

## 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*  
(615) 788-3157  
janetlmartin@earthlink.net

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

*Cathy Kyle, Director*  
(301) 706-6477  
cbartonkyle@gmail.com

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

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

*Kenia Ibanez*  
Mutual Assistant  
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**MUTUAL WEBSITE**  
www.lwm10.com

May 1, 2019

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## FROM THE PRESIDENT

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



### President's Message:

*"Some old-fashioned things like fresh air and sunshine are hard to beat." (Laura Ingalls Wilder; American writer known for Little House on the Prairie series based on her childhood)*

Thank you for a successful Annual Meeting. With proxies and personal attendance, 63% of our homeowners participated! We also welcome Cathy Kyle as a newly elected Board member.

It's been reported every month by our treasurer that electricity is by far our largest expense. As a mutual whose homes are on ONE master meter, it behooves us to conserve so our HOA fees do not rise precipitously each year. Here is very important information that hopefully will encourage all of us to conserve and therefore lower Mutual 10's electric bill.

1. Pepco charges us the most during the **PEAK** hours of 1:00p.m. – 7:00p.m.
2. Pepco charges us less during **PAR-TIAL PEAK** hours of 10:00a.m.— 1:00p.m. as well as 7:00p.m.– 9:00p.m., Monday through Friday.

3. Pepco charges us the least during **OFF-PEAK** hours, which are all other hours than mentioned above, including holidays.

Possibly we can all see times in **PAR-TIAL PEAK** and **OFF-PEAK** hours when we could use our washing machine/dryer or dishwasher. It also helps if, when we walk out of a room, you turn off the lights. And, it would really help if we changed out our light bulbs to LED, which are now very affordable.

I also want to caution you about termites and their easy access to our homes. We have termite damage inside our homes (walls, windowsills, etc.) every year which, unfortunately, is expensive to rectify. How have the termites entered all of these homes? Through mulch around the unit that was placed right up underneath the bottom slat of siding! When you or your landscape contractor place mulch in your flower beds, **MAKE SURE that the mulch is at least 3 inches BELOW the bottom slat of siding – all the way around.** Your concrete slab should be showing once the mulch job is done. Not allowing termites easy access is imperative. Let's all adhere to this 3-inch rule all the way around your house.

*"It is spring again. The earth is like a child that knows poems by heart." (Rainer Maria Rilke; Austrian poet and novelist)*





## Treasurer's Report

By Janet Martin

Our finances through March 2019 are as follows:

Income	\$	260,710
Expenses	\$	293,694
Deficit	\$	32,984
Variance over Budget	\$	248

Reserve Balance 2/28/19 \$ 815,997

As noted above, we are right on budget for the year. For the next couple months, we should see positive variances before the high air conditioning season sets in.

As I mentioned at our recent annual meeting, electricity cost in 2018 was 8.8% higher than 2017. This is the first time we've had an increase since 2014 when it was 4.4% over the prior year. As I repeat ad nauseum, electricity is our largest expense and the one expense we have some control over. While the master meter benefits us through lower kilowatt hour rates, it also minimizes the incentive to conserve. One easy method to conserve electricity, as mentioned by Mike Showalter at the meeting, is to convert to LED lightbulbs. The price of these lightbulbs is now very reasonable &, if we all made this switch, the savings could be significant.

Spring is the most beautiful time in Leisure World. I hope you're enjoying all the stunning flowering trees & azaleas.

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](mailto:janetmartin@earthlink.net)

## Landscaping

### Landscaping Report

By Dora Pugliese and Christina Petersen

McFall and Berry finished the mulching and weeding under the street signs and also seeded some lawns. Pre-emergent product was also applied for the control of crab grass. Don't expect to find your lawns free of crab grass or weeds because they are using organic products now which are not as powerful as the old ones.

At the end of this month we will meet with McFall & Berry to decide on the trees which we'll have trimmed this spring. Those that are dead - as long as they are not a danger to the houses - will be taken down at the same time.

Christine and I are doing our walk through the Mutual to check for weeds; too tall of bushes; bushes rubbing against the siding. Dead bushes should be removed by the time you get this M10 newsletter, as some of you found a notice in your mailbox to do so. If you are new residents please read the Rules of M10, especially the sections under "Landscaping". Everyone was given the updated Rules document in October, 2018. If you don't have one, call the President, Peggy Salazar.

If you have Hydrangeas and you want blue flowers, now is the time to apply Aluminum Sulfate. Some nurseries sell it under the name Organic Soil Acidifier by Espoma. You can buy it at Johnson or Stadler nurseries. One bit of sad news - Behnke nursery in Laurel is closing their doors in June. They still have a lot of plants to sell though, so you may want to visit.

May is the month when the Peonies are blooming and the ants will try to get in your house. Try to find the ants' starting point. There are some products you can buy so do the research. There are a lot of different ways to get rid of ants - stated on the Internet.

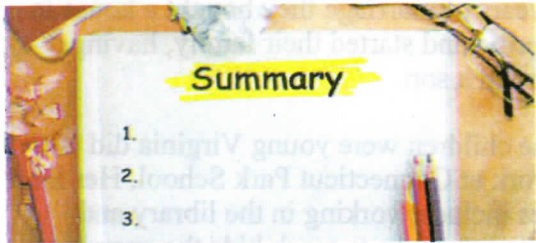
Now is the time to plant your annuals and tomato plants. Just remember - no tomato plants can be planted outside of the patio, only inside.



If you have any questions call Christine at 1-757-414-3849 or Dora 301-598-0265.

**List of landscaping contractors who often work in Mutual 10:**

- Bill Bowers 301-831-7893
- Marcus 301-610-9721
- Mark Emmell 301-249-3655
- Jose Mayorga 301-346-5880
- Carlos Gavidia 240-305-8813



**Summary: M10 BOD Meeting on April 25 2019:**

**General Manager's Report:**

- Typical for the first quarter, operating expenses were over budget. During the winter months, there are often weather-impacted days, resulting in a reduction in revenues from PPD. Also, seasonal impacts in many departments inhibit revenue streams during cold months (i.e. Golf).
- There were 24 property transfers in March which was an increase from the previous month, which totaled \$93,900 in transfer fees.
- The Trust audit is nearing completion and will be voted on for approval by the LW Board at its April meeting.
- The class action lawsuit against Leisure World has received a partial ruling from Montgomery County District Court. Specifically, the court ruled in favor of LW - that its governance is legal. However, the defendants filed a last-minute amendment to the complaint, adding new charges to be settled by the court. The timeline for those is uncertain. Thus, the case is not over.
- LW of Maryland was granted a permit from the County Planning Board to proceed with the Admin Building/Club I site plan. The next step in the process is to memorialize the approved plan for permitting.

- The LW BOD will receive a briefing at their April meeting of the status of the bulk internet/tv contract with Comcast. The inclusion of the internet in the new agreement should provide significant savings for those using the internet. It is hoped that the new contract will be approved by June.
- The Strategic Plan resident survey should be sent out soon. It is hoped that all residents will provide input to this important plan.
- LW insurance coverage through Travelers is an annual process which is active right now. All coverage looks to be maintained with the exception of 'Director & Officers' coverage. The cost of the ongoing lawsuit against LW has been a very significant claim for Travelers and ongoing coverage is uncertain.

**Mutual Business:**

- President Salazar mentioned that power washing of units will be done by Perfect Touch PowerWash beginning Monday 4/29. Weather permitting, 5-7 days is the estimate to complete all mutual units. She also stated that Kolb Electric is almost done with panel inspections.
- For those few units where Kolb Electric found a problem that needs correcting, Kolb will make appointments with those residents to enter the unit to fix the issue.
- A resolution was passed that \$30,000, representing the 2018 surplus, be transferred to the Replacement Reserve from the Prior Year Surplus account.
- Treasurer Martin reported that we are right on budget year-to-date. Unfortunately, that means we have a deficit of \$32,984. Not to panic, however. This is where we are every year at this time and it is fully expected that we will make it up during the year. April results should be much better than the \$8,723 deficit in March. We're actually doing a bit better (4.4%) on electricity than we did last year so that's a positive... all monthly invoices were approved for payment.
- Director Pugliese said that outside property inspections will begin next month. Also, tree removal was done on a tree on Densmore Court after Clarksburg Plumbing confirmed the roots had penetrated underground pipes – damage and liability being a reasonable cause for removal.



- Secretary Eisenhour mentioned to new Director Cathy Kyle that CCOC mandates that new directors take their online training course within 90 days of appointment.
- Director VanScoyoc mentioned the LW Food Service's desire to change their payment process from invoicing after a catered event, to paying before the event. This will be possible by notifying the mutual accountant.
- Director Salazar stated that the Maintenance Committee met recently to finalize which concrete projects will be tackled this year (driveways, curbs, streets) and he also reported that the list of main and garage roofs to be replaced has been sent to J&M Construction. (Residents will receive notification ahead of time if their unit is scheduled for replacement.)

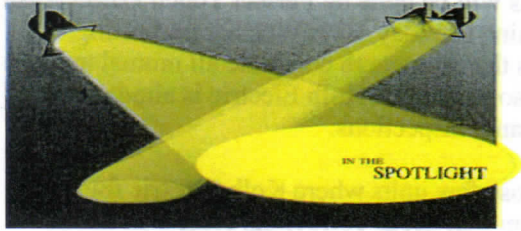
Virginia was born in DC and grew up in the Petworth section of Northwest DC along with three older brothers and an older sister. Two memories of note – as a young teenager in the mid-1930s, she and a friend played on radio station WRC, Tschaikowsky's "Ballet Waltz from The Sleeping Beauty", which was composed for two pianos. And as a member of the DC Federation of Music Clubs, she was invited to the White House and shook hands with Eleanor Roosevelt.

Her husband, John, was from South Carolina and after WWII he located to DC to work for the Department of the Army as a civilian. That's where Virginia met John and they went on to marry. After five years of marriage they bought a house in Silver Spring and started their family, having a daughter and a son.

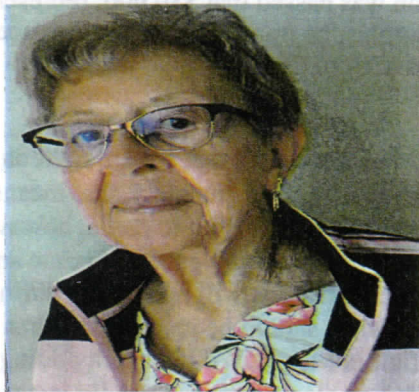
While the children were young Virginia did volunteer work at Connecticut Park School. Her fond memories include working in the library and keeping an aquarium to teach kids the growing phases of a frog from a tadpole to an adult frog. Also, she was a volunteer on the elementary school board for a year. Once the children were raised, she worked at SK&A for 16 years until she retired.

After retirement, Virginia enrolled at Montgomery College and took courses in Art, History, and Psychology. She especially liked the Art courses and still has an appreciation for art history. When she and John moved to Leisure World, Virginia enjoyed the indoor pool and took several classes of LW Yoga which she still practices. Circumstances prevented her from engaging in a longtime favorite pastime – playing golf. So today, she gets enjoyment from gardening.

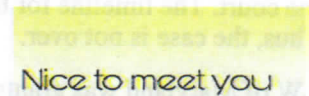
*Virginia is one of many nice neighbors in Mutual 10 and we are lucky to have her!*



**Meet Virginia Gist on Deerhurst Terrace!!**



Being an original native of the Washington DC area and a resident of Mutual 10 since 2007, Virginia has a connection to our mutual from its very start. Beginning in the early 1970s she worked for SK&A, a construction/engineering firm that did the structural steel work on all the homes in Mutual 10.



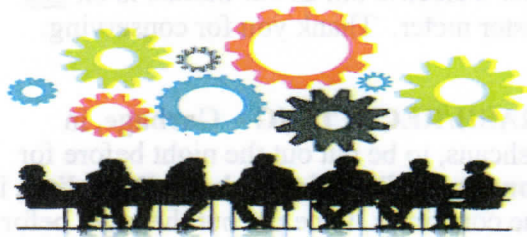




### **This & That:**

- **A Big Thank You from Dotty VanScoyoc** to the Hospitality Committee for their help in setting up for the Annual Meeting!
- **SAVE THE DATE:** Friday, June 21, is the date set for the second Annual Picnic, which will be held in the Maryland Room Clubhouse I. A flyer with details will be forthcoming.
- **A Terrific Deal:** Montgomery County Department of Fire & Rescue Services will make an appointment with you for a fire safety inspection of your home. Since our homes were built before 1974, the service is **FREE** and if new or additional replacement alarms need to be installed, that service is also **FREE**. Call Oscar Mendez at 240-777-2448 to set up an appointment. Be sure to ask Mr. Mendez to have the Fire/Rescue inspector bring some alarms with them in case they are needed.
- **Mail Survey Coming – Your Input Matters!** LW has engaged George Mason University to create a Strategic Plan as a “roadmap” of where the community is now, where it wants to be, and how to get there. Specifically, resident services and amenities will be looked at for usage and need. How will LW gather information? Resident forum focus groups will be held, census data will be used, and a mailed survey to each resident will be sent out. The survey will be coming to each resident very soon. Questions will not be invasive and all data collected will be treated with ample security. When you receive this survey, please don't discard it as junk mail. The information you provide will help our community plan now and into the future.
- **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.
- **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 pricey bill from the siding/fencing company to fix the holes/damage. All gates, fencing and siding are owned and maintained by M10.





Next Board Meeting

Mutual 10 Board Meeting will be held on May 23, 2019, in the Sullivan Room of the Administration Building at 9:30 AM. As always, we encourage all residents to attend.

*See You There!*

FROM MUTUAL 10:

HAPPY  
*Mother's Day*





# Save LW Recycling!

# BAN THE BAG

Leisure World has received a **FINAL WARNING!**

We **MUST** stop  
contaminating our recycling  
with plastic bags, or Montgomery County will  
**STOP** processing LW recycling.

## Plastic bags are bad for recycling.

- They jam up the sorting machinery
- Entire loads of contaminated recycling are treated as TRASH!

## Help Save LW Recycling!

- DO YOUR PART!**
- **Don't** put your recycling in plastic bags.
  - **Remove** plastic wrapping from newspapers.
  - **Tell** your neighbors.



**Join with us!** We are LW Green —a grass roots group of Leisure World residents working to realize a greener and healthier environment.

[www.lw-green.org](http://www.lw-green.org)