

MARYLAND MUTUAL NO. TEN

*The Kelmescot 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

Susan Ascencio, Treasurer
(703-405-1313
seagol@hotmail.com

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

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

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

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

Kenia Ibanez
Mutual Assistant
(301) 598-1370
kibanez@lwmc.com

MUTUAL WEBSITE
www.lwm10.com

October 1, 2019

Publication: October 1, 2019

FROM THE PRESIDENT

By: Peggy Salazar
301-598-0373

psalazar1952@comcast.net



“May you Fall in love with October and all the beauty it brings, may your life be as colorful as the turning of leaves, on each blessed autumn day.” (Charmaine J. Forde; Barbadian writer)

It's the time of year when Mutual 10 solicits names of residents who would be willing to serve on a Leisure World Advisory Committee for 2020. A list of 15 committees is attached to the back of the Tidings. Next to each committee title are the preferred qualifications, but if you have an interest, don't let the lack of qualifications keep you from serving. What we do ask though is that if you apply, you will serve on a regular basis. If you miss 3 consecutive meetings, you may be dropped from the committee roster by the chair. Your application is due by Tuesday, October 29. Even if you are serving this year and wish to continue, you MUST resubmit an application for 2020. Hand your application in to Kenia, our Mutual Assistant, in the Administration Office. OK – this coming year we're counting on every com-

mittee to have at least one representative from Mutual 10!

I hope you'll consider attending the Fire Safety Day on Wednesday, October 23 (see attached flyer). All of us need to keep informed about current practices when it comes to our safety.

Lastly, I trust your mouths are already watering in anticipation of our annual Fall Coffee - Saturday, October 12 (flyer attached). This is typically one of our most heavily attended social gatherings. See you there!

“It's Halloween, everyone's entitled to one good scare!” (Annie Brackett; Fictional character created by screenwriters in the movie Halloween franchise.)



Treasurer's Report

By Susan Ascencio

Our finances through August, 2019 are as follows:

Income	\$ 894,606
Expenses	\$ 853,792
Excess	\$ 40,814
Variance from Budget	\$ 52,890
Reserve Balance 8/31/19	\$ 760,394

The month ended with a surplus of \$8,710, leaving a total surplus year-to-date of \$40,814. The utilities year-to-date are under budget. The 2020 budget has been approved by the Board for distribution to all residents. Please review it, when it shows up at your house, and provide any comments or questions before the next month's Board meeting when the Board will need to vote on final approval.

Janet Martin will be missed by all. She has been a valuable resource in Mutual 10 for many years. She has moved on to new adventures but has left the Mutual on solid financial ground. I will do my best to continue maintaining the quality and integrity of Mutual 10's financial stability.

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.



Landscaping Report

By Dora Pugliese

The hot weather keeps going with no rain in a month. If you have a new tree planted close to your house, please give it some water, and water your bushes.

Your annuals are almost finished for the year. When you pull them out shake them over the ground - you may get some "volunteers" next spring. As for your perennials, just leave the seed pods on - the birds will appreciate it!

We did an inspection of our trees in the mutual recently. With most of them over 50 years old they need more care. We noticed a beautiful Willow Oak split in the middle of its trunk as it was hit by lightning at one point. It was very expensive to remove, but it had to go. We found several trees in bad shape and they will be removed - some this year and the rest next year. They will be replaced but away from the houses to lessen the chance of their roots getting into sewage/water pipes. Trees will also be trimmed. As they age they will always have some dead branches falling but most of them are small. We are also aerating and seeding large sections of our mutual's grass.

It is the time of the year when you should plant your bulbs. Daffodils and Alliums are good choices, but unfortunately Tulips are not - the deer love them, and Hostas too.

Any questions call Dora 301-598-0265 or Christine 1-757-414-3849

Here are some landscape contractors you might want to employ...

Bill Bowers 301-831-7893

David Venit 301-938-6610

Carlos Gavidia 240-305-8813

Mark Emmell 301-249-3655

Antonio 301-414-549 Marcus 301-610-9721

SUMMARY



Summary: M10 BOD Meeting on September 26, 2019.

LW General Manager Report given by Crystal Castillo

- The month of July showed overall expenses were \$1900 over budget. This typical slow down for August brings the Year-to-Date deficit to \$38,800. Property transfers in August were the expected average of 27; contributing \$117,000 of transfer fees to the resale fund.
- Regarding the ongoing class action lawsuit, the LW legal team has filed a Motion to Dismiss on behalf of the named defendants.
- An architectural firm and an engineering firm have been identified and authorized to begin planning work on the new Admin Building and Clubhouse I improvements.
- Next steps in the Comcast implementation of its new service should be communicated to residents within the week. They will need to set up appointments with residents to replace equipment currently in units to more upgraded equipment. This should begin in early fall. A revised installation schedule shows Mutual 10 notification postcards will be mailed October 6 with an installation period of 10/20/19 to 11/2/19.
- The 2020 LW operating budget has been approved, and M&O Agreements should be sent to each mutual by mid-October. Of note in the budget is the installation of a new electronic gate access system requiring that all residents use a specialized car tag. Details of this entrance system will be communicated soon via the LW News and other sources.

Mutual Business

- Treasurer Ascencio presented the final 2020 Mutual budget for board review. It will now be sent to residents for a 30-day comment period. At the next monthly board meeting, there will be a vote to finalize the budget. The base increase is \$25; additional fees per unit de-

pending on individual modifications may be added to that charge. The community facilities fee will be \$29.25 due largely to the new Comcast contract and the increase of the water utility rate structure. Fortunately Mutual 10 has again controlled expenses enough to absorb some of the fees for all residents.

- Director VanScoyoc reported on the Hospitality Committee's preparations for the October 12 Fall Coffee and plans for a December 6 holiday dinner.
- Director Pugliese reported that there are six trees identified to be removed, which will happen in December of this year.
- Director Eisenhaur gave a brief overview of the electronic gate access system to be installed next Spring. Residents will receive plenty of notice beforehand of the process.
- Vice-President Salazar discussed the renovation of the bus stop at Ludhum and Kelmscot, as the treated wooden ties holding back the earth are in terrible shape.
- Director Kyle has attended the LW Green Group and looks to get more familiar with their activities, and will report on possible conservation efforts in our mutual.

Summary of LWCC Board of Directors

Meeting, 9/24/19

By Paul Eisenhaur

** Comcast residential installations have begun; Phase I installation has been completed.

** Owner of LW Plaza shopping Center are in discussions with state road officials to modify center entrance pattern; possibly impacting LW. No definitive timeframe exist but LW will be apprised of any developments.

ACTION:

1. The LWCC BOD approved the 2020 operating budget. Facilities Fee increase will be \$204 per unit per month. Two different budget resolution were presented; one from Management and one from the Budget & Finance Advisory Cmte. The two resolutions were similar, differing mostly in funding sources. After lengthy discussions, the overall LW operating budget was approved as \$14,815,878.

** a 2/3 majority vote of the BOD allowed a budget increase to surpass the Consumer Price Index

(CPI)of 1.6% to 1.86% (excluding utilities)

** the Comcast Bulk Contract and WSSC rate structure increase are not included in the CPI.

** NOTE: the budget includes funding for an electronic Gate Access System to be installed and

operational by mid-2020. Resident access will be driven by automated gate access.

There will be ample communications to LW residents prior to this change.

2. The LWCC BOD approved a recommendation by the Community Planning Advisory Cmte to engage a selected a architectual firm to work on plans for the New Administration Bldg and Clubhouse I improvements. The GM is authorized to sign the contract not to exceed \$450,000; funds to come from the Resales Fund.

3. The LWCC BOD approved a recommendation by the Community Planning Advisory Cmte to engage Stantec Inc. for engineering services and landscape design services for the above state project. Total expenses are \$130,000 to come from the Resales Fund.

4. The LWCC BOD approved a resolution that gives permission to the GM to investigate the possibility to have a professional services firm/s as tenants in the new Admin Bldg. This came after a discussion of needed revenue streams, especially when the the current revenue from our current Weichert Realtor agreement will cease when the New Admin Bldg opens.

** The BOD Chair noted that the approved 2020 budget does not appropriate funds to further any Solar Power Initiative in LW. The Energy Advisory Committee presented very complete information about Solar. But the BOD has not felt there were enough positive factors to continue.



Mutual 10 Neighbor Spotlight

Meet Joan and Valdon (Val) Butler at 3201 Ludham!



Joan and Val moved into Leisure World/ Mutual 10 a couple of months ago from Albany, NY. They came here when Joan changed careers and started working as a Medical Code Reviewer for Kaiser Permanente Regional offices in Rockville. Previously, she commuted back to Albany for a while, but they decided to just relocate here (Val's job allows him to work remotely from anywhere).

Joan grew up in Takoma Park, MD but has not been back here except to visit family. Val had grown up in New Mexico. Both met at the University of New Mexico where Joan had decided to attend an out-of-state college - and Val had been from Texas and had done a stint in the Navy. Marriage came after graduation, and his job took them to many different places. Fortu-

nately, they both had a passion for traveling.

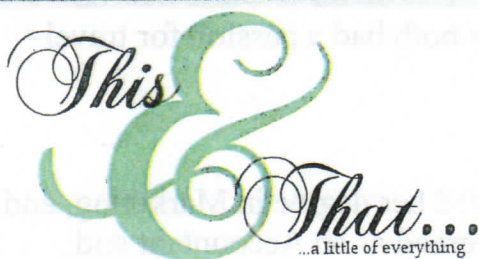
Joan received her degree in Marketing, and Val was degreed as an Accountant and started working in the financial area after college in Texas. For a while, when in TX, Val worked as a consultant in Hawaii. Joan would occasionally visit there and they both were welcomed and became involved in that local community.

From there was a move to Albany, NY while Val was working remotely at an organization here in Maryland. While in Maryland, they were attracted to LW and moved here.

Now in LW, they want to explore LW clubs they might want to join, but with both still working it limits them, especially if the activity is in the day. Joan though is looking to take exercise classes and has enjoyed time at our outdoor pool. Val's financial background makes him interested in any financial opportunities offered.

It's very nice to know our mutual has two new wonderful neighbors in the Butlers. We're glad they chose us!





- A “heads-up” to residents to keep an eye on LW News and other community sources that will detail the planned automated gate access that is scheduled to begin in the spring of 2020. All residents will be required to have their cars equipped with a special (small) tag which will signal the gate arm to rise automatically. With this tag, residents will be allowed to use all three gates, as usual. The current plan is to keep the Connecticut & Georgia Ave. gates manned, but not the Norbeck entrance. Details will be worked out before springtime.
- **Schedule for Comcast Equipment Install in Mutual 10:** Well before the start of the new Comcast contract, Comcast technicians will need to upgrade existing equipment in each of our units. The equipment includes up to four “boxes” (two of which are wireless) and a modem. Existing wiring will remain and additional wiring is not planned. You will receive a postcard at the beginning of October to set up an installation appointment during the time period of October 13 to October 26. Don’t throw away the postcard! You need it to make the appointment.
- **Socials coming up!** Save the dates of October 12 (Autumn Coffee, see attached flyer) and December 6 (Holiday Dinner – details next month)
- **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 needs to be placed in CLOSED containers** when putting outside for pick-up. Let’s keep our rodent population down (birds and wild animals are getting into bags too). Trash cans need to be used – with lids, not just bags of trash on the lawn/driveway.
- **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.

Thank You!



Board Meeting

FROM MUTUAL 10:

Next Board Meeting

Mutual 10 Board Meeting will be held on October 24, 2019, in the Sullivan Room of the Administration Building at 9:30 AM.

As always, we encourage all residents to attend.



ATTACHMENT A -

**Preferred Experience/Qualifications for Serving on an Advisory Committee
Ability to Communicate via Email is also Preferred for All Committees**

Audit - previous experience serving on an "Audit Committee", designing or reviewing and managing or directing operational procedures for 'profit' or 'not for profit' organizations, familiarity with financial operational audit responsibilities of CPA firm, background in finance, accounting, auditing, budgeting, management, law, business and/or contracting for audits

Budget and Finance - background in finance, budgeting, business operations.

Communications - education, training, and/or experience in any of the following fields: journalism, publication/production of newspapers or newsletters, advertising, web/on-line publishing, blogging, social media or e-mail marketing.

Community Planning - background in project development, engineering, architecture, planning

Education and Recreation - background and/or interest in education, recreation, travel, music, theater, art, interior design or architecture.

Emergency Preparedness - background in the preparation, review, or approval of emergency procedures at the federal, state, county, or local level including mutual level, Also, experience in assessing or evaluating various emergency situations that may be encountered by LW residents.

Energy - background, experience, technical knowledge in the field of energy.

Golf and Greens -background in golf course maintenance or design, knowledge of USGA rules, or a current or previous golfers.

Health - the member qualifications most useful in handling responsibilities of the Health Advisory Committee are professional residents, e.g., physicians, nurses, pharmacists, physical therapists, occupational therapists, social workers, psychologists, or others with experience in health-related settings, including communications, contract administration, performance evaluation, or public relations.

Insurance - background in property and casualty insurance, (either at insurance company level or agency level), experience in commercial insurance, risk management, or reviewing claims, data and evaluating insurance coverage.

Landscape - background in landscaping and gardening. The member qualifications most useful in handling the responsibilities of the Landscape Advisory Committee are residents who are master gardeners or a longtime gardener, or have knowledge of landscape design, or have familiarity with perennials, annuals, shrubs and trees, or have knowledge of safe insecticides and fertilizers.

Physical Properties - understanding of maintenance services, customer service, business planning and operations.

Restaurant - background in or prior catering or restaurant experience in any of the following areas: wait staff, cook, or restaurant ownership. It would also be beneficial for a member of this committee to be a frequent user of the Food Services facilities and enjoy culinary activities.

Security and Transportation - an understanding of the safety and security issues relating to LW, experience in riding LW buses inside and outside of LW, and, of equal importance, is the willingness to work with other LW residents in a committee environment.

Tennis and Pickleball - an understanding of tennis & pickleball court design and maintenance and an active player using the LW tennis & pickleball courts.

ATTACHMENT B

Request to be a Member of a 2020 Advisory Committee

Applicant's Name _____ Mutual _____

Applicant's Address: _____

Applicant's Phone Number: _____

Applicant's Email Address: _____

I am applying to be a representative on the _____
Advisory Committee.

My qualifications for serving on this committee are (please be specific):

Signature of Applicant: _____

Date: _____

Montgomery County Fire & Rescue Service

tells Leisure World:

“Your Fire Safety Is So Important That We’re Dedicating a Full Day to It!”

2019 FIRE SAFETY SYMPOSIUM – FIRE SAFETY DAY AT LEISURE WORLD

Wednesday, October 23

10:00 a.m. - 12:00 p.m. — “Interactions Between MCFRS and the Citizens of Leisure World” by MCFRS Fire Chief Scott Goldstein.



Chesapeake Room, Clubhouse I. Followed by a Demonstration in Clubhouse I Parking Lot.

1:00 p.m. - 3:00 p.m. — “Changes to Fire Codes and Building Construction and what this means to Leisure World” by State Fire Marshal Brian Geraci.



Chesapeake Room, Clubhouse I. Followed by a Demonstration in Clubhouse I Parking Lot.

6:00 p.m. - 7:30 p.m. — “Who are the First Responders Who Come to Leisure World?” by Kensington Volunteer Fire Department Chief Jamie Heflin and Sandy Spring Volunteer Fire Department Chief Mitch Dinowitz.

Activities Room of Clubhouse II. Followed by a Demonstration in Clubhouse II Parking Lot.

IMPORTANT: After each session, attendees will have an opportunity to talk to MCFRS personnel AND to submit written questions or comments to MCFRS.

All sessions are Free, but please call E & R Office (301-598-1300) to register. Leisure World residents may bring guests from outside Leisure World if guest names are given to the Main Gate (301-598-1044) in advance.