

## 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*  
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*Susan Ascencio, Treasurer*  
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*Paul Eisenhaur, 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  
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*Kenia Ibanez*  
Mutual Assistant  
(301) 598-1370  
kibanez@lwmc.com

**MUTUAL WEBSITE**  
www.lwm10.com

September 1, 2019

Publication: September 1, 2019

**FROM THE PRESIDENT**

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



*“But now in September the garden has cooled, and with it my possessiveness. The sun warms my back instead of beating on my head. The harvest has dwindled, and I have grown apart from the intense midsummer relationship that brought it on.” (Robert Finch; American author, essayist, radio commentator)*

When a tinge of coolness in the air appears, the concrete workers start fulfilling their contract. For this month please be aware of movement of equipment, noise, taped off concrete sections that are drying, etc. as you walk and drive around our mutual. Their work will take at least a month.

According to Kolb Electric, every problem that needed fixing in 25 homes is solved. It’s good to know that all 315 panels were inspected (2 in each unit) and coding issues that existed are no more. Please continue to NOT block your main panel in the garage or the sub-panel in your laundry closet. Electricians need EASY access to them - by code. Also, let your landscapers know that the top of the ground rod and connecting wire are to be visible and should not be touched and definitely not removed – ever. Your house needs to be safe from a sudden surge of electricity from whatever source.

Our mutual is 48-years-old (as our homes were built in 1971) and plumbing issues are cropping up more frequently here and there mainly due to cracked pipes and tree root in-

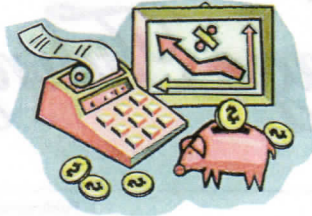
vasions. But, we can do our part to mitigate man-made problems by NOT putting grease down the kitchen sink, and NEVER putting wipes down toilets (even if the container says “Flushable” – they’re not, they clog). The plumbers’ snake and their micro-cameras tell the truth.

If you’re not sure of what problems are covered by our mutual and which ones are your responsibility, don’t forget to refer to page #12 in your Mutual 10 Rules packet. Don’t hesitate to call LeRoy or me at 301-598-0373 if you don’t have a rules packet or you’ve misplaced yours.

Susan Ascencio is now our Treasurer and will begin communicating with you in the October Tidings. We welcome her on the Board and know that she will continue to keep our mutual financially secure. Welcome Susan!

We are so pleased that 45 of you came out to our Pizza Party in August. It was great to get together and simply eat, talk and network. A mutual like ours is unique in that we can’t just go down the elevator to the community gathering room for events. We have to get in a car and drive to a clubhouse. Thank you then for your continued participation in social events.

*“Time is passing. Yet, for the United States of America, there will be no forgetting September 11. We will remember every rescuer who died in honor. We will remember every family that lives in grief. We will remember the fire and ash, the last phone calls, the funerals of the children.” (George W. Bush; politician and businessman, 46<sup>th</sup> Governor of Texas and 43<sup>rd</sup> President of the United States)*



**Treasurer's Report**

By Janet Martin

Our finances through July, 2019 are as follows:

Income	\$	777,122
Expenses	\$	750,602
Excess	\$	26,520
Variance over Budget	\$	44,180
Reserve Balance 8/31/19	\$	768,247

Although not as stellar as May & June, July was still a positive month. We ended the month with a surplus of \$5,621, giving us a total surplus year-to-date of \$26,520. This is a very comfortable place to be at this time of the year. The Reserve total decrease reflects the roof replacements completed this summer. We will be spending \$50,000 on concrete work yet this fall, but otherwise the reserve balance will continue to grow.

This is my last Tidings article, as my resignation as Treasurer is effective at the end of August. I am confident that the Mutual is in a solid financial position and am happy that I will be followed by an experienced Treasurer in Susan Ascencio. I'd like to stress how fortunate everyone in Mutual 10 is to be represented by such a dedicated, hard-working, fiscally responsible Board of Directors. Many Mutuals in Leisure World cannot say the same. If you happen to run into Peggy, Leroy, Paul, Dora, Dotty, or Cathy, please take a moment to express your appreciation to them. As in all aspects of life, a few kind words can mean a lot.

My very best wishes to you all.



**Landscaping Report**

By Dora Pugliese

It should finally get cooler so we can start tending to our foundation plantings. We will begin checking for weeds and overgrown bushes in the next couple of weeks and send notices to residents. Don't let our form letter offend you. Just check the highlighted words in yellow as to what needs to be done. We usually have around 30 houses that are in need of help and a form letter is easier to do than typing 30 memos. We want to keep our Mutual beautiful. Our houses are getting higher prices at resale time and your neighbors will appreciate your efforts.

Are your annuals looking spent? Just cut off the dead flowers and they should bloom again. Spinach, garlic, radishes, lettuce can be planted now. You can grow lettuce and radishes in flower pots on your patio.

Names of landscaping contractors used by residents with good results:

- Bill Bowers 301-831-7893
- Mark Emmell 301-249-3655
- Marcus Birznieks 301-610-9721
- Antonio Portillo 301-414-5496
- David Venit 301-938-6610

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



**Summary: M10 BOD Meeting on August 22, 2019.**

**General Manager's Report**

- The month of July showed overall expenses were \$8600 over budget. This typical slow down for July brings the Year-to-date deficit to \$36,900.
- Property transfers in July were stronger than average at 36; contributing \$174,100 in transfer fees to the resale fund.
- Regarding the ongoing class action lawsuit, the LW legal team is preparing to file a Motion to Dismiss on behalf of the defendants.
- Architectural firms are being vetted to develop construction plans for the new Admin Building. Final selection is expected within a few weeks.
- The Strategic Plan survey has closed and the contractor, George Mason Univ., will begin compiling results. The next step in the resident data collecting will be to set up focus groups and resident forums.
- Next steps in the Comcast implementation of its new service should be communicated to residents within the week. Comcast will need to set up appointments with residents to replace equipment currently in homes to more upgraded equipment. This should begin in early fall.
- The LW budget process has been extended through September to increase internal deficiencies. Once complete, the Trust facilities portion of the condo fees will be passed on to each mutual so they can calculate the mutual portion of their condo fees. The owners will be notified of the draft budget and given 30 days for input prior to approval.

**Mutual Business**

- President Salazar mentioned that Kolb Electric has completed the follow-up work on those residents' electrical boxes that had code issues. Board approval was given to pay for these services.
- Treasurer Martin stated we ended the month with a surplus of \$5,621 and now have a year-to-date surplus of \$26,520. This was not very surprising since July was a very hot month and electricity usage was high. All invoices were paid and there were no delinquencies. Also, increases for next year's maintenance were discussed and it was decided to increase allocations due to ongoing tree maintenance. A need for more roofing funds would take a BOD action to reallocate funds from concrete maintenance ... a potential action if needed.
- A Board resolution passed to have Susan Ascencio replace outgoing Janet Martin as treasurer for the remainder of Janet's term until April, 2020. Ms. Ascencio may run for that office for the following term.
- Director Eisenhour will write a Tidings blurb encouraging residents to set up appointments with Comcast for equipment upgrades. Comcast will contact residents this fall to schedule a date and time. It may be financially advantageous not to delay appointments.
- An Open Forum discussion involved input from Bob Namovicz of the LW Energy Committee. He explained the possibly outdated e-rating energy system used currently for our electric use, and encouraged attendance at September's 3M meeting to discuss the installation of sub-meters on each unit. (\*Please note that this meeting has been postponed until October 14.)

## **Summary of LWCC Board of Directors**

**Meeting, 8/27/19**

**By Paul Eisenhour**

### **Summary**

\* The Medstar 2nd Quarter report was given showing steady volume in most service areas. Attention has been given to the increasing psychiatric service needs of this community. Though agreed upon service hours have been provided, additional medical resources are being pursued to increase service.

\* A presentation was given on the Solar Energy Industry and feasible options for LW Trust buildings. Purchasing and leasing options were explored including many factors such as cost, pay-back time, maintenance, etc. For each scenario there were significant pros and cons that were mentioned. Commitment to any possible further efforts must be made by the BOD within a month or so as this is a very dynamic industry and current data will be outdated soon.

\* Comcast preparations for installation in resident homes have been planned. Starting in the early Fall, each mutual is allocated a scheduled 2-week period for an in-home installation by a Comcast technician. Prior to installation residents will be asked to contact Comcast to set up an install appointment. These scheduled time periods for each mutual are posted on the LW portal. Each mutual assistant/property manager also knows the schedule.

\* LW Trust budget planning is set for a final vote at the September BOD meeting. The facilities fee will be included so mutuals can finalize their budgets.

\* Bids for architectural firms have been received and a selection will be made in the near future.

### **ACTION ITEMS**

1. The LWCC BOD denied a motion to require a budget increase to not surpass the Consumer Price Index of 1.6%. A previous substitute motion calling for an additional and alternative motion also failed.

2. The LWCC BOD approved the appointment of the 2019-2020 LW Government Affairs Committee.

3. The LWCC BOD approved a motion to amend the original motion creating the Special Personnel Committee to expand membership from seven to ten. The committee Chair will abstain from voting if the number of voting members could result in a tie. Additional members are members of the BOD.

\*\* A motion by the Security and Transportation Advisory Committee was postponed until next month to allow time to clarify locations and costs.

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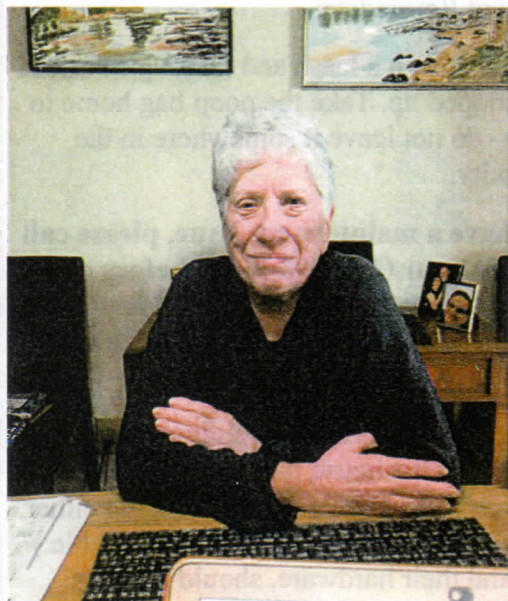
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**Mutual 10 Neighbor Spotlight**

**Meet: Sybil Brounstein!**



Sybil has been here 3 years in March but is originally from Washington Heights in the northern part of Manhattan, NYC. She grew up with one older brother in a family-oriented and friendly neighborhood. She attended grade school and high school in NYC. After high school, Sybil enrolled in the nursing program and graduated from Mt. Sinai Hospital in NYC. For a couple of years she worked in the Pediatrics Surgical area and soon started training other nurses to work in the specialty of open heart surgery.

After a few years at Mt. Sinai, Sybil and a nursing friend moved to Bethesda MD to work at NIH. Sybil was employed in the Mental Health Institute doing medical research studies. After a few years

there she met her husband, Sid. He worked with computers at Univac Corp. Once married the couple moved to a small house in Silver Spring, MD. After three years, Sybil had their first child, and they moved to a larger home in Silver Spring where they lived for the next 56 years. She left work after four years to raise a family of three girls. All her daughters are out of the area now but call daily.

During her many years in Silver Spring she volunteered for 5 years at the Montgomery County Victim Assistance Sexual Assault Program. She has been a Patient Advocate at Holy Cross Hospital for 15 years.

Being alone in a big Silver Spring house, Sybil and her husband moved to LW. She currently works for Holy Cross's Surgical Services. She also has belonged to a gourmet group for about 40 years. Having lived so close by for so long, she is able to maintain friends and social activities outside of LW. She has gone on a trip to Cape Cod with the Going It Alone Club and takes in quite a few E&R movies.

We are happy to have Sybil as one of our mutual neighbors!

HELLO  
NICE TO  
MEET YOU!



## Board Meeting

### FROM MUTUAL 10:



### Next Board Meeting

Mutual 10 Board Meeting will be held on September 26, 2019, in the Sullivan Room of the Administration Building at 9:30 AM.

As always, we encourage all residents to attend.

**SEE YOU SOON**