



MARYLAND MUTUAL TEN  
WWW.LWM10.COM

## THE KELMSCOT VILLAGE TIDINGS

### Board of Directors

**President:** Jane Salzano  
301-928-2653  
janesalzano@gmail.com

**Vice President:** Bob Morrisson  
(Maintenance)  
301-942-8726  
maintenance@lwm10.com

**Treasurer:** Valdon Butler  
301-288-7175  
newyork2some@yahoo.com

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301-460-5588  
paule@lwm10.com

#### Directors:

John Hurld (Landscaping) **NEW!**  
240-970-5046  
hurldjohn@gmail.com

Cathy Kyle (Distribution)  
301-706-6477  
cbartonkyle@gmail.com

Cris Rowse (Hospitality)  
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

**Property Manager:** Lee Shields  
301-366-8001  
LShields@lwmc.com

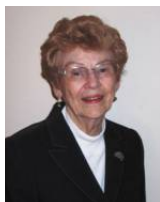
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Kevin Wilson  
410-610-9425  
Kevin\_wilson7@comcast.com

### A Word From Our President

Jane Salzano



Is it November already? Can we really be near the end of 2023? Time does not stand still, but sometimes it seems like it's running a race in the Olympics! Every day, every hour, every minute is something to be grateful for. We live in what seems to be increasingly uncertain times and that makes each moment all the more valuable.

This issue of *The Tidings* has some new items (see "Did You Know" on page 6) and much good information. One good thing is that the price for our Holiday Luncheon has been lowered (now \$27/per person) and that's a good thing! I hope that more people will be able to attend what is sure to be a wonderful gather of friends and neighbors. See the announcement on page 4 for details.

Of special note is the special meeting of the Mutual 10 Board of Directors next Monday (Nov. 6). See the announcement below for details.

Along with reading this newsletter, the *Leisure World News* is a great source of events, classes, seminars, specialty groups, etc. which highlights the wonderful diversity of our community. There are so many ways to keep active, both physically and mentally, as well as to help others in our community through volunteer efforts. It's all there for you to discover.

Hope to see you around the Mutual!

### MUTUAL 10 BOARD MEETING NOTICE!

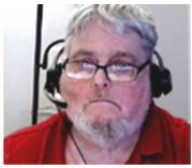
The Board of Directors of Leisure World Mutual 10 will be holding a focused meeting on **Monday, November 6th at 4:00 PM** to discuss proposals received for roof repair and replacement within the Mutual.

The meeting will be held via Zoom only. Residents of Mutual 10 are welcome to attend. Please contact one of the Directors (see contact information to the left) and you will be sent a Zoom link via email.

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## Vice President's Corner

Bob Morrisson

### Fall Is Here!

The falling leaves drift by the window.  
The autumn leaves of red and gold...  
*From "The Autumn Leaves,"*  
*English version by Johnny Mercer, 1950*

Fall officially arrived on Saturday, September 23rd. Fall has begun to manifest itself, beginning with a very cold Hallowe'en, frost alerts, and leaves on the ground.

Daylight savings time will end this Sunday at 2:00 AM, giving you an extra hour of sleep. It will also mean that night will come sooner than it does now, which is not good for drivers with poor night vision. The clocks in your cell phone and other electronic devices should switch the time automatically at 2:00 AM Sunday morning, thanks to time signals from WWV radio. WWV is operated by NIST – the National Institute of Standards and Technology.

- Visit [www.Time.Gov](http://www.Time.Gov) to see the official US time for all states and territories.
- Call 303-499-7111 to listen to the WWV time-on-the-minute announcement.

Your appliances and older clocks will need to be adjusted manually. However, your biological clock may take a few days or a few weeks to become accustomed to the new time.

There is a story of a wise Native American commenting on daylight savings time: "Only a fool would believe you could cut a foot off the top of a blanket, sew it onto the bottom of the blanket, and be left with a longer blanket."

### Outside Faucets

Time to turn off the inside valves for both outdoor faucets (hose bibbs.) Most have a lever valve that must be turned so the lever is across the pipe. The lever for the patio hose bibb is in the kitchen and can be difficult to reach. Some of us will need to ask an athletic neighbor or relative to assist. If a hose is connected, remove it, and let it drain before storing it.

### Dryer Vent Cleaning

Dryer vents are cleaned annually for all 158 units. PPD has completed the 2023 cleaning, so contact them at 301-598-1500 if your home has not been done.

### Gutter Cleaning

Gutters will be cleaned once the bulk of the leaves have fallen. Since we have no inside track to learn when that might occur, we cannot predict when

cleaning will begin, but it is usually near the end of November.

### Roof Replacement

Mutual 10 worked with a consultant to determine when our roofs will need replacement. We are reviewing proposals from several roofers, after which we will choose a vendor to replace several roofs this year.

### Heating System

The heating season is upon us. Be sure to have your HVAC (heating, ventilation, and air conditioning) system serviced by PPD or a licensed HVAC company. This should be covered by a PPD full-service contract.



## From The Editor

Sue Morrisson

Like any other editor of a publication, I'm always looking for content, especially interesting, historical, uplifting, shareable stuff. I'd love to publish your family's favorite recipe, a favorite poem, a funny anecdote, anything uplifting and encouraging.

Do you have any ideas? Some thoughts about what you'd like to see in our newsletter? Please contact me: 301-942-8726 or [tidings@lwm10](mailto:tidings@lwm10). Thanks!

Daylight Savings Time officially ends at 2:00 AM on Sunday, November 5th. A good way to prepare for that event is to set all your regular clocks (wall, alarm, etc.) back one hour before you go to bed on Saturday. That way you will be assured of that "extra hour" of sleep on Sunday. Your cell phone, computers, and other electronic devices should change automatically.





## Treasurer's Report

Valdon Butler  
Treasurer

Our finances through September 2023 are as follows:

Income	\$ 1,200,387
Expenses	\$ 1,127,458
Excess	\$ 72,969
Variance from Budget	\$ 110,172
Reserve Balance 09/30/2023	\$ 1,061,380

Mutual 10 continues to maintain a strong balance sheet and solid cash flow. We are three-quarters through 2023 and are financially on target. Monthly utility expenses have decreased and favorably impact our year-to-date costs. Thanks to all residents for doing your part to help keep utility costs down. It has helped maintain control of costs and supports our operating budget.

Stay safe, stay connected . . . feel free to contact me with any questions about the community finances. I can be reached at newyork2some@yahoo.com or by phone at (301) 288-7175.



## Landscape Report

John Hurld, Director

I LIKE FALL ..... beautiful colors, apple cider, good neighbors out walking, pumpkin pie, bright full moons and mostly beautiful weather.... Yes, I like Fall.

Lots of trees have been trimmed in the past two weeks. McFall & Berry crews were here for a full two days sawing, snipping, chipping, and cleaning up. This work is part of our regular landscape maintenance budget, as is the leaf collection which will start soon.

Larger trees that require a bucket truck or ropes and workers in trees are handled on a case-by-case basis. Selected trees are evaluated by arborists to determine what needs to be done. Their recommendations vary from light trimming to large branch removal to cutting the entire tree down. Resident input is welcomed and an effort is made to notify affected homeowners in the work areas. The Board looks at the cost estimates and recommendations and decides which projects are to be done. This work can go on through late Fall.

You can help keep our mutual looking nice. If you see a branch down please move it to the closest curb if you're able. It will be picked up by Leisure World

or McFall & Berry. If it's too big or hung up in a tree, please let me know and I will make arrangements to get it removed.

Please don't hesitate to contact me with any landscaping questions or concerns. John Hurld (240-970-5046 or hurldjohn@gmail.com).

## Landscapers

Jose Mayorga	301-346-6284
Bill Bowers	301-831-7893
Marcus Birznieks	301-610-9721
Carlos Gavida	240-305-8813

## Hospitality Report

Cris Rowse, Director



Our next event is only a little more than a month away and it is sure to be one to remember. On **December 12th at 12:00 PM** we will be having our "Holiday Luncheon" in The Grill at Clubhouse I. We will celebrate the winter holidays by enjoying a delicious lunch buffet. **Great News! The charge has been reduced from \$30/person to \$27/person!** Please send check made payable to "Leisure World Mutual 10" to Cris Rowse, 3227 Ludham Drive, Silver Spring, MD 20906. (You can either send by snail mail or drop it in her mailbox.) **Payment is due by December 3rd.** If you have any questions, please give Cris a call. You don't want to miss this special event with our friends and neighbors.

If you are a new resident and have not been visited by us or received the Mutual 10 Information Packet, please contact me so we can arrange to come and meet you. Call 301-452-0358.



## Distribution Report

Cathy Kyle, Director

Thank you to all who volunteer to distribute the *Leisure World News* and *The Tidings* Newsletter so faithfully. If you can't commit to the regular twice monthly schedule of delivery, consider signing up as a back-up to fill a spot if someone is unable to make the delivery.

Having the newspaper and our newsletter delivered to our mailboxes is of great service to our Mutual. I hope you will consider it. Call me on 301-706-6477.



**Mutually Yours...**

**Friends at Leisure World’s Oktoberfest.** On October 14, a group of residents from Mutual 10 gathered together to enjoy Leisure World’s Oktoberfest. What a fun way to hang out together. We’ll do it again!  
*(Photo by Ann Schindler)*



**Announcing the 2023 Canasta-thon!**  
**Friday November 17**  
**12:00 to 4:30 PM**  
**Norbeck Room, Clubhouse II**  
 NOTE: Reservation deadline:  
 November 13



Make new friends and enjoy lunch and an afternoon of cards. The M10 Canasta group is sponsoring a 2023 Canasta-thon. Format will be round-robin so that you get to play with the largest number of players. Space is limited to 32 individuals.

For more information or to reserve your spot, contact: Pat Hurld (716-392-9451 or [hurld@comcast.net](mailto:hurld@comcast.net)) or Jane Salzano (301-928-2653 or [janesalzano@gmail.com](mailto:janesalzano@gmail.com))

**Comcast Going Underground**



Last week a group 8 to 10 Comcast workers were at the Connecticut end of Kelmscot Drive. They dug a series of holes exposing the buried cable and then used an air powered drill to channel between the holes. This allowed them to then install a 5 or 6 inch diameter hollow orange tube from Connecticut Ave. to the large junction box near Desmore Court. This will provide a much simpler way to install new underground wiring. I do not know what Comcast's future plans are, but hopefully this will help them reduce outages and enhance our TV viewing and Internet connections. *(Submitted by John Hurld)*



***Holiday Season Buffet Luncheon!***

**Tuesday, December 12th**

**12:00 Noon**

**The Grill in Clubhouse I**

**Cost: \$27 per person *(Reduced Price!)***

**Payment (by check only) due December 3rd**

**Send payment to Cris Rowse, 3227 Ludham Drive, Silver Spring, MD 20906 (or drop in her mailbox).**

**Make checks payable to "Leisure World Mutual 10"**

**News You Can Use...**

**Living Well with Diabetes  
Tuesday, November 14 @ 2:00 PM  
Maryland Room, Clubhouse I**



Vandhna Sharma, MD, will be the featured speaker. Dr. Sharma is a MedStar Endocrinologist with offices in Olney who specializes in the management of diabetes.

Dr. Vandhna Sharma will discuss traditional Diabetic care as

well as new advances in care and treatment. A question-and-answer session will be included. Registration is not required.

*(Sponsored by the Leisure World Health Committee and MedStar Leisure World)*

**Covid-19, RSSV, and Flu Shots**

Covid 19, Flu, and RSSV vaccines are being offered on Tuesdays in the Maryland Room, Clubhouse I.

Appointments preferred. Check the *Leisure World News* for more information.



**Win a Free Blood Pessure Machine!**

Enter a drawing for a free Blood Pressure machine at the Blood Pressure Clinic, on the first and third Tuesdays from 9:0 to 10:30 AM in the Club House II Café Room. Receive one entry every time you

have your blood pressure taken! Drawings will be held in January and April 2024.

**Did You Know...**

*This is a new column where we can all share good hints, hacks, factoids, and just about anything else. Thanks to John Hurld for getting this up and running. Send any submissions you have to tidings@lwm10.com.*

**So, did you know that...**

- ★ you can ask the pharmacy to use large print labels on your prescriptions
- ★ heavy duty double-sided tape helps keep an area rug in place
- ★ leaving a copy of your door key with security saves valuable time in an emergency
- ★ the best Girl Scout Cookies are the ones in your hand.

**"Belly Jogging"\* Corner**

What do you call a boy playing in a pile of leaves? --- RUSSEL

Consciousness: That annoying time between naps.

Sign seen in West Virginia:

"Veterinarian/Taxidermist: Either way you get your dog back."

"So live that you wouldn't be ashamed to sell the family parrot to the town gossip!" *Will Rogers*

*\*"Belly Jogging" is a form of abdominal exercise which occurs spontaneously when a person laughs vigorously.*



**"For me, every hour is grace. And I feel gratitude in my heart each time I can meet someone and look at his or her smile."**

**—Elie Wiesel**



## Summary of Mutual 10 Board of Directors Meeting

October 26, 2023

Paul Eisenhaur, Secretary

[Note: The Mutual 10 Board of Directors met as usual on Thursday, October 26th. However, there is no summary of the meeting as our Secretary, Paul Eisenhaur was unable to attend the meeting. If you have any questions about the meeting, please contact Jane Salzano, President of the Mutual 10 Board. Thank you.]

## Summary of Leisure World Board of Directors Meeting

October 31, 2023

Paul Eisenhaur, Secretary

### Management Notes:

- Administration Building Project:
  - WSSC water services is being installed across Leisure World Boulevard and through the parking lot to connect into the new building.
  - Sanitary sewer and stormwater connections across the lower golf parking lot to occur after Thanksgiving into early December.
  - Interior electrical, plumbing and sprinkler system rough-ins are in progress on both levels.
  - Project construction is currently on schedule with building close-in by December.
  - Management and RLPS Architects are proceeding with interior design services and furniture selection.
- Gleneagles Drive Culvert Repair Project: The project will proceed after LWCC Board approval later in October with a budget increase recommended by the PPD Committee. Approvals, permits and fee payments with the Dept. of the Environment and Montgomery County are in place to proceed under emergency repair guidelines supported by our civil engineer.
- Security:
  - Residents continue to be added, one mutual at a time, to the DwellingLIVE guest management System.
  - Norbeck Gate Ad Hoc Committee is forming.
  - Working with Montgomery County Fire Marshalls Office to get Leisure World fire lanes approved. After fire lane designation, will be able to issue County parking citations. Will

communicate to the Leisure World community before enforcement begins.

### Actions:

1. The LWCC BOD authorized the General Manager to sign a contract with H&H Concrete Construction for the Gleneagles Culvert Pipe Replacement project for an amount not to exceed \$975,000 with \$800,000 to be reimbursed by a grant from the State of Maryland. The remainder of the funds are to be paid from the replacement reserve account. This motion was preceded by a previously approved resolution of the same nature but was heavily impeded by operational matters.
2. The LWCC BOD approved the Trust Asphalt 2023 proposal for a change order at three (3) locations on Trust property by H&H Concrete Construction, Inc dated 08/14/2023, estimate number 2023244, in the amount not to exceed \$146,073.00.
3. The LWCC BOD amended the board standing rules to include Resolution #32, adopted 10/25/22, with the following change: Board of Directors hybrid meetings (Board and Executive Committee) will be open to attendance by all residents who wish to attend in person. The limitations placed on in person meetings by the CDC, State of Maryland and Montgomery County will be followed. Only members of the board, or executive committee, designated employees, and invited guests shall sit at the table for their respective meetings.
4. The LWCC BOD amended Board Standing Rules by striking #3.05 regarding CCOC training deadlines by Directors/ Alternates. The amendment to the bylaws adopted previously covers this situation. There is no need to have this in the rules.
5. The LWCC BOD resolved to follow a Budget & Finance recommendation to adopt the 2024 Capital Budget of \$2,631,697. This Capital Budget allows the review of current replacement reserves for numerous components but also allows Management flexibility when immediate attention is required for other project replacements.
6. The LWCC BOD approved a resolution which authorizes one-third (1/3) of the Resale Fees be contributed to the Facilities Replacement Reserves for budget year 2024.
7. The LWCC BOD passed a resolution for the Restaurant Ad hoc Committee to monitor Perrie for year one of their food service contract.



**November 6 @ 4:00 PM. Special Meeting of the Mutual 10 Board of Directors.** Zoom call only. Details on page 1.

**November 30 @ 9:30 AM. Mutual 10 Board of Directors Meeting.** Sullivan Room in Admin. Building. Zoom option available. Please contact one of the directors.

**December 12 from 12:00 to 4:00 PM: Holiday Buffet Luncheon,** The Grill in Clubhouse I

### Ways to Stay Informed About Urgent Leisure World and Mutual 10 Matters

**Robo Calls:** Leisure World and Mutual 10 occasionally use an auto-dial recorded message to convey important and urgent information to mutual residents. Email Paul Eisenhour (paule@lwm10.com) to be added to the list. Include the desired contact phone number.

**Leisure World Management Emails:** To receive information/notifications from Leisure World management, go to your profile on the Mutual 10 website (www.lwm10.com). Go to residents.lwmc.com and sign up near the bottom of the Sign-Up page.

### Comcast Customer Service Contact

Our new Comcast representative is Kevin Wilson. Call Kevin for issues affecting you and your neighbors: 410-610-9425 or email kevin\_wilson7@comcast.com. For regular customer service (if you need a technician, etc.) call LW Comcast Bulk at 1-855-638-2855 or email comcast\_leisureworld@comcast.com

**“Worrying is like paying on a debt that may never come due.”**

**—Will Rogers**

- **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](http://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, NOT 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.