

MARYLAND MUTUAL NO. TEN

*The Kelmscot Village Tidings***Important**

October 2, 2020

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FROM THE PRESIDENT

By: Peggy Salazar

301-598-0373

psalazar1952@comcast.net



"In the entire circle of the year there are no days so delightful as those of a fine October." (Alexander Smith – Scottish poet and essayist)

I need to point your attention to what's attached to the Tidings this month although I trust you will read our M10 newsletter all the way through.

First is the promised lightbulb order form with instructions on how to fill it out. Notice that on the back of the order form, you will see a color temperature chart which might help you make decisions. The homeowner instructions' sheet takes you step-by-step through the order form. When finished, send me your form. You can either place it in my mailbox at 14808 Lindsey Lane, or you can mail it to me at: **Peggy Salazar, 14808 Lindsey Lane, Silver Spring, MD 20906**. You have until **Friday, October 30** to get your order form to me. This is a hard deadline.

Next, you will notice a letter which was sent to the LW Board of Directors from the Chair of the Golf and Greens Advisory Committee. The dedicated golfers in our mutual thought it would be noteworthy to relay some facts to all about this wonderful amenity. Positive news for a change!

Lastly you will see a notice called "Fire Safety". All LW residents are getting this flyer about Zoom meetings one can join in October

that will give us important what-to-do tips when there's a fire event - specific to our different types of homes in Leisure World.

I need to correct something that was printed in September's Tidings in the Summary of the M10 Board Meeting under "Mutual Business". It was written that Leisure World's Interfaith Chapel would have in-person voting. When we went to printing in September that site was on the Montgomery County list but has since been taken off. There is NO in-person voting available in LW for this election. Please refer to the LW Newspaper for a listing of sites as well as inside your "Official Sample Ballot and Voting Information" booklet that was sent through the mail by the Montgomery County Board of Elections. We apologize for the mistake.

It is that time of year when we sign up for LW Advisory Committees for 2021. You will be receiving a little packet through your mailbox with a request/application form as well as a complete list, with a description, of the Advisory Committees that need representation from a Mutual 10 homeowner. If you were on a committee last year, you aren't automatically on for 2021 – you must reapply. The packet will tell you the deadline for getting in your application to Kenia Ibanez, our Mutual Assistant. Look for it in the next couple of weeks – in your mailbox.

"October is crisp days and cool nights, a time to curl up around the dancing flames and sink into a good book." (John Sinor – Former San Diego Tribune columnist and essayist for what he called "the common man")



Landscaping Report

By Christine Petersen

You may have seen little plugs of dirt on the grassy areas of Leisure World. This form of aeration has been done prior to scattering grass seed. In order to combat the weeds, heavy grass seeding is being done this fall. If new seed is sown around your property and you have a hose and we have no rain, please feel free to water gently. This would help my committee.

The next few weeks are the best time of the year to plant perennials, trees and bushes. If you have an herb garden, plant some garlic cloves and you can harvest them in June.

I have ordered some more plants to fill in the rain-scape garden opposite Bigby Court. Early November we'll plant more daffodils. (If you want plants that no animal eats, plant daffodils - they are poisonous to most critters including rabbits, squirrels and deer.) Other areas will get new Azaleas.

Please note - weeds growing now will drop seeds for spring if not removed.

In October I will walk the property with our local arborist checking trees and seeing what might to be trimmed or cut down. We try only to cut down trees in the winter when it's cheaper. Please be patient if you are waiting for tree trimming as there are a lot of trees in all the mutuals.

Please call me for help or advice...

Christine Petersen 1-757-414-3849



Treasurer's Report

By Susan Ascencio

Treasurer's Report – by Susan Ascencio

Our finances through August 2020 are as follows:

Income	\$ 803,607	
Expenses	\$ 783,633	
Excess	\$ 19,974	
Variance from Budget		\$ 37,513
Reserve Balance as of 8/31/20		\$ 836,683

Our financials as of August 2020 have been as expected. Our utility expenses were under budget again this month. Total utility cost and overall budget is still on target to be at or under budget for the year.

The 2021 draft budget is being finalized for Leisure World Corporation and Mutual 10. We expect to have a copy of the draft budget available to all residents by the middle of October for your review. I will be available by phone or email if you have any questions or comments. All input from the community will be reviewed by the Board prior to finalizing the 2021 budget in November.

Stay safe, stay connected, and 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.



Summary of M10 BOD Meeting via ZOOM —September 24, 2020

By Paul Eisenhaur

Leisure World Assistant Manager, Crystal Castillo, gave the General Manager's report.

- The current budget shortfall is \$526,400 and the pandemic's impact will certainly continue. For the month of August the deficit was \$42,200.
- Property transfers were actually above pre-pandemic levels with 39.
- Awarding of the construction contract for the new Administration Building/Clubhouse1 improvements will happen in October.
- The LW 2021 budget is set to be finalized at the LWCC BOD meeting on September 29.
- The ballot drop box for presidential ballots is now installed in the front of Clubhouse1. **It is strongly encouraged by the board of elections to NOT carry and drop off others' ballots - just your own.**
- Medstar is looking to extend the drive-thru flu shot program.

Mutual Business

- **President Salazar** noted that she will attach an LED lighting order form in the October Tidings. This is a program run by PEPCO to replace as many residential lights with energy efficient LED lights as possible, for free. Mutual 10's order will be submitted to PPD once all order forms are in. Installation is up to the resident, although people who have a PPD Service Contract can have free installation under that agreement. Also, gutter cleaning proposals were received by four companies. After discussion a resolution was passed to contract this service to J&M. A letter from Mutual 10 was sent to the LWCC BOD and will be in-

cluded in its agenda packet for the September 29 meeting. The letter points out the need to revisit deer activity and the impact on the community.

- **Director Eisenhaur** mentioned that the final LWCC 2021 budget should be available after the September 29 BOD meeting. This is needed to calculate the 2021 Mutual 10 budget.
- **Treasurer Ascencio** discussed the healthy mutual financials. She is working on a 5-year maintenance expense plan. She mentioned that the few mutual delinquencies are being managed. A board resolution passed to pay the September invoices.
- **Director Kyle** recruited another (that makes 2 in 2 months) volunteer resident to serve as a back-up for newsletter deliver in the mutual. Additional recruiting notices in the Tidings will continue.
- **Director Petersen** reported that new plantings have been put into the rain garden; also new Azaleas replaced dead/dying Azaleas in certain locations. Heavy seeding will be done in the mutual soon. She will contact McFall&Berry for the cost of having their water truck deliver water to common areas that are hard to reach with a hose.



SUMMARY



Summary of LWCC Board Meeting — September 29, 2020

By Paul Eisenhaur

ACTIONS

- A recommendation by the Physical Properties Department Advisory Committee was **approved** - to award a housecleaning contract to Sentral Service for a two year period beginning January 1, 2021. This is an umbrella contract covering both the Trust property and seven mutuals.
 - A motion by a BOD member was **denied** - to exclude the \$160,000 for a General Manager search from the 2021 budget. Search activities would be delayed for one year if this motion passed. The vote assured that the timeline for a search would remain.
 - The following expenditures for the 2021 final budget were acted upon. (Note: Budget items were received as recommendations from both management and the Budget & Finance Advisory Committee. These resolutions were passed by the BOD after hearing recommendations and the rationale behind them. Keep in mind that these reductions are only reflective of the 2021 budget.)
1. **Approved:** the budget assumptions as presented by management (Note: the Budget and Finance Advisory Committee (BFAC) made no recommendation here as there was a lack of time to consider)
 2. **Approved:** the 2021 Schedule of Fees as presented and agreed to by both management and the BFAC.
 3. **Approved:** the funding levels to the Replacement Reserve Fund at \$415,000 as agreed to by both management and BFAC.
 4. **Approved:** funding the Maintenance Fund at a level of \$1,214,595 which includes a reduction in paving costs of \$300,000 from what management budgeted. Of that \$300,000 not budgeted, \$100,000 would be transferred to the Contingency Fund.
 5. **Approved:** the management budget request to spend \$136,520 for new equipment from the Capital Replacement Fund.
 6. **Approved:** the funding of the Snow/Storm Fund at \$60,000 and \$20,000 into the Contingency Fund.
 7. **Approved:** a merit pay increase of 1%
 8. **Approved:** eliminating the 27th Payroll Fund of \$22,000. (The Fund is to accrue enough money to cover the extra payroll that occurs every 11 years.)
 9. **Denied:** a motion to eliminate \$17,500 from the Security Budget. (This was based on cost savings from not having a gate guard present at the Norbeck gate resulting from the new gate access software installation that is planned. But, both management and the Security & Transportation Department advised that this would be a premature assumption of the software implementation.
 10. **Approved:** the Trust mandated two-thirds BOD vote for a limited increase above the CPI cap.

This & That...

...a little of everything

- **Could I count on you as a back-up?** – We have had 2 members of our mutual volunteer to be back-up for newspaper delivery, which is very much appreciated. It is such a great opportunity to get out and move; takes just a little time and contributes to making it possible to get home delivery. I would be happy to take someone around on a route to try it out and see if it would be workable for that person. Meanwhile, stay safe. Director Cathy Kyle, 301-706-6477
- **An important reminder** – If you put in a patio enclosure or awning, or you inherited one when you purchased your unit, you are responsible for any repairs or cleaning or replacement. A patio room or awning is considered a modification to the original structure and therefore is the responsibility of the homeowner, not the mutual. (Refer to Page 5, #2,3 in the Mutual 10 Rule booklet – “Architectural or Structural Changes”)
- **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:**
- *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.*
- *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.

- 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.



Welcome to New Residents in M10!

Martha Shafer at 14517 Elmhan Ct.

Mary Hoover at 3301 Densmore Ct.





Board Meeting

Next Board Meeting

Mutual 10 Board Meeting will be held on September 24, 2020 at 9:30 AM. Via ZOOM

Meeting ID: 835 046 4611 Password: 3547 for both video and phone.
To Join ZOOM Meeting Via Video:

<https://tinyurl.com/LWMC-Zoom1>

To Join ZOOM Meeting via Phone:
Dial: +1 301 715 8592

As always, we encourage all residents to attend.

FROM MUTUAL 10:



Leisure World of Maryland -- LED Replacement Homeowner Instructions

Each homeowner has been provided with a form, partially reproduced below, to order LED bulbs to replace incandescent and compact fluorescent (CFL) bulbs in their homes. There are two sections to the form.

Homeowner Information	Leisure World of Maryland - Common LED Replacement Bulbs						
	Mutual 28	Home Cell	Silver Spring, MD 20906				
	Mutual	Your Name	Phone	Address and Street Name	City / State	Unit Number	
Bulb Ordering. The most common bulbs are listed. Additional types of bulbs are available (see below).	Bulb Information			Bulbs Requested		Ordering Notes	
	Common Name	Where It Is Used	Picture	Color (See Chart)	Quantity Requested	Type Product ID Notes	
	Household lamp "60 watt"	Floor lamps, desk lamps, bathrooms, etc. Dimmable				A19 Medium A19-9-E26-827-ND	
	Household lamp "75 watt"				2700	A19 Medium A19-9-GL24-827-DIM	
	Candelabra small base	Chandeliers, general lighting, desk lights. Dimmable Choice of clear or frosted.			2700	Cand 12 mm B11-3-E12-927-F-C B11-3-E12-927-F-F	
				2700	Clear Frosted		
4' Fluorescent tube 2 pin				3000	TLED B/Pin Ballast: comp TB-12-48G-830-DIR TB-12-48G-840-DIR TB-12-48G-850-DIR		
				4000			
				5000			

1. Enter your Mutual number, your name, and one or more phone numbers.

Mutual 28	Ellie D. Light	301-598-9999 Home	Home Cell
Mutual	Your Name	Phone	

2. Enter your address. Be sure to include your apartment or unit number.

The Glens North, Building 2	Silver Spring, MD 20906	Apt. 999
Address and Street Name	City / State	Unit Number
12345 Rossmoor Avenue	Silver Spring, MD 20906	999-B
Address and Street Name	City / State	Unit Number

3. Enter the quantity of each type of bulb that you need in the gold columns.

- Some bulbs have a "Color Temperature" option. Please refer to the color chart on the back of the order form.

This sheet lists the most common types of bulbs. A list of additional bulbs is available from your Mutual upon request.

Common Name	Where It Is Used	Picture	Color (See Chart)	Quantity Requested
Household lamp "60 watt"	Floor lamps, desk lamps, bathrooms, etc. Dimmable		2700	8
Household lamp "75 watt"			2700	
Candelabra small base	Chandeliers, general lighting, desk lights. Dimmable Choose clear or frosted.		2700	6
			2700	
4' Fluorescent tube 2 pin	Commonly used in kitchens and work areas		3000	
			4000	4
			5000	

Important Notes

- Dimmable bulbs will only work properly with a dimmer rated for LEDs. A licensed electrician can assist with dimmer questions and / or replacement. Never use non-dimmable bulbs with a dimmer.
- Older fluorescent fixtures with T-12 tubes (1½" diameter) may not be compatible with LED tubes. An electrician may need to replace the ballast or the fixture.
- Do NOT do electrical work yourself. A licensed electrician should be hired to replace dimmers and to rewire or replace fluorescent fixtures.

Please order only what you need to replace existing bulbs. Submit your form to your Mutual, as they direct.

If you are not comfortable changing some of your bulbs, assistance is available.

- PPD can assist if you have an annual maintenance contract.
- You can seek assistance from family and friends.

You do not have to turn in the old bulbs, however, do not put them in the trash. PPD and many local stores will accept them for recycling.

Leisure World of Maryland - Common LED Replacement Bulbs

Mutual 10

Home Cell .

Silver Spring, MD 20906

Mutual

Your Name

Phone

Address and Street Name



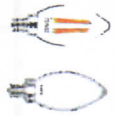



City/ State

Unit Number

Bulb Information

Bulbs Requested

Ordering Notes

Common Name	Where It Is Used	Picture	Color (See Chart)	Quantity Requested	Type	Product ID	Notes
Household lamp "60 watt"	Floor lamps, desk lamps, bathrooms, general lighting.		2700		A19 Medium	A19-9-E26-827-ND	
			2700		A19 Medium	A19-10-E26-827-DIM	
Household lamp "60 watt" Dimmable	Floor lamps, desk lamps, bathrooms, general lighting.		2700		A19 Medium	A19-9-GU24-827-DIM	
			2700		A19 Medium		
Candelabra Small Base Dimmable	Chandeliers, general lighting, desk lights.		2700		Cand 12 mm	B11-3-E12-927-F-C	
			Clear				
			2700				
Candelabra Medium Base Dimmable	Choice of clear or frosted		2700		Cand 26 mm	B11-3-E26-927-F-C	
			2700			B11-3-E26-927-F-F	
Globe lamp Medium Base Dimmable	Vanities, general lighting		2700		Globe 26 mm	G25-3-E26-927-F-F	
			3000				
4' Fluorescent tube 2 pin			4000		TLED BiPin Ballast comp.	T8-12-48G-830-DIR	
			5000			T8-12-48G-840-DIR	
			2700			T8-12-48G-850-DIR	
			3000			T8-8-36G-827-DIR	
			3500			T8-8-36G-830-DIR	
3' Fluorescent tube 2 pin	Commonly used in kitchens and work areas		4000		TLED BiPin Ballast comp.	T8-8-36G-835-DIR	
			4000			T8-8-36G-840-DIR	
			2700			T8-6-24G-827-DIR	
			3000			T8-6-24G-830-DIR	
			3500			T8-6-24G-835-DIR	
2' Fluorescent tube 2 pin			3500		TLED BiPin Ballast comp.	T8-6-24G-835-DIR	
			3500			T8-6-24G-840-DIR	
			4000				

LED replacements are available for additional types of bulbs. Please ask for the complete listing if you need one.

Color Temperatures (Kelvin)

Color Temperature (KELVIN)	2000K - 3000K	3100K - 4500K	4600K - 6500K
Light Appearance	Warm White	Cool White	Daylight
Ambience	Cozy, calm, inviting, intimate	Bright, vibrant	Crisp, invigorating
Best for	Pendants, wall/coach lanterns, restaurant/commercial ambient lighting, residential recessed lighting, table & floor lamps	Basements, garages, work environments, task lighting	Display areas, security lighting, garages, task lighting

Source: westinghouselighting.com/color-temperature.aspx

09/28/2020 14:41

Dear President Eisenhower and Leisure World Board of Directors:

Golf is enjoying an unprecedented upswing nationwide. Here at Leisure World we are experiencing an unprecedented increase in play. For example, on August 30, 2020, 158 golfers teed off for a round of golf. All tee times were booked from 8:00am-4:00pm. This is not unusual as tee times fill up quickly 48 hours in advance most days.

One reason so many people are returning to play or taking it up for the first time is it is a socially distanced sport. It is also the only entity at Leisure World that is producing significant revenue. Covid 19 has changed the way we live and will continue to change it in years to come.

Nationwide, golf play is up 20 percent over year ago figures. In a Washington Post article dated September 17, 2020 reporter Rick Maese wrote: "Golfers played 10 million more rounds than they did a year ago, a 20 percent increase. It's the largest bump recorded since Golf Datatech....started tracking the monthly numbers 20 years ago." Here at Leisure World close to 13,000 rounds of golf have been played this year even with a 47 day shut down due to Covid 19.

This golf course at Leisure World produces revenue. This is the only entity at Leisure World that is producing more than projected, even with a 47 day shutdown.

As a member of the Board you need to invest in Leisure World's future. The Board needs to release the \$800,000 over two years, which is needed to renovate this golf course as described in the McDonald Infrastructure Study.

There is approximately \$6.7 million dollars set aside in the Resales Fund of the Facilities Enhancement Program. Therefore, releasing that money to renovate this golf course makes financial sense. It is the ONLY amenity at Leisure World that produces significant revenue. The golf course has not been renovated in 52 years. An outdated course with broken infrastructure also means environmental concerns.

Flooding creates unprecedented sediment runoff and with that top soil. Flooding leaves behind a cover of silt and rotting vegetation. It also forces the closing of the golf course or at the very least cart path only play. This means revenue lost.

Leisure World needs every cent it can make during a time of enormous revenue loss from all other entities due to Covid 19.

Sincerely,

Brenda Curtis-Heiken
Chair,
Golf and Greens Advisory Committee

Fire Safety

Within Leisure World there are many different types of residential structures and how to prevent or escape from a fire may vary, depending on the structure of your home. For example, residents who live in single-family homes, duplexes, quads, or townhouses, will need escape plans different from residents who live in condominiums.

The Emergency Preparedness Advisory Committee has arranged for James Resnick, Senior Outreach Coordinator, Montgomery County Fire and Rescue Services to discuss fire safety for LW residents. On Wednesday, October 7, he will present "Fire Safety for Residents of Single-Family Homes, Duplexes, Quads, and Townhouses" by Zoom, at 2 p.m. The next day, Thursday, October 8, he will present "Fire Safety for Residents of Condominiums," also at 2 p.m. There will be an opportunity to ask questions at both events.

Zoom links for both events are given below.

Wednesday, October 7, 2 p.m. "Fire Safety for Residents of Single-Family Homes, Duplexes, Quads, and Townhouses."

Topic: Fire Safety Event - Emergency Preparedness Advisory Committee

Time: Oct 7, 2020 02:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83860587712?pwd=S1RWMzF4bFdkdFppSnpSeGcwTHo1dz09>

Meeting ID: 838 6058 7712

Passcode: 101822

One tap mobile

+13017158592,,83860587712#,,,,,0#,,101822# US (Germantown)

Dial by your location

+1 301 715 8592 US (Germantown)

Meeting ID: 838 6058 7712

Passcode: 101822

Thursday, October 8, 2 p.m. "Fire Safety for Residents of Condominiums."

Topic: Fire Safety Event - Emergency Preparedness Advisory Committee

Time: Oct 8, 2020 02:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86007242106?pwd=WkZpSzlYL1ozaXhqTmlqVVpHdGNqQT09>

Meeting ID: 860 0724 2106

Passcode: 992072

One tap mobile

+13017158592,,86007242106#,,,,,0#,,992072# US (Germantown)

Dial by your location

+1 301 715 8592 US (Germantown)

Meeting ID: 860 0724 2106

Passcode: 992072