-law amendment, so for 2019's Annual Meeting a quorum of 45% will be sufficient...a nice cushion, just in case.

The second phase of garage door replacement has begun. We are pleased with our business relationship with the Fred C. Johnson Garage Door Company. They have been professional and very responsive when problems arise – which have been very few. As a Board we are happy to have made this project possible, one that realtors tell us adds about \$5000 to the worth of your home.

Our Board will be starting to review the Mutual 10 Rules, currently found on the website lwm10.com. It's important they are reviewed for their relevancy. (Last time they were revised was 2014.) After we're done, you will be asked to comment on any recommended changes.

Note the social events coming up in the "This & That" section of this Tidings. We hope you will make a point of attending. It's important to get to know one another in our 158 unit self-governing community.

*"The world's favorite season is the spring. All things seem possible in May." (Edwin Way Teale, American Naturalist, Photographer & Writer best known for his series The American Seasons)*

**Landscaping Report****By Dora Pugliese**

What a spring we are having – one day sunny and two days rainy. I hope it is finally settling down to a nice weather pattern.

I will be making an inspection of the common grounds of M10 the second week of May with the LW grounds supervisors and McFall & Berry. A week later I'll check the foundation plantings of residents. Just a reminder that mulch may not touch the house and don't have your contractor put more mulch on top of the old mulch.

You don't need more than 3 inches of pine bark mulch (which is the best since it disintegrates eventually). Don't pile the mulch around your bushes – leave at least 5 inches clear so that the rain and your watering can reach the roots. Remember, do not plant trees in your foundation beds or inside your patio. They might be small when you plant them but eventually their roots will find a way into your pipes and cause damage. Trees in your foundation beds or inside your patio are not allowed. Also, bushes should be one foot lower than the gutters. Cut them back if they are too high.

Weeds are starting to poke through the mulch right now. I see a lot of thistle. Pull them out, and may I suggest you use "Burn Out" weed killer. It is organic. It doesn't work as well as "Round Up" but it won't harm. For an alternative weed-killing method, layer several sheets of newspapers or cardboard and spread mulch over it. It will last several years with no weeds.

At this time of year we would have a lot of Mason Bees digging holes in the lawn, but with all the rain very few are flying around, but still be aware. These bees do not sting you unless you step on them. The Kelmscot & Lindsey slope project is starting now. It will take several seasons before it is completed but I think you will like it.

Below is a list of landscapers that M10 residents have used. (Make sure your contractor is insured. Accidents can happen.)

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

If you have any questions, please call me at 301-598-0265.

Dora Pugliese



**Treasurer's Report**

***By Janet Martin***

Our finances through March 2018 are as follows:

Income	\$ 254,708
Expenses	\$ 293,303
Deficit	\$ 38,594
Variance under Budget	\$ 5,723
Reserve Balance 3/31/18	\$ 698,445

This goofy weather has gotten us off to a very slow start this year, with a deficit of \$38,594. The deficit itself isn't unusual but this year it is bigger than usual. Electricity is still running 11% higher than last year but now that the weather has finally warmed up, we should be back on the right path.

I stated at the annual meeting that we have exceptional expense control. I would like to reiterate that. We have a very active and involved board that perform many tasks that would cost a lot if we hired the work done, especially LeRoy and Dora. We also get several bids when we do need to hire a vendor, such as an upcoming power washing project. We, as a board, are very conscious that the money we are spending belongs to all of us and we make every effort to spend it wisely.

Thanks to those of you that attended the Annual Meeting or sent in your proxy if you were unable to attend.

As always, please feel free to call me at any time if you have a question about our finances. I can be reached at 240-669-8954 or via e-mail at [janetlmartin@earthlink.net](mailto:janetlmartin@earthlink.net)

Janet

Martin



**M10 BOD Meeting on 4/26/2018**

***By Paul Eisenhaur***

**General Manager Presentation and Report:**

- Financials for the first quarter of 2018 for LW showed a \$37,000 operating expense shortfall. However, this is only attributable to revenue. Expenses are at budget. Low revenue is typical in cold weather months but this is expected to balance out as warmer weather sets in.
- The LW 2017 Audit is complete and approved by

- The LW 2017 budget surplus of \$12,209 will be contributed to the Contingency Fund, as directed by the LW Board of Directors.
- The Administration Building site plan is being finalized with an Advisory Committee recommendation for optimal parking lot traffic flow. The process will have final approval by the LW Board in May after which the plan will be resubmitted to the county planning board for approval.
- Trust insurance renewal is in its preliminary discussions. Fortunately, LW claims have been low and premiums likely won't change. Finalizing the policy should happen in late May.
- 2019 budget process is ongoing. The department assumption requests will be discussed with the Board this month as well as department schedule of fees. The budget will be reviewed by the Budget & Finance Advisory Committee for recommendation to the Board.

Mutual Business:

- President Salazar noted that the M10 Annual Meeting held on April 16 went well (53 people attended). The quorum bylaw was legally reduced to 45% starting next year.
- President Salazar also discussed the need to review the Mutual Rules (last done in 2014). It was determined that a Board subcommittee would be created to address this.
- Treasurer Martin reported that the March finances were essentially at a break-even point. The warmer weather should make utility costs (our biggest expense) less of a burden. All monthly invoices were approved for payment as was the single ABM request.
- Vice President LeRoy Salazar discussed a growing issue that is likely very expensive to rectify. Many unit roofs are old and in need of replacing. Though we typically budget to replace a few roofs annually, this will not address all the roofs in need of replacement (main roofs and garage roofs). Given that this is a large financial issue, he will meet with the President and Treasurer to determine how to best approach this situation.
- Director Eisenhour reported that renters can register for the portal after they contact [websupport@lwmc.com](mailto:websupport@lwmc.com) to verify their information. He will also organize the July 4<sup>th</sup> parade entry for our mutual.

- Director VanScoyoc mentioned there will be a picnic on the Lanai (above the outdoor pool) June 22 as well as other events in August, October and December (See "This & That" section of May's Tidings).

*Summary*

Summary of LW Board of Directors Meeting on 4/24/18

A report on Medstar's first quarter activities showed overall volume is out-pacing last year's numbers.

ACTION ITEMS:

1. The BOD approved a resolution to accept/approve the final 2017 Audit as performed by Malvin, Riggins & Company and recommended by the Audit Advisory Committee.
2. The BOD approved a resolution to contribute the 2017 budget surplus of \$12,208 to the Contingency Fund as recommended by the Budget and Finance Advisory Committee.
3. The BOD recommended deferring funding of the security guard gates as recommended by the Security and Transportation Advisory Committee. More operation and technical information is needed to make a final decision.
4. The BOD approved a resolution to amend the charter of the Insurance Advisory Committee. This change broadens the scope of member qualifications with the hopes to gain more participation from the different mutuals.

UPDATES:

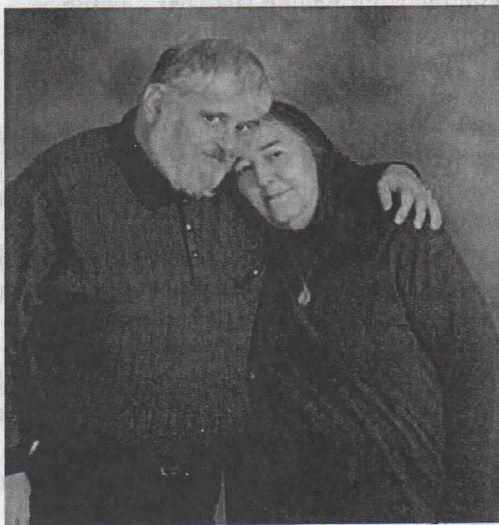
- The joint Advisory Committee meeting on traffic flow in the new Site Plan has finalized a final version to be presented to and voted on by the BOD in May.
- A report was presented by the Communications Department giving an overview of available and planned communications modes available to LW residents in addition to LW News and the LW closed circuit TV channels. Both internal and external modes were detailed.

- Presented by the LW Government Affairs Committee was an overview of MD state bills concerning homeowner associations or matters that could have an effect on LW residents.

## In the Spotlight

### Mutual 10 Neighbor Spotlight

*Meet Bob and Sue Morrison!*



Bob and Sue were married in 1975 and moved to Wheaton, MD where they lived for 40 years. They raised two sons, who are now grown and married with two children each. As time went by they felt the time was "right to move" before they "had to move". They have been enjoying life at Leisure World since July of 2016.

Sue was born in Portsmouth, NH and has an older sister and a younger brother. In 1951 her father accepted a position at the University of Maryland teaching mathematics, so the family moved to Greenbelt, MD. She grew up in E. Riverdale, MD and later moved to a house near Spencerville in Montgomery County. She has worked for the government, the National Academy of Sciences and the American College of Cardiology, where she was a copy editor in their practice guidelines department. Sue is currently the office administrator at Church of the Atonement in Wheaton, MD.

She is highly skilled as a copy editor and word processor and she has worked with the authors of many books and doctoral dissertations. Sue is also an accomplished musician and specifically enjoys playing baroque, renaissance and medieval music on the recorder – ranging from the soprano to the bass. She is currently a member of several musical groups which perform in various venues. As a point of interest, Sue was Metro's first paying passenger, boarding at Rhode Island Ave. in the early hours of March 29, 1976!

Bob is a Washington DC native, born and raised here along with a younger brother and an older sister. In 1964 he joined the Air Force and spent a year in computer training at Keesler AFB in Bioloxi, MS. He was stationed for three years at Hof Air Station in upper Bavaria, Germany which is close to the East/West/Czech borders. At Hof he was assigned to the 606th Aircraft Control and Warning Squadron – maintaining the computer systems at Döbraberg, a radar site located atop a mountain. Upon returning to the US Bob moved to Kensington, working with electronics and computers at Fairchild Industries and Burroughs Corporation. He spent 12 years at Metro prior to its opening and then throughout its early years. Bob worked in Automatic Train Control, helping trains avoid "Close Encounters of the Third-Rail" kind. He later worked 22 years as an IT specialist contracting with the Pension Benefit Guaranty Corporation.

Bob is a member of the LW Model Railroad Club and he is currently taking a course in Spanish. Sue is still working full time but would like to pursue her interest in woodworking at the LW Wood Shop, as well as art. Both Sue and Bob are very active at their church – the Presbyterian Church of the Atonement in Wheaton. Sue is a member of the music team and Bob maintains the computer equipment. The thought of a leisurely retirement is something they find very appealing. Whatever Bob and Sue choose to do in the coming months/years it's very nice to have them here in Mutual 10 with us!

Paul Eisenhaur

(301) 460-5588

# HELLO



### This & That

- A message from Dotty VanScoyuc, M10 Hospitality Committee Chair: "I want to express my appreciation to the Hospitality Committee members for their help in setting up the Annual Meeting luncheon. I want to especially thank Barbara and Stan Labovich for their exceptional help. Committee members have been wonderful in assisting with events, because without them the events could not occur."
- **PLACE ON YOUR CALENDARS!**
  - June 22 Picnic on the Lanai
  - Aug. 25 Wine & Cheese Appetizer
  - Oct. 13 Autumn Coffee
  - Dec. 7 Pot Luck Dinner
- **Please keep your speed down...** when driving in M10. Let your guests know too. We have people who walk in the street where there is no sidewalk. It's important we follow the legally posted signs and travel at **15 mph**.
- **M10 has been getting an "F" on our trash pick-up report card!** Mondays & Thursdays are for trash and recycling pick-up BUT NOT FOR PAPER PRODUCTS. Papers are to be recycled **ONLY** on Wednesdays.

### Consistent Reminders:

1. Dogs must be on a leash and their "gifts" need to be scooped up.
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.
4. **Best time to buy in the month of MAY.... MATRESSES!** Memorial Day mattress sales are a real thing.

The entire industry blows out last year's models over Memorial Day, so watch for crazy sales in May.  
(Source: CNBC)

# Thanks



### Rule Refresher:

Let's revisit the rules for Mutual 10 (posted on our website [www.lwm10.com](http://www.lwm10.com))

We'll print them in each Tidings, a few at a time, until finished.

### **Pet rules are still in effect...**

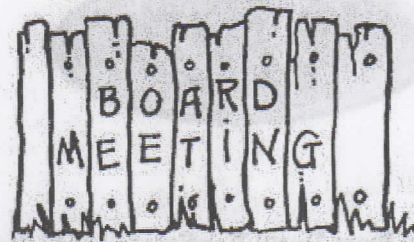
1. All dogs and cats must be registered with the Mutual Assistant, Roberta Carter. Each residence is **limited to two four-legged pets**.
2. Montgomery County Ordinances regarding pets are in effect and applicable at all times. All pets must be **inoculated and licensed** as required by law.
3. When outdoors, dogs and cats **must be kept on a leash**. When inside, please keep pets quiet in consideration of your neighbors.
4. For toilet purposes, animals must be kept away from buildings and walks. The owner or lessee of the unit in which the pet resides or is visiting is responsible for removal and proper disposal of all droppings, in accordance with Montgomery County laws. Respect for neighbors' property should be observed at all times.
5. In the case of a complaint concerning a pet's whereabouts or actions, the Board of Directors will solicit the owner's explanation of the incident. After due consideration, the Board **reserves the right to require the owner to remove the pet from the Mutual**.
6. It is **forbidden** to feed wildlife within Leisure World. This includes, but is not limited to, deer, geese, birds, squirrels and chipmunks.

# Family

## When a Loved One Needs Help at Home – (Health Care & You, Winter Edition, 2018):

### Key Signs that may indicate help is needed:

- Personal hygiene issues – *poor personal hygiene and wearing the same clothing for several days*
- Clutter – *a dirtier and/or more cluttered home*
- Expired food – *spoiled or expired groceries that aren't thrown away*
- Weight concerns – *a poor diet, a negative change in diet or weight loss*
- Medication confusion – *outdated medication or the same meds with different dosages*
- Bruising – *unexplained bruising or a casual mention in conversation of a "trip", "fall" or "small accident"*
- Trouble with mobility – *difficulty walking or getting up from a seat or bed*
- Appointment difficulties – *not showing up or failing to schedule important appointments*
- Memory lapses – *forgetfulness or being repetitive in asking questions or during conversation*
- Struggles with paying bills – *notices about missed or late payments, bounced checks and calls from collection agencies*
- Social withdrawal – *loss of interest in social events, friends or community*
- Mood – *changes in mood, signs of depression or low energy*



### NEXT BOARD MEETING :

Mutual 10 Board Meeting will be held on May 24, 2018, in the Sullivan Room of the Administration Building at 9:30 AM. As always, we encourage all residents to attend.

